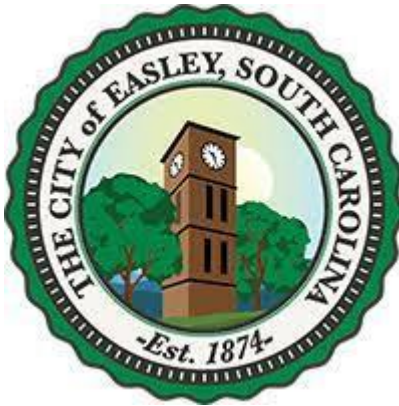


CITY OF EASLEY STATE OF SOUTH CAROLINA
REQUEST FOR PROPOSAL
08-15-2025



Demolition of Condemned Structures

-104 Northway Dr-

-TIN: 5029-20-91-1396-

205 North First St., Easley, SC 29640

The City of Easley ("the city") is requesting proposals to identify vendors, to ensure that it is receiving the optimum level of services at a competitive price.

Responses shall be returned on or before September 1, 2025 at 2:00 PM EDT



CITY OF EASLEY STATE OF SOUTH CAROLINA REQUEST FOR PROPOSAL

Issue Date: August 15, 2025

Title: **Demolition of Condemned Structures – 104 Northway Dr (TIN: 5029-20-91-1396)**

Contact Person: Tor Ellstrom, Building Official; Anthony Brown, Building Department

Email: tellstrom@cityofeasley.com; abrown@cityofeasley.com

Phone: (864) 307-1010

SUBMITTAL:

Two (2) identical proposals must be submitted, sealed, by **no later than 2 PM EDT on September 1, 2025**, to Tor Ellstrom and Anthony Brown in the Building Department, at which time and place all proposals will be reviewed by the City of Easley and the contractor will be notified of an interview and then a contract will be awarded. Late submissions will not be accepted and will be returned unopened to the contractor. It is the contractor's responsibility to ensure timely delivery of their proposal. Weather, flight delays, carrier errors and other acts of otherwise excusable neglect are risks allocated to the proposal and will not be exempted from deadline requirements. Telephone, E-mail or fax proposals will **not** be accepted. No proposal will be accepted from a contractor who is not currently licensed or who does not provide the required documentation. The City of Easley reserves the right to either accept or reject any proposal

MARK ENVELOPE:

Demolition of Condemned Structures – 104 Northway Dr (TIN: 5029-20-91-1396). RFP #25-002

ADDRESSED TO:

City of Easley

Attn: Tor Ellstrom and Anthony Brown

MAILING ADDRESS:

205 North First St., Easley, SC 29640

I. Project Overview

The City of Easley seeks competitive proposals from qualified contractors to provide demolition services for a condemned and unsafe structure within City limits. Property is located at **104 Northway Dr. Easley, SC, 29640 (TIN: 5029-20-91-1396)**. Work will be performed on an as-needed, task-order basis in response to condemnation orders issued by the City and in accordance with applicable federal, state, and local regulations, including but not limited to lead and asbestos removal.

II. Contract Term

The contract period shall be on a per job basis, subject to mutual agreement and approval. The City reserves the right to select multiple contractors to ensure timely completion of demolition of multiple properties at any given time.

III. Scope of Work & Technical Requirements

A. Pre-Demolition Services

1. Site assessment; photographic documentation (date/time stamped) of existing conditions.
2. Utility coordination and disconnection verification (electric, gas, water, sewer, communications). Written confirmation from utility providers (including letterhead) is required prior to demolition and issuance of a demolition permit.
3. Permitting: Obtain all required demolition permits, business license, and notifications. Contractor is responsible for fees unless otherwise directed by the City.
4. Hazardous Materials: Follow asbestos survey, provided by the City of Easley, use a South Carolina-licensed abatement contractor where required and comply with NESHAP and South Carolina DHEC notification and abatement and handling requirements. If lead-based paint, asbestos, or other hazardous materials are present, manage and dispose of in accordance with applicable law using appropriately licensed personnel. Documentation of completed environmental and hazardous work is required before proceeding with demolition.
5. Rodent/Pest Control: Coordinate pre-demolition rodent abatement where required by code or ordinance.

B. Demolition & Debris Management

1. Structural Demolition: Demolish primary structures, accessory structures, slabs, piers, footings, and hardscape as specified in the task order.
2. Material Segregation: Segregate metals and recyclables where feasible; handle regulated materials per law.
3. Debris Removal: Load, haul, and dispose of all debris at duly permitted facilities; provide scale tickets and manifests.
4. Dust, Noise, and Vibration Control: Implement best practices to minimize impacts; comply

with OSHA standards and local ordinances.

5. Traffic and Pedestrian Control: Provide MOT/traffic control and site security as needed.

C. Site Restoration

1. Grading: Backfill and grade to positive drainage; compact to prevent settlement.
2. Erosion Control: Install silt fences and permanent stabilization (e.g., seed/straw) or other measures as directed by the City.
3. Final Documentation: Provide date/time stamped photos, scale tickets, disposal manifests, and a one-page summary of activities.

IV. Contractor Qualifications & Requirements

- **Active City of Easley business license.**
- South Carolina contractor licensing appropriate for demolition work (general contractor or specialty demolition classification, as applicable).
- Demonstrated experience with municipal condemnation demolitions and hazardous materials coordination.
- Insurance (minimums):
 - General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
 - Workers' Compensation: statutory; Employers' Liability \$500,000
 - Pollution/Environmental Liability: \$1,000,000 each claim (may be provided by abatement subcontractor if applicable)
- Bonds: Performance & Payment Bonds equal to 100% of task order value for individual task orders exceeding \$50,000; the City may require bonds for smaller task orders at its discretion.
- Response Times: Standard—commence process within 10 business days of notice to proceed; Emergency—within 72 hours when designated by the City.
- Compliance with OSHA, EPA, NESHAP, South Carolina DHEC, and all applicable codes and ordinances.

V. Pricing Structure

Submit complete job price, including mobilization, equipment, labor, fuel, disposal fees, and overhead/profit in unit prices unless otherwise noted.

Unit Prices (attach as Attachment A – Proposal Pricing Worksheet):

- Asbestos and lead abatement
- Primary structure demolition
- Accessory structure demolition (per structure)
- Debris hauling & disposal (per ton)
- Site grading and stabilization
- Rodent abatement (per lot, if required)
- Traffic control (per day)

VI. Proposal Format

1. Cover letter with firm profile and contact information.
2. Completed Attachment A – Proposal Pricing Worksheet.
3. Qualifications: project list (last 3–5 years), resumes of key staff, and safety record (EMR, OSHA 300 logs summary).
4. Approach: demolition plan, hazardous materials coordination, dust/noise control, traffic control, and schedule.
5. Proof of insurance and licenses (Attachment B).

VII. Evaluation Criteria

- Completeness and responsiveness to the RFP.
- Competitiveness of price.
- Technical approach and schedule.
- Relevant municipal demolition experience and past performance.
- Safety record and regulatory compliance history.
- Financial capacity, bonding, and insurance.

VIII. Submission Details

Deadline: **September 1, 2025 at 2:00 PM EDT**

Submit sealed proposals to: City of Easley, Attn: Tor Ellstrom and Anthony Brown; Building Department, 205 North First St., Easley, SC 29640.

Late submissions will not be accepted and will be returned unopened. It is the contractor's responsibility to ensure timely delivery.

IX. Questions & Addenda

Submit questions by **August 26, 2025** to tellstrom@cityofeasley.com and abrown@cityofeasley.com. Written answers and any addenda will be posted by **August 27, 2025** on the Building Department page of the City of Easley website. Proposers are responsible for checking for addenda and acknowledging them in their proposals.

X. General Contract Terms

Standard City of Easley contract terms apply, including payment terms, termination for convenience and for cause, indemnification, non-discrimination, and compliance with state law. The City reserves the right to accept or reject any proposal, waive informalities, and award in the best interest of the City. No work shall commence without a written task order and notice to proceed.

Attachments

- Attachment A – Proposal Pricing Worksheet
- Attachment B – Insurance and License Certificate Template
- Exhibit 1 – Sample Demolition Task Order Form

- Exhibit 2 – Utility Disconnect Verification Form
- Exhibit 3 – Hazardous Materials Acknowledgment
- Exhibit 4 – Final Site Clearance Checklist
- Exhibit 5 – Pictures of the exterior of the property
- Exhibit 6 – Copy of notice of intent to demolish

Attachment A – Proposal Pricing Worksheet

Contractor Name: _____

Contact Name: _____

Contact Number: _____

Email Address: _____

The price should include the following unit items:

Unit Item	Price
-----------	-------

Asbestos, lead, and other hazardous material survey and abatement	
--	--

Primary Structure (including foundation/slab removal)	
--	--

Accessory Structure (e.g., shed/garage)	
---	--

Debris Hauling & Disposal	
---------------------------	--

Site Grading & Stabilization	
------------------------------	--

Traffic Control (as needed)	
-----------------------------	--

Rodent Abatement (if required)	
--------------------------------	--

\$ _____

Disposal costs (tipping fees) can be submitted at
job completion.

