



# **Floyd County Board of Commissioners**

## **Request for Proposal**

**(RFP No. 19-0826)**

**Right to Acquire and Repurpose  
Old Rome/Floyd Recycling Center**

**405 Watters Street**

**Rome, Georgia 30165**

**Issue Date: July 26, 2019**

**Request for Proposals  
RFP # 19-0826**

**To Whom It May Concern:**

The Rome Floyd Solid Waste Commission (owner) is requesting Proposals for the Right to Acquire and Repurpose the Property at 405 Watters Street, Rome, Georgia 30161 that was formerly the site for the Rome Floyd Recycling Center. Proposals will be received by the Floyd County Purchasing Department, 12 East 4<sup>th</sup> Ave, Suite 106, Rome, Georgia 30161 until **2:00 pm, August 26, 2019**, local time. Late Proposals will not be considered. Proposals will be formally accepted and the names of those submitting read aloud by staff personnel after the closing time and date.

The Proposal must be accompanied by a Cashier's Check in the amount of \$1000.00 to be held as earnest money. The unsuccessful bidders' earnest money will be returned to them within 30 days.

The Proposal documents are available for inspection at the Floyd County Purchasing Department, 12 E. 4<sup>th</sup> Ave, Suite 106, Rome, Georgia; or they may be requested via email at [gillilandb@floydcountyga.org](mailto:gillilandb@floydcountyga.org). The documents are also available for download on the Floyd County Website, [www.romefloyd.com](http://www.romefloyd.com). The County/City reserves the right to reject any or all proposals and to waive informalities in the proposal or the bid process. In the event that no proposal substantially satisfies the specified requirements as presented in this Request for Proposal, the Rome/Floyd Solid Waste Commission, at its sole discretion reserves the right to call for new proposals.

All questions regarding the Proposal must be in writing and addressed to Bill Gilliland, Floyd County Purchasing Department, 12 E. 4<sup>th</sup> Ave., Rome Georgia 30161. Correspondence may be mailed to the address shown or emailed to [gillilandb@floydcountyga.org](mailto:gillilandb@floydcountyga.org). The Purchasing Department shall not be responsible for US Mail, common carrier or electronic services.

**Legal Description of 405 Watters Street Rome, Georgia 30161**

The property is described as follows:

**Tract #1** All that tract or parcel of land situated, lying and being in the 1<sup>st</sup> Ward of the City of Rome and in Land lots 234 and 235 of the 23<sup>rd</sup> District and 3<sup>rd</sup> section of Floyd County, Georgia. Said property being more particularly described as follows:

To find the beginning point, commence at a ½ inch pin found at the northwest intersection of the right of ways of Calhoun Ave and Watters Street; thence run North 7 degrees, 49 minutes, 56 seconds West along the West right of way of Watters Street a

distance of 43.16 feet to a ½ pin which is the POINT OF BEGINNING. From said POINT OF BEGINNING running south 67 degrees 18 minutes 14 seconds West a distance of 114.18 feet to an iron pin; thence running north 62 degrees 5 minutes 31 seconds west a distance of 162.79 feet to an iron pin on the right of way of Southern Railway. Thence running north 27 degrees 22 minutes 15 seconds east along the east right of way of Southern Railway a distance of 341.92 feet to an iron pin; thence running south 62 degrees 40 minutes 52 seconds east a distance 224.08 feet to an iron pin on the northwest right of way of Watters Street; thence running south 55 degrees 24 minutes 50 seconds west along the northwest right of way of Watters Street a distance of 63.41 feet to an iron pin; thence running south 27 degrees 32 minutes 50 seconds west along the northwest right of way of Watters Street a distance of 140.26 feet to an iron pin; thence running south 7 degrees 49 minutes 56 seconds east along the west right of way of Watters Street a distance of 73.27 feet to an iron pin which is the point of beginning.

Said tract contains 1.587 acres as shown on plat certified to by John L. Stewart, Georgia R.L.S No. 1804, dated January 30, 1991, and last revised February 1, 1991, recorded in Plat Book 21, Page 79, Floyd County Plat Records

Included in this conveyances is two easements to the City of Rome Georgia, for ingress and egress and are more fully described as follows:

#### EASEMENT 1

TO FIND THE BEGINNING POINT, commence at a ½ inch pin found at the northwest intersection of rights-of ways of Calhoun Avenue and Watters street; thence running north 7 degrees 49 minutes 56 seconds west along the west right of way of Watters Street a distance of 116.43 to an iron pin; thence running north 27 degrees 32 minutes 50 seconds east along the northwest right of way of Watters Street a distance of 140.26 feet to an iron pin which is the POINT OF BEGINNING. From said beginning point running north 55 degrees 24 minutes 50 seconds along the northwest right of way of Watters Street a distance of 63.41 feet to an iron pin; thence running north 62 degrees 40 minutes 52 seconds west a distance of 60.00 feet to a point; thence running south 0 degrees 59 minutes 53 seconds east a distance of 63.54 feet to an iron pin which is the point of beginning.

