



UNITED STATES DISTRICT COURT
DISTRICT OF SOUTH CAROLINA
Charleston Division

Request for Information – Cyclical Maintenance
J. Waties Waring Judicial Center, Charleston

RFQ Number: 24-CHAS-CM2
Request Date: 30 August 2024

To: All Qualified Bidders

Attached are the RFIs received for the project noted above.

All proposals must be delivered to the Contracting Officer (CO) listed below by Thursday, September 12, 2024, 4:00 PM local time. Mailed, hand-carried, or e-mailed quotes will be accepted and must be received by the date and time noted above. Any proposal received after the above listed date will not be accepted.

A firm fixed price award from this RFQ may be made based on the lowest-priced, technically-acceptable offer. Vendors are urged to submit their best and final offer because no negotiations will take place after offers are received.

Proposal submissions and questions concerning this RFQ should be addressed to:

Wanda Williams, Contracting Officer (CO)
U.S. District Court
901 Richland Street
Columbia, SC 29201
803.253.3471
wanda_williams@scd.uscourts.gov

and

Michael Ward, CO's Representative (COR)
U.S. District Court
901 Richland Street
Columbia, SC 29201
803.253.3635
michael_ward@scd.uscourts.gov

Sincerely,

Wanda Williams
Contracting Office



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Item One – Pre-Alteration Asbestos Testing

No additional information requested.

Item Two – Refinish Hardwood Flooring

Revisions to the scope are shown in **red text** below:

Contractor will be responsible for the following items:

- Relocate existing furniture, fixtures, and wall-hung accessories as necessary to complete this work. Protect all furniture, fixtures, and wall-hung accessories from dust and debris.
- **Remove and dispose of all beige area rugs and associated pads, if present, in 301 Reception, 302, Judicial Ass't, and 306 Visiting Judge.**
- Furnish and install Ramboard or equal to protect existing carpeting along all paths of travel and within 3'-0" of wall surfaces. Protect existing finishes adjacent to the area of work that are along your path of travel.
- Sand and **refinish prepare** all stained wood flooring throughout chambers **according to NOFMA accepted methods. Refinish wood floors.** Stain color for flooring shall be darkened to match stain color of wood base and chair rail more closely.
- Protect stained flooring with Advantage **Coating Technologies'** Top Knot 2-part waterborne wood finish, or approved equal. Sheen to be selected by USDC prior to pre-construction conference. **Apply finish coat per manufacturer's instructions detailed in attached specification.**

Item Three – Wall and Ceiling Paint

No additional information requested.

Item Four – Trim Stain and Paint

Revisions to the scope are shown in **red text** below:

Contractor will be responsible for the following items:

- All painted door frames shall receive one coat of primer and one coat of Sherwin-Williams ProClassic Alkyd Enamel. Color and sheen to match existing as closely as possible. Final sheen and color selection to be confirmed by USDC during submittal **process; however, the paint color will be as close as possible to current paint color.** Recaulk around all door trim. Caulking to match paint.
- Refresh all stained woodwork, including doors and trim, throughout with **Old Masters Gel Stain Mohawk Scratch-Off for Dark Finishes M840-200x**, or approved equal. **Product sheen to be selected by USDC prior to pre-construction conference. Stain may need to be custom mixed from manufacturer's standard selections to match existing wood stain / finish more closely.**
- ~~Protect final product with Old Master polyurethane, or approved equal. Contractor to pour small amount of Scratch-Off onto a soft cloth. Wipe over wood surface and allow to remain on~~



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- the area for a few seconds. Wipe dry with another soft cloth.
- Provide at least one quart of each paint color to USDC for attic stock.

Item ~~Four~~ Five – Misc. Accessories

Item number was corrected. Revisions to the scope are shown in red text below:

Contractor will be responsible for the following items:

- In 306 Visiting Judge and 309 Conference, remove existing metal faceplates, and replace with plastic faceplates to match color of existing faceplates.
- In 308 WC / Shower, removed and dispose of wall-hung metal medicine cabinet. Patch wall as necessary to accept new paint.
- In 308 WC / Shower, remove and dispose of burgundy plastic accessories, including cup holder, tray, toilet paper holder, towel rod, and two hooks. Patch wall as necessary to accept new paint.
- In 309 Conference, furnish and install two covers for recessed sprinkler heads in ceiling.
- Furnish and install new Bobrick B-540 Surface-Mounted Toilet Tissue Dispenser and Utility Shelf, B-295 Stainless Steel Shelf behind toilet, B-677 Towel Pin at shower, and B-2116 at door. All fixtures shall be satin stainless steel unless otherwise noted.

Item ~~Five~~ Six – Tenant Alteration

Item number was corrected. Revisions to the scope are shown in red text below:

Contractor will be responsible for the following items:

- Remove existing light switches and replace with illuminated switches.
- Remove existing flush-mounted and recessed light ceiling fixtures in 308 WC/Shower and replace with four Topaz 4" RDL LED can lights, or approved equal. Finish, lumen output, and color temperature to be selected by USDC; however, lumen levels must be equal to or higher than current fixtures.

Scope for tenant alterations includes one or more switches in these rooms/spaces:

• 301 Reception	• 304 Law Clerk	• 307 Robing
• 302 Judicial Ass't	• 305 Service	• 308 WC / Shower
• 303 Law Clerk	• 306 Visiting Judge	• 309 Conference

Alternative One – Ceiling Patches and Prep in 308 WC / Shower

This alternative will only be awarded if Item 6 – Tenant Alterations is awarded.

Contractor will be responsible for the following items:

- Patch existing openings for removed light fixtures in 308 WC / Shower. Diameter of new fixtures is smaller than the existing light fixtures.
- Finish patches and prime to receive new finish coats as detailed in Item Three.



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Quote Sheet for RFQ No. 24-CHAS-CM2 (Revised)

Vendor Name : _____

Item Number	Supplies or Services	Unit of Issue	Firm Fixed Price
Item 1 includes the pre-alternation asbestos report.	Assessment of wall and floor surfaces or other areas that could be disturbed during construction.	Job	\$ _____
Item 2 includes the refinish all hardwood flooring throughout the work area.	Ramboard flooring protection, wood stain, and Advantage waterborne wood finish.	Job	\$ _____
Item 3 includes the supply and installation of paint on all gypbd walls and ceilings within the work area.	Sherwin-Williams Emerald wall paint, Benjamin Moore Ultra Flat 508 Waterborne Ceiling Paint.	Job	\$ _____
Item 4 includes the supply and installation of paint on painted door frames and stain on all millwork.	Sherwin-Williams Pro-Classic Alkyd Enamel, Mohawk Scratch-Off for Dark Surfaces	Job	\$ _____
Item 5 includes replacement of misc. accessories within the work area.	Plastic faceplates, Misc. Bobrick WC accessories, and covers for recessed sprinkler heads.	Job	\$ _____
Item 6 includes replacement light switches.	Illuminated light switches, Topaz RDL can lights	Job	\$ _____
Alternate 1 includes the patching and repainting of gypbd ceiling in 208 WC	Gypsum board patches, joint compound, and joint tape	Job	\$ _____
	TOTAL COST		\$ _____



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Quote Sheet for RFQ No. 24-CHAS-CM2 (Revised; con't.)

Vendor's Name

Vendor's Phone Number

Vendor's Email Address

Vendor's Street Address

Vendor's City / State / Zip Code

Signature of Vendor's Representative

Date

Printed Name of Vendor's Representative

DUNS Number (if available)



TOP KNOT

WATERBORNE WOOD FLOOR FINISH

2-Part Hardened Product
Unsurpassed Durability
Commercial of High Traffic Floors

Top Knot is the most durable, scratch resistant 2-component wood floor coating available. Ideal for commercial applications and high traffic residential floors where short time windows necessitate rapid hardness development.

Characteristics

Extreme durability and scratch resistance
Exceptional rapid hardness development
Excellent chemical resistance
Exceptional application properties
VOC does not exceed 275g/L

Recommended Uses

Heavy-traffic commercial and residential areas. Restaurants, Museums, Retail Stores, and other Commercial Venues.

Available in Matte, Satin & Semi-Gloss sheens



Technical Data

Sheen Level: (60°) Matte = 5-10

Satin = 15-20, Semi-Gloss = 45-50

Solid Content: 34% (with hardener)

VOC: does not exceed 275 grams per liter
(with hardener)

Percent Cured: After 24 Hours: 70%

Fully Cured: 1 week

Shelf Life: 1 year

Storage and Working Temperature: 50° to 77°

Packaging: 1 gallon plastic bottle

Clean Up: Water

Application Characteristics

Coverage Rate: 350 - 400 square feet per gallon

Leveling: Excellent

Defoaming: Excellent

Dry Time: 2 - 3 hours

Application Tools: T-bar, cut-n-pad, roller, brush

Pot Life: 4 hours after hardener is added

Clarity: Milky white wet, dries clear



ADVANTAGE COATINGS TECHNOLOGIES: TOP KNOT WATERBORNE FINISH

Advantage Coatings Technologies waterborne products are produced using the highest quality ingredients. Our formulations are designed to provide exceptional performance and durability. Advantage waterborne formulations meet or exceed all state and federal clean air quality standards. This product contains less than 275 grams per liter (2.3 lbs. per gallon) VOC (volatile organic compound).

**USE DIRECTLY FROM CONTAINER
DO NOT DILUTE!**

Recoating Floors

Be certain floor is free of wax or oily residue. Clean floor thoroughly with Advantage Hardwood Floor Cleaner. Abrade floor with maroon abrasive pad (approx: 220 grit). Vacuum thoroughly. Tack with slightly damp mop or cloth. Apply finish. Note; Advantage Coatings finishes will adhere to most stains and finishes after proper preparation and dry times. **Always prepare a sample or test area to determine compatibility.**

Sanding and Finishing New Floors

Sand and prepare floors according to NOFMA accepted methods. For stained floors make a final cut with 80 grit paper and 80-100 grit screen. For unstained floors make a final cut 80-100 grit paper and screen 120-150 grit to minimize grain raise. Vacuum thoroughly and tack with slightly dampened mop or cloth. Abrasion between sealer and finish coats is not necessary for adhesion unless it has been more than 48 hours since the previous coat has been applied. For best results always vacuum and tack after abrading.

Finishing

Shake well. Remove cap and allow sealer or finish to equilibrate for 5 minutes. Pour a 4-6" wide line of finish with the grain along the starting wall. Use a clean pre-dampened applicator and pull the applicator forward with the grain of wood holding the applicator at a "snowplow" angle moving the puddle toward the opposite wall. Replenish the puddle, maintaining a wet edge. After each turn, pad out applicator and feather out all turns. To prevent lapping and dry marks use recommended coverage rates. (400-600 sq.ft./gallon). **Allow finish to dry 2-3 hours.** High humidity and/or low temperatures will extend drying times. Allow final coat to dry at least 48 hours before use.

Curing

The curing process takes approximately 7 days. Do not replace rugs or mats until the floor has fully cured. The floor may be walked on after 24 hours, but the floor is susceptible to scuffing or marring prior to completion of the curing time. **Do not clean with water or detergent during the first week.**

Clean Up

Tools should be cleaned with water.

Maintenance

Put walk off mats at all entrances to keep out dirt and grit. Sweep or vacuum as needed. Damp mop with **Advantage Hardwood Floor Cleaner**. The floor may be buffed with white polishing pad to restore luster.

Shelf Life

Minimum of one year in an unopened container.

Caution

Contains small amounts of P-series glycol ethers and NMP. Do not breathe vapors or spray mist. Use with adequate ventilation. Avoid contact with eyes, skin and clothing. Wash thoroughly after handling. Keep containers closed when not in use. Do not store above 100°F.

First Aid

In case of eye contact, flush immediately with water and get medical attention; for skin wash thoroughly with soap and water. If affected by inhalation, remove to fresh air. If swallowed, drink 1-2 glasses of water to dilute. Do not induce vomiting. Get medical attention.

Note: There are no expressed or implied warranties, including warranties of merchantability or fitness for a particular purpose. Buyers remedies are limited to replacement or refund of purchased price. Manufacturer assumes no liability for injuries, incidental or consequential damages. User shall determine suitability or product for intended use.