

**LEGAL NOTICE  
REQUEST FOR PROPOSALS**

Chambers County, Texas (the *County*) intends to lease County-owned real property through a sealed-proposal procedure. This notice is being provided in satisfaction of Section 263.007 of the Texas Local Government Code.

Procedure for Submission: Sealed Proposals will be received by Chambers County (the *County*) in the Office of Judge Jimmy Sylvia, County Judge, Chambers County (In person/Fedex/UPS: 404 Washington Ave.-2<sup>nd</sup> Floor, Anahuac, Texas 77514; if by USPS mail: PO BOX 939, Anahuac, Texas 77514) for the following until WEDNESDAY, SEPTEMBER 13, 2023 at 2:00 P.M. (CST). All proposals will then be publicly opened and read aloud in the County Judge's Conference Room, 404 Washington Ave.-2<sup>nd</sup> Floor, Anahuac, Texas 77514. Proposals received after the specified time will be returned unopened. The full Request for Proposal is available for viewing at [www.co.chambers.tx.us](http://www.co.chambers.tx.us) and can be requested via email from: [gbarrera@chamberstx.gov](mailto:gbarrera@chamberstx.gov). All addenda's will be posted on Purchasing Agent's website located at [www.co.chambers.tx.us](http://www.co.chambers.tx.us).

Property Description: The property consists of land that is located on approximately 13-acre site being bounded on the north by Miller Street, bounded on the south by North Court Street and Cummings Street, bounded by the west by Bolivar Avenue, and bounded on the east by South Main Street and Washington Avenue in the northwest quadrant of the City of Anahuac, Chambers County, Texas (the *Property*).

Project Description: It is the intent of the County to enter a public-private partnership to develop certain jail and justice center facilities to be constructed on the Property.

The facilities are expected to consist of an approximately 200,000 square foot Justice Center campus that includes a new 336 bed county jail, a new county court facility, a new county law enforcement center with 911 Dispatch Call Center and 456 parking spaces (the *Facilities*).

The County intends to lease the Property to a private entity who will agree to demonstrate the ability to immediately construct the Facilities and then lease the Facilities back to the County. The County will retain ownership of the Property and will own the Facilities when the debt is paid in full and the leases terminates.

The successful bidder should have the capacity to initially fund approximately \$140,000,000 to be recovered through the lease of the Facilities.

**RFP No. 2023-001 – COUNTY GROUND PROPERTY LEASE**

Chambers County reserves the right to reject any or all proposals.

Signed:

George Barrera, Purchasing Agent  
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