#### EASEMENT 2

TO FIND THE BEGINNING POINT, commence at a ½ inch pin found at the northwest intersection of rights of way of Calhoun Avenue and Watters Street; thence run north 7 degrees 49 minutes 56 seconds west along the west right of way of Watters Street a distance of 43.16 to an iron pin which is the POINT OF BEGINNING. From said beginning running north 7 degrees 49 minutes 56 seconds west along the west right of way of Watters Street a distance of 41.00 feet to a point; thence running 82 degrees 10 minutes 4 seconds west a distance of 40 feet to a point; thence running south 37 degrees 11 minutes 46 seconds west a distance of 99.45 feet to an iron pin; thence

running North 67 degrees 18 minutes 14 seconds east a distance of 114.18 feet to an iron pin which is the point of the beginning.

**Tract #2** All that tract or parcel of land lying and being situated inland lot 234 and 235 in the 23<sup>rd</sup> district and 3<sup>rd</sup> section of Floyd County, Georgia more particularly described below:

Beginning at the intersection of the northerly right of way of Calhoun Avenue and the southeasterly right of way of Southern Railroad; thence in a northeasterly direction along the southeasterly right of way of the Southern Railroad and distance of 344.48 feet more or less to a point; thence leaving the said southeasterly right of way of the Southern Railroad in a southeasterly direction a distance of 162.79 feet more or less to a point; thence in a northeasterly direction a distance of 114.18 feet more or less to a point located on the western right of way of an unnamed road; thence south along the westerly right of way of the unnamed road a distance of 43.16 feet more or less to a point located on the northerly right of way of Calhoun Avenue; thence southwest along the northerly right of way of Calhoun Avenue; thence southwest along the northerly right of way of Calhoun Avenue 212.8 feet more or less to a point; thence leaving said northerly Calhoun Avenue right of way in a northwest direction 6.00 feet more or less to a point; thence in a southwesterly direction 274.71 feet more or less; thence south 20.00 feet more or less to a point on the northerly right of way of Calhoun Avenue; thence southwest along the northerly right of way of Calhoun Avenue 32.00 feet more or less to the intersection of the southeasterly right of way of the Southern Railroad and the northerly right of way of Calhoun Avenue, said point being the point of beginning. Said property being further identified as Floyd County Tax Map No.J131-273.

By:

Bill Gilliland, Purchasing Director  
Floyd County Board of Commissioners

Run: July 26, August 2, 9, 16

## Background:

For many years the property located at 405 Watters Street has been a jointly operated by Rome Floyd Solid Waste Commission as a recycling center. Since a new recycling center has been opened at another location is it the desire of the Joint Solid Waste Commission for the old recycling buildings and property to be sold.

Interested buyers should be aware that the site is currently listed on the EPD Hazardous Site inventory due to the chemicals used at the old Fox Manufacturing Facility. EPD has suggested moving to a Type 5 Risk Reduction Standard Plan.

It is the goal of the Rome Floyd Solid Waste Commission for the sale of the property to be partially contingent on the future intended use of the property. The decision to sale to a particular individual or firm will be decided by a joint committee of City and County Commissioners and staff. The sale of the property will be based on the following criteria:

1. Cash amount Bid
2. Intended Use of the property:
3. Will there be any new jobs created?
4. Will there be any additional investment to be made to improve the aesthetics and the operational usage of the property?
5. Over what period of time will the investment be made?
6. Will the intended use of the property be in compliance and consistent with current zoning?  
Current Zoning is Heavy Industrial (HI) Will a zoning change be requested?
7. How quickly will the property be occupied?
8. The successful firm/individual must be ready to close within 60 days or less and must bear all closing cost expenses. If a survey is necessary it will be the responsibility of the successful bidder.

BID SHEET

I hereby submit my proposal for the structures and property at 405 Watters Street, Rome, Georgia 30161 including responses to questions and indicating compliance in regard to closing on the property within 60 days or less.

Amount  
Bid \_\_\_\_\_

Intended use of the Property and hours of  
operation \_\_\_\_\_  
\_\_\_\_\_

Will any new jobs be created ? \_\_\_\_\_ How Many? \_\_\_\_\_

Additional  
Investment \_\_\_\_\_

Additional Investment Schedule \_\_\_\_\_

Zoning  
Compliance \_\_\_\_\_  
—

Intended Occupancy Timeline \_\_\_\_\_

60 Days or less Closing \_\_\_\_\_

Bidders Name or Company \_\_\_\_\_

Street and/or Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Bidders Signature \_\_\_\_\_

Floyd County Government and the City of Rome reserve the right to choose the successful bidder based on whatever is in the best interest of each of the local governments.