



UNITED STATES DISTRICT COURT
DISTRICT OF SOUTH CAROLINA
Charleston Division

Requests for Information– Cyclical Maintenance
Project No. 25-044 to Update Finishes in CR Nos. 1 and 2 Jury Rooms
J. Waties Waring Judicial Center, Charleston

RFQ Number: 25-044
Request Date: 29 August 2025

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 4, 2025, 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 RFI should be addressed to:

Dawna Robinette, Contracting Officer (CO)
U.S. District Court
901 Richland Street
Columbia, SC 29201
803.253.3258
dawna_robinette@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,

Michael Ward
Contracting Officer's Representative



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Item One – Pre-Alteration Asbestos Testing

No additional information requested.

Item Two – Wall Paint in 2009, 2012, 2014, and 2015

- 1) Are the Door Frames to receive new paint? They are chipped up in areas. See attached pictures.

Photos the contractor submitted are included in Attachment No. 2 for 25-044.

After reviewing the current conditions, we are amending Item 2 to include the following work:

- Furnish Sherwin-Williams Pro Classic Acrylic Alkyd Enamel in semi-gloss finish and apply a minimum of two coats of paint to completely cover all door frames in area of work. Color will closely match existing frame color.

Item Three – Wall Paint in 2010, 2011, 2013, 2016, 2017, and 2018

- 1) Are the shelves in the closets supposed to be repainted?

No – the shelves are excluded from this scope of work.

Item Four – Stained Wood Base and Doors

- 1) Contractor did not see any rotten wood. Is the Court aware of any rotten areas?

The Court is not currently aware of any existing rotten wood within the area of work. There has been occasional water infiltration at the storefront window assemblies over the years, which may have caused concealed deterioration not visible during preconstruction review. If the contractor encounters concealed conditions – such as rotten wood – during the renovation, the contractor shall promptly notify the Court in writing and not further disturb the condition until the Court has the opportunity to document and evaluate the issue. If the contractor's findings are confirmed, the contractor may submit a request for a change order to the Contracting Officer and the Court will process any equitable adjustment in contract sum or time in accordance with standard construction procedures and subject to the availability of funds.

- 2) Item Four is detailed in the repair process for the wood trim but only mentions the doors. The interior side of the Entrance Door to Jury Room #1 is quite damaged. Other doors in Jury Room #1 also have minor damage. What are the expectations for the repairs of the doors. The entrance door would have to be removed to be refinished. Please provide more detail in the expectations regarding door finish repair. Pictures are attached for your reference.

Photos the contractor submitted are included in Attachment No. 2 for 25-044.



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The intent of this work is to ensure that the scratches, gouges, and chips to the veneer that have accumulated over the past forty years are repaired as well as possible to make the existing doors more presentable. The court does not expect the doors to look as new but would like them to appear well-maintained.

If the contractor determines that a door will need to come off its hinges to clean and refinish one or more doors, that cost should be included in their proposal.

This section is revised as following:

Contractor will be responsible for the following items:

- Protect all adjacent finishes, including carpet, marble, tile, windows, frames, doors, electrical outlets, security equipment, and metal ceiling and grid.
- Conduct a full inspection of the existing base and doors to identify all areas with wear, damage, discoloration, and/or surface irregularities.
- Clean all stained wood surfaces within the jury suite, including WCs. Remove any existing dust, dirt, and debris from surfaces to be repaired.
- Perform localized touch-up repairs only on worn or scratched areas. Sanding shall be limited to feathering and blending around the repair area. No full sanding or stripping of doors is permitted to preserve the veneer integrity and fire rating.
- Apply color-matched stain to repaired areas, blending with the surrounding finish to match tone and grain as closely as practical.
- Use low-VOC, waterborne or otherwise compliant stains, fillers, and clear finishes suitable for use on c. 1989 wood door. Products shall be reviewed by USDC for approval prior to use.
 - Products selected by contractor shall be compatible with aged wood finishes.
 - Use blending stains, touch-up markers, and graining pens for small scratches.
 - Water-based wood fillers, such as Timbermate or AquaCoat, can be used for veneer nicks.
 - GSA's guidance in Green Seal GS-11 standard advises the limit for low-VOC materials is a maximum of 275 g/L for wood stains and sealers.
- Apply protective topcoat to repaired areas only, unless otherwise approved. New topcoat should be limited to a localized area around repairs. Topcoat shall be waterborne polyurethane or equivalent, tinted if required to achieve color match. Sheen shall be consistent with existing finish.
- Ensure repaired areas blend seamlessly with the adjacent finish, free from streaks, blotches, or lap marks.
- Avoid any work that could damage, obscure, or remove any fire label on the hinge stile.
- Provide one mock-up repair on a representative door for Government approval prior to proceeding with the remainder.

If a limited or localized approach to restore the finish of the door is not successful, the court will consider a change order during construction for a more extensive repair or replacement of the veneer.



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Item Five – Refurbishing Countertop Assemblies in 2010, 2011, 2017, and 2018

No additional information requested.

Item Six – Cleaning of Ceramic Tile Walls and Flooring

No additional information requested.