Attachment B – Insurance and License Certificate

Contractor Name: _____

Contact Name: _____

Contact Number: _____

Business License #: _____

Issued By: _____

Expiration Date: _____

South Carolina Contractor License #: _____ Classification: _____

Insurance Information

General Liability Policy #: _____ Coverage: \$ _____

Carrier: _____ Effective: From _____ To _____

Workers' Compensation Policy #: _____ Carrier: _____

Effective: From _____ To _____

Pollution/Environmental Liability #: _____ Coverage: \$ _____ Carrier: _____

Effective: From _____ To _____

***Attach current certificates of insurance and your business license.**

Exhibit 1 – Sample Demolition Task Order (issued by City per job)

City of Easley – Building Department

Task Order #: _____ Date Issued: _____

Due Date: _____

Contractor Assigned: _____

Contact Number: _____

Service Location: _____

Parcel/Property ID: _____

Structure Type/Approx. SF: _____

Scope of Work (check all that apply):

☐ Asbestos Abatement (by licensed entity) ☐ Lead Removal (by licensed entity)

☐ Primary Structure Demo ☐ Accessory Structure Demo ☐ Traffic Control

☐ Rodent Abatement ☐ Site Grading/Stabilization ☐ Utility Capping

☐ Other: _____

Special Conditions/Notes:

City Representative Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

Exhibit 2 – Utility Disconnect Verification Form

Property Address: _____

TIN: _____

Electric: Provider _____ Confirmation #: _____ Date: _____

Gas: Provider _____ Confirmation #: _____ Date: _____

Water: Provider _____ Confirmation #: _____ Date: _____

Sewer: Provider _____ Confirmation #: _____ Date: _____

Communications: Provider _____ Confirmation #: _____ Date: _____

All utilities have been disconnected and/or properly terminated per provider requirements.
Contractor is required to provide written confirmation from utility provider letterhead.

Verified by (Contractor): _____ Date: _____

Accepted by (City): _____ Date: _____

Exhibit 3 – Hazardous Materials Acknowledgment

Property Address: _____

Asbestos Survey and Abatement:

☐ Not required by law ☐ Completed by licensed inspector (attach report)

NESHAP/DHEC Notification:

☐ Not applicable ☐ Submitted on (date) _____ (attach copy)

Lead-Based Paint:

☐ Managed per law ☐ N/A

Other Hazardous Materials: _____

Contractor certifies compliance with all applicable laws and regulations regarding identification, handling, and disposal of regulated materials. For City approval, reports attached must be submitted on official documentation.

Contractor Signature: _____ Date: _____

City Representative: _____ Date: _____

Exhibit 4 – Final Site Clearance Checklist

Property Address: _____

Task Order #: _____ Completion Date: _____

Checklist (Y/N):

- | | |
|---|-------|
| 1. All structures, slabs, footings removed: | Y / N |
| 2. Utilities properly capped/terminated: | Y / N |
| 3. Debris removed; disposal tickets attached: | Y / N |
| 4. Site graded to positive drainage: | Y / N |
| 5. Temporary and permanent stabilization installed: | Y / N |
| 6. Final photos attached (date/time): | Y / N |
| 7. Pass final inspection by Building Department | Y / N |

Contractor Signature: _____ Date: _____

City Representative: _____ Date: _____

Exhibit 5 – Current exterior pictures of property



Exhibit 6 – Copy of notice of intent to demolish



THE CITY OF
EASLEY
SOUTH CAROLINA

-NOTICE OF INTENT TO DEMOLISH-

Timothy Dean Smith
1211 Westwood Dr.,
Piedmont, SC
29673

August 13th, 2025

#25-0094

Dear Timothy Dean Smith:

RE: Violation of §113.1 of the International
Property Maintenance Code.

The City of Easley has determined that the property located at 104 Northway Dr., Easley, SC 29642 is condemned and intends to demolish the structure. It has been determined that you are the owner of this property. Please read the code section below:

§113.1 – General – The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold the future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

Multiple inspections of the property were conducted on the property, the first such occurrence on **October 1st, 2024**, with the most recent occurring on **August 8th, 2025**. It has been determined that the structure is so deteriorated, and so out of repair, and is unfit for human habitation, that the structure must be demolished. Please take the necessary steps to rectify this situation and to ensure that this violation does not continue. Failure to comply with this notice will lead to the issuance of a Municipal Court Summons or the City of Easley pursuing demolition of the property by soliciting proposals from contractors. A reinspection of your property will occur within thirty (30) days from the date of this letter (Re-inspection Date: **September 11th, 2025**).

Should you have any further questions on this matter, please do not hesitate to contact me at (864) 855-7900 ext. 1016, or you may email me at abrown@cityofeasley.com. To appeal this notice, please contact the City of Easley Building Official, Tor Ellstrom, at (864) 307-1010 or email tellstrom@cityofeasley.com. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Anthony Brown
Code and Zoning Enforcement Officer

Tor Ellstrom
Building Official