



Request for Proposals (RFP) Fire Safety Systems Installation June 4, 2026

INTRODUCTION

Hope Center for Children (HCFC) is seeking proposals from firms that provide the services and oversight to update and upgrade two fire systems (which are independent of one another), including sourcing and purchase of materials, installation, and testing each located at:

- 200 Hudson L. Barksdale Blvd, Spartanburg, SC 29306 (Faucette House)
- 241 Cedar Springs Rd., Spartanburg, SC 29302 (Lindsay House)

Note: The project for Hope Center for Children will be funded by a Community Development Block Grant (HUD) and therefore required to follow federal guidelines, including, but not limited to, Section 3 and the Davis Bacon Act. To be considered, each primary contractor must be registered with SAM.GOV with a current Unique Entity ID. Weekly payrolls must be submitted to HCFC including appropriate information for each worker during the extent of the project.

SCHEDULE

- | | |
|-------------------------------------|--|
| • RFP Release | Thursday, June 4, 2026 |
| • Pre-Bid Meetings (see note below) | *Wednesday June 24, 2026, 9 a.m. – 11:00 a.m. and
*Thursday, June 25, 2026, 2:30 p.m. – 4:00 p.m. |
| • Sealed Proposals Due | Wednesday, July 1, 2026, 1:00 p.m. |
| • Public Opening of Proposals | Wednesday, July 1, 2026, 1:15 p.m. |
| • Follow-Up Questions with firms | Wednesday, July 8, 2026 |
| • Final Notifications | Wednesday, July 22, 2026 |
| • Pre-Construction Meeting | Tuesday, August 4, 2026 |
| • Project Begins | August 2026 (within 30 days of contract finalization) |

*Firms must email Beth Exford, Facilities and Safety Supervisor at bexford@hopecfc.org and set up a time slot for your firm during the above-listed timeframes. Slots will be assigned on a first-come, first-served basis. Firms are asked to bring no more than two representatives for their scheduled pre-bid meeting. *Attendance of a pre-bid meeting on one of the above-listed dates is recommended.*

SCOPE OF PROJECT

The project will be an upgrade of key fire systems in two different locations, each independent of the other. All components will be identified in the Specifications section below. The firm will ensure the



sourcing, installation, and testing of all components that will meet all applicable local city and county fire codes.

SPECIFICATIONS

Lindsay House Fire System Project:

System upgrade to include:

- 1 6 amp Power Supply with 5 outputs
- 14 Two-Zone Expanders
- 40 Photoelectric Smoke Detectors
- 4 System Sensors – 4 wire Photo Electric Duct Smoke Detectors (Low Flow)
- 4 Duct Smoke Sampling Tube (3')
- 4 Remote Test Station used to initiate the NFPA Sensitivity Test Function
- 10 Indoor Low Frequency Compact Sounders (2-wire, wall mount) – to be placed in sleeping rooms
- Existing heat detectors, horns and strobes to remain in place
- Existing fire panel to remain and be utilized with new devices

Faucette House Fire System Project:

System upgrades to include:

- 7 System Sensors – Fixed Temperature and Rate of Rise Thermal Detectors
- 76 System Sensors – Photoelectric Smoke Detectors
- 11 Addressable Monitor Modules, 4 Sq. W/LED
- 2 Dual Monitor Modules, 4 Sq. W/LED
- 9 Pull Stations, Double Action w/key
- Existing heat detectors above ceiling to be abandoned in place
- Existing fire panel to remain and be utilized with new devices

If you would like to schedule a facility walk-through of either site prior to submission, please contact Beth Ecxford at (becxford@hopecfc.org). Work hours will be between 7:00am and 4:00pm each day. Clean up required each day - this is an occupied facility and needs to be in good, safe working order at the end of each day. This is a design build project and it will be the contractor's responsibility to hire a fire protection engineer if needed.

INSTRUCTIONS FOR RESPONDENTS

1. Recommended pre-bid meeting(s) will be held at the project site from 9:00 a.m. – 11:00 a.m. on Wednesday, June 24, 2026, and again from 2:30 p.m. – 4:00 p.m. Thursday, June 25, 2026, Firms must contact Beth Ecxford at (becxford@hopecfc.org) to schedule attendance during these timeframes. It is strongly recommended to attend a pre-bid meeting.
2. Firms desiring to provide services shall submit their response to this Request for Proposals (RFP) in a sealed envelope. Responses must be *received no later than 1:00 p.m. (EST), Wednesday, July 1, 2026, to the attention of:



In Person:

Beth Ecxford, Facilities and Safety Supervisor
202 Hudson L. Barksdal Blvd.
Spartanburg, SC 29306

By Mail:

Beth Ecxford, Facilities and Safety Supervisor
PO Box 1731
Spartanburg, SC 29304

*Proposals may be delivered in person or mailed to our offices.

3. Respondents must indicate on the outside of their sealed response envelope the following information: Date of Submittal, Name of Firm, Return Address of Firm.
4. The respondent must provide three (3) copies, unbound, of the full proposal.
5. Lump sum proposal price must include the amount of ALL FEES charged by the Respondent. Proposals that do not include all fees will be rejected.
6. Lump sum proposal price must include the amount of ALL TAXES, including any South Carolina state sales tax and any use tax which may be owed by Spartanburg County as a result of this Proposal. Proposals that do not include all taxes will be rejected.
7. Lump sum proposal price must include ALL COSTS OF TRANSPORTATION AND DELIVERY to the required destination. Proposals that do not include all costs of transportation and delivery will be rejected.
8. The respondent shall assume full responsibility for timely delivery at the location designated above. HCFC assumes no responsibility for the delivery of any solicitation, addendum, solicitation response, or any other such correspondence by the US Postal Service, or any other delivery method. Responses received after the due date and time stated above will not be considered.
9. Questions concerning the RFP must be directed to Beth Ecxford via email at becxford@hopefc.org and must be received no later than 1:00 p.m., Friday, June 26, 2026. All questions will be aggregated into a single document and answers will be sent to each firm that attends a pre-bid meeting.



PROPOSAL CONTENT

1. Qualifications of the Firm: Describe experience with projects similar in size, scope, and complexity with emphasis on relevant services experience.
2. Knowledge of the Field: Respondent should demonstrate its knowledge of local conditions, local codes (especially as related to DSS standards), and local suppliers as an indication of its ability to create a prospective maximum project cost.
3. Proposed Pricing: Proposed cost of project completion and a method for determining same.
4. Experience with Federal Grants: demonstrate the ability to adhere to Davis–Bacon federal reporting requirements and wage determination (timesheets, invoicing, etc.). The firm must be registered (or willing to be) and in good standing with the SC Secretary of State.
5. Related Experience: list projects that best illustrate the experience of the firm and staff who will be assigned to this project. List no more than five (5) projects that were completed in the last five (5) years, and include only projects in South Carolina of a similar size and scope. For each project, please provide the following:
 - Name and location of the project
 - Nature of the firm’s responsibility on this project
 - Provide the name, phone number, and email of an Owner’s representative who can be contacted to provide a reference.
 - Size of project (dollar value and square footage)
 - Construction cost
 - Current status of the project; include the start date and [anticipated] completion date
 - Key professional(s) involved in the listed project who would be assigned to this contract
6. Construction Manager Services Staff: The firm should name the actual Project Manager and other key staff assigned to this Contract; please include the following:
 - Name & Title
 - Current assignments
 - Years with the firm or in the industry
 - Experience with similar projects
 - Education and registrations
 - Other relevant information for this contract
7. Project Management Services: Detail the capabilities of your firm to provide the technical services necessary for the project. Include knowledge and experience in the evaluation of building systems and construction techniques to create an optimum value in the design and budget requirements.
8. Discuss your firm’s current workload and ability to begin the Hope Center for Children’s project within 30 days of contract finalization. Please include an estimated timeline for the project from the beginning through the anticipated completion date.
9. Identify the supