



CHEROKEE COUNTY

110 Railroad Avenue
Gaffney, South Carolina 29340
Phone : (864) 902-2299
Email : abi.reid@cherokeecountysc.com

REQUEST FOR QUALIFICATIONS

Proposal # 2025-31

FOR

Commercial Real Estate Agency

Issued on: Thursday, June 26th, 2025

Due Date: Thursday, July 10th, 2025, at 12:00 P.M. EST

Administered by: Abi Reid

INTRODUCTION and INTENT of RFQ:

Notice to Vendors:

Sealed proposals will be received by Cherokee County from experienced, qualified vendors who specialize in the following:

REQUEST FOR PROPOSAL 2025-31

Commercial Real Estate Agency

Introduction:

Cherokee County is seeking proposals from qualified commercial real estate agencies licensed to practice in South Carolina to represent, market, and promote the sale of property owned by Cherokee County at 811 & 835 Hamrick Street in Gaffney, South Carolina 29340.

Cherokee County had an appraisal completed on this property in June of 2025 and is prepared to list the property through the use of a commercial real estate brokerage firm.

The sale will consist of 2 properties. One parcel contains a one-story, pre-engineered steel industrial building containing a total of 82,976 square feet. There is also a detached 4,541 sf steel panel sided pre-engineered steel garage/shop building



on this parcel. This parcel is approximately 9 acres, and the second vacant parcel is also approximately 9 acres.

The listing agency selected will be provided with a detailed appraisal report by the county to assist in the promotion of the property.

This property is located directly off of US-29, and is situated less than 5 miles from Interstate 85. This property is also located less than 3 miles from downtown Gaffney, South Carolina.

Cherokee County will accept the right offer that could accommodate any type of use (commercial, industrial, etc.) This building as is, is mostly suited for industrial type purposes due to size and location on major road systems; however, the building contains a large auditorium space where events were hosted in the past and is conveniently located to a municipality.

The qualifications proposal shall include a summary (no more than 5 pages) containing brokerage information, a brief strategy overview for sale of this property, and 3 comparable previous sales with the timeline provided from listed to sold.

Cherokee County will evaluate firms based on previous comparable sales, the timeline in which those sales were able to occur, and the firm's knowledge of the real estate market around Cherokee County.

For any questions about the scope of work or to view the site, please contact Kristy Bradley at 864-902-2257 or

Kristy.bradley@cherokee-countysc.com

GENERAL CONDITIONS and FINANCIAL PROVISIONS:

CHEROKEE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT, AT THE DISCRETION OF THE COUNTY, ANY AND ALL BIDS OR PROPOSALS SUBMITTED.

PRICING: The company warrants that the pricing stated herein shall remain firm for a period of one (1) year from the first day of the contract period. Pricing shall include all charges that may be imposed in fulfilling the terms of the contract. A maximum of 5% per year during the second and third year will be accepted.

PAYMENT TERMS: Payment terms are NET 30 days following receipt of correct invoice. Invoices must be submitted to:

Cherokee County
Attn: Accounts Payable
110 Railroad Avenue
Gaffney, South Carolina 29340

Cherokee County is responsible for all payments to the Company under this contract.

CHANGES: Cherokee County shall have the right, at any time, to alter the specifications to meet increased or decreased needs. If any such changes cause an increase or decrease in the cost or the time required for the performance, or otherwise affects any other provision of this agreement, an equitable adjustment shall be made, and this agreement shall be modified in writing accordingly.

AVAILABILITY OF FUNDS: Any and all payments to the Company shall be deemed binding only to the extent of appropriate funds for the purpose set forth in this proposal.

NON-DISCRIMINATION: The Company shall not discriminate against any individuals and will take proactive measures to assure compliance with all Federal and State requirements concerning fair employment, employment of people with disabilities, and concerning the treatment of all employees without regard to discrimination based upon age, race, color, religion, sex, national origin or disability.

GOVERNING LAWS: This contract is made under and shall be governed and construed in accordance with the laws of the State of South Carolina.

ADVERTISING: In submitting a proposal to Cherokee County, the Company agrees not to use the results of their proposal as a part of any commercial advertising without prior approval of Cherokee County Government.

CONFIDENTIALITY OF PROPOSALS: In submitting a proposal, the Company agrees not to discuss or otherwise reveal the contents of the proposal to any source outside of Cherokee County Government until after the award of the contract. Companies not in compliance with the provision may, at the option of Cherokee County, be disqualified from contract award. Only discussions authorized by the issuing agency are exempt from this provision.

COST FOR PROPOSAL PREPARATION: Any costs incurred by a Company in preparing or submitting proposals are the Companies' sole responsibility. Cherokee County will not reimburse any Company for any costs incurred prior to award of this contract.

TIME FOR ACCEPTANCE: Each proposal shall state that it is a firm offer which may be accepted within a period of 90 days following the submittal date, Thursday, July 10th, 2025, at 12:00 P.M. Although the contract is expected to be awarded prior to that time, the 90-day period is requested to allow for unforeseen delays.

RIGHT TO SUBMITTED MATERIAL: All responses, inquiries, or correspondence relating to or in reference to this Request for Proposals, and all other reports, charts, displays, schedules, exhibits, and other documentation submitted by the Company shall become the property of Cherokee County when received.

COLLUSIVE BIDDING: The vendor's signature on the Cherokee County "Request for Proposal" is a guarantee that the prices quoted have been arrived at without collusion with other eligible Company and without effort to preclude Cherokee County Government from obtaining the lowest possible competitive price.

ERRORS AND OMISSIONS: The Contractor shall not take advantage of any errors or omissions in this RFQ. The Company shall promptly notify Cherokee County Government of any omissions or errors found in this document.

PROPOSAL OPENING: The proposal deadline is Thursday, July 10th, 2025, at 12:00 P.M. and opened at 3:00 P.M on Thursday, July 10th, 2025, in the Cherokee County Council Chambers. On that date and time, the package containing the proposals from each responding Company will be publicly opened. This is an open and public meeting. Interested parties may attend. However, it must be noted that these proposals and their components are subject to further evaluation for completeness and correctness. See "EVALUATION CRITERIA" and "AWARD OF RFQ" for further explanation on the components involved with the award of this contract. A firm will be selected based on qualifications by July 15th, 2025 and rate negotiation and a final award will be made by July 18th, 2025.

EVALUATION CRITERIA: Cherokee County Government, at its sole discretion, following an objective evaluation, will award this contract to the most responsible, responsive Company. The proposals will be evaluated on a "best overall value and qualifications" basis including, but not limited to, completeness and content of the proposal, pricing, quality, the Company's ability to follow the specifications, the Company's ability to provide a team of skilled, trained employees, the Company's experience with similar projects and the Company's responses to "Mandatory Issues". In addition to these considerations, the evaluators may request additional information, oral presentations or discussions with any or all the responding Company's to clarify elements of their proposal or to amplify the materials presented in any part of the proposal. However, Companies are cautioned that the evaluators are not required to request clarification; therefore, all proposals should be complete and reflect the most favorable terms available from the Company.

Cherokee County reserves the right to make independent investigations as to the qualifications of the Company. Such investigations may include contacting existing customers. Companies should keep in mind that this is a Request for Qualifications and not a request to contract. Cherokee County reserves the

unqualified right to accept or reject all proposals, and to waive any irregularities as may be permitted by law when it is deemed that such action will be in the best interest of Cherokee County.

REFERENCE TO OTHER DATA: Only information which is received in response to this RFQ will be evaluated. Reference to information previously submitted shall not be evaluated.

AWARD OF RFQ: Cherokee County Government, at its sole discretion, following an objective evaluation, will award this contract to the most responsible, responsive Company. Cherokee County will evaluate firms based on previous comparable sales, the timeline in which those sales were able to occur, and the firm's knowledge of the real estate market around Cherokee County.

NOTIFICATION OF AWARD: After all prerequisites and specifications have been met by the Company, the successful Company will be notified within ten (10) working days of this award. Cherokee County will notify the successful Company in writing, either by a LETTER OF AWARD or a PURCHASE ORDER or both. VERBAL NOTIFICATION OF THE AWARD OF THIS CONTRACT IS NOT CONSIDERED A RELIABLE MODE OF NOTIFICATION AND, THEREFORE, WILL NOT BE RECOGNIZED AS AN OFFICIAL NOTIFICATION.

TERMINATION FOR CAUSE: Cherokee County reserves the right to terminate this contract at any time for cause. The violation of any provision or condition contained in this contract, or the refusal, failure, or inability to carry out any provisions of this contract shall constitute sufficient grounds to terminate this contract for cause.

TERMINATION WITHOUT CAUSE: Cherokee County and the Company may terminate this contract without cause. Written notice of termination must be sent via certified U.S. mail no later than thirty (30) days prior to the termination date.

EMPLOYEE GUIDELINES:

DRUG POLICY: The Company certifies that it maintains a drug-free workplace environment to ensure worker safety and workplace integrity. The Company further agrees their employees shall comply with Cherokee County's Drug-Free Workplace Policy.

EMPLOYEE GUIDELINES: The Company shall use only qualified personnel to provide the required services. The Company shall be responsible for insuring that employees abide by all rules and regulations set forth for the buildings and grounds.

SAFETY:

State and Federal Regulations: The Company shall perform all work in accordance with State and Federal safety regulations regarding work zones, work areas, equipment, vehicles, tools and supplies. The Company shall provide all necessary and required work zone protective devices and traffic channeling devices as required under State and Federal safety regulations.

Public Safety: The Company shall protect the safety and convenience of the public. The Company shall perform work as needed and necessary to protect the public from hazards.

SPECIAL CONDITIONS:

HISTORICALLY UNDERUTILIZED BUSINESSES: Cherokee County invites and encourages participation in this Request for Proposals process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled.

PROPOSAL INFORMATION:

- Proposals will be received by Cherokee County by Thursday, July 10th, 2025, at 12:00 P.M. Proposals may be submitted by mail or delivered in person. **NO** faxed or email proposals will be accepted. Cherokee County must receive all proposals at the following location PRIOR to the date and time specified. Any proposal received after the date and time prescribed shall **NOT** be considered for award and the proposal shall be returned to the Company.

Each proposal must be submitted in a sealed envelope, addressed to:

**Cherokee County
Attn: Abi Reid
110 Railroad Avenue
Gaffney, South Carolina 29340**

- Each sealed envelope containing a proposal must be plainly marked with the **“COMPANY’S NAME”, “RFQ TITLE”, “RFQ NUMBER”, and the “RFQ OPENING DATE & TIME”.**
- All proposals must be submitted on the required forms. All blank spaces for bid prices must be completed in ink or typewritten. The Bid Forms must be completed, signed, and dated by an official of the company authorized to bind the firm. Unsigned proposals will not be considered. Proposals must consist of one (1) original and one (1) copy. These proposals shall be marked as such – Original and Copy.
- A conditional or qualified proposal will not be accepted.
- Prior to receiving the contract, the successful bidders will be required to submit a Certificate of Liability Insurance with Cherokee County as the named certificate holder, current W9 form, and a vendor application form.
- All on-site contractors, including 1099 vendors who perform work on Cherokee County property and the premises of Special Tax Districts utilizing County collected funding, are required to carry Workers Compensation Insurance Coverage. Proof of insurance (certificates) must be on file before a purchase order can be issued or work begun. Any exceptions to this requirement must be approved by the County Administrator. The requirements are as follows: Workers Comp = Statutory Limits

Employers Liability: \$100,000 Minimum
General Liability: \$1,000,000 Minimum
Auto Liability: \$1,000,000 Minimum

If selling products for a building project, the general liability must include Products and Completed Operations coverage. For high-risk jobs (i.e. asbestos removal) a higher limit may be required. For businesses not required by law to obtain Worker's Compensation Insurance, the cost of WC coverage on the part of Cherokee County may be factored into the bid/quoted price.

COMPANY INFORMATION:

- 1. Owner of the Company_____
 - 2. Location of the Company _____
 - 3. List the number of years in business _____
 - 4. Is your business full or part-time? _____
 - 5. List the number of people employed on a regular basis. _____
 - 6. Do you maintain an office that is staffed during normal daily working hours?

 - 7. Who is the County’s contact person in the event your firm is awarded the contract?

- E-mail Address: _____

Company Name	Contact Name	Telephone Number



**CHEROKEE COUNTY
110 RAILROAD AVENUE
GAFFNEY, SOUTH CAROLINA 29340**

REQUEST FOR QUALIFICATIONS

RFQ TITLE:
Commercial Real Estate Agency

RFQ NUMBER: # **2025-31**

Issue Date:
Thursday, June 26th, 2025

Purchasing Contact & Telephone
**Abi Reid
864-902-2299**

PROPOSAL DUE DATE & TIME:

Thursday, July 10th, 2025, at 12:00 P.M.

NOTE: Proposals received after the opening date and time will not be accepted.

Cherokee County Government solicits your company to submit a proposal on the above referenced project. By signing this form, the Company signifies their acceptance of all terms, conditions, and specifications set forth in this Request for Proposals. All proposals must have an authorized signature in the space provided below. Two (2) copies of your proposal must be sealed and delivered to: CHEROKEE COUNTY, Administration Office, 110 Railroad Ave, Gaffney, South Carolina, 29340 before the RFQ deadline. The package containing proposals for this project must reference the "COMPANY'S NAME", "RFQ TITLE", "RFQ NUMBER", and the "RFQ OPENING DATE & TIME". **NO** faxed or email proposals will be accepted. Cherokee County Government will not be responsible for late or lost bids by the U.S. Postal office or any other delivery services used by the Company. Proposals may not be withdrawn for a period of sixty (60) days after the bid opening unless otherwise specified.

THE FOLLOWING MUST BE COMPLETED, SIGNED, AND RETURNED AS PART OF YOUR PROPOSAL. PROPOSALS WILL NOT BE ACCEPTED WITHOUT THIS FORM, SIGNED BY AN AUTHORIZED AGENT OF THE CONTRACTOR.

COMPANY NAME:

MAILING ADDRESS:

CITY, STATE, ZIP:

EMPLOYER'S FEDERAL IDENTIFICATION NUMBER:

TELEPHONE NUMBER:

FAX NUMBER:

I CERTIFY THAT THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY OTHER CONTRACTOR SUBMITTING A PROPOSAL FOR THE SAME SERVICES AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD. I AGREE TO ABIDE TO ALL TERMS AND CONDITIONS OF THIS BID AND CERTIFY THAT I AM AUTHORIZED TO SIGN THIS BID AS OR FOR THE COMPANY.

AUTHORIZED SIGNATURE:
NAME:

TYPED OR PRINTED

TITLE: _____ DATE: _____

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Cherokee County will evaluate firms based on previous comparable sales, the timeline in which those sales were able to occur, and the firm's knowledge of the real estate market around Cherokee County.

Timeline

Initial Submission: *July 10th*

Firm selection based on qualifications: *By July 15th*

Rate negotiation and final award: *By July 18th*

Cost Proposal/Execution of Proposal

By submitting this proposal, the potential Company certifies the following:

- This proposal is signed by an authorized representative of the firm.
- The potential Company has read and understands the conditions set forth in this RFQ and agrees to them with no exceptions. If exceptions exist, they must be listed on a separate numbered sheet.
- Prior to receiving the contract, the successful bidders will be required to submit a Certificate of Liability Insurance with Cherokee County as the named certificate holder, current W9 form, and a vendor application form.

Therefore, in compliance with this Request for Proposals, and subject to all conditions herein, the undersigned offers and agrees, to perform the services in accordance with the specifications and conditions in this BID at the prices quoted, if this proposal is accepted within 90 days from the date of the opening.

COMPANY: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE NUMBER: _____ FAX: _____

FEDERAL EMPLOYER IDENTIFICATION NUMBER: _____

E-MAIL: _____

BY: _____
Signature

Typed or printed name

Title

Date

THIS PAGE MUST BE SIGNED AND INCLUDED IN YOUR PROPOSAL.



CHEROKEE COUNTY VENDOR PREFERENCE AFFIDAVIT

_____, who being duly sworn, (company name/company representative) certifies that the vender identified in this Bid Response meets all qualifications for the preference as defined in Part 8 of the Cherokee County Purchasing Policy and Procedure Ordinance, as amended.

By this written claim, Bidder requests that the preference be exercised in consideration of the award of this Bid.

BIDDER CERTIFIED THAT HE MEETS ALL QUALIFICATIONS FOR THE (CHECK ONLY ONE OF THE FOLLOWING):

_____ 1. **CHEROKEE COUNTY VENDOR PREFERENCE**

Bidder Signature: _____

Bidder Name: _____

Position: _____

Firm Name: _____

Address: _____

Telephone: _____

Subscribed and sworn to before me this _____ day of _____, _____

NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: _____

******This page ONLY applies to vendors that are located in Cherokee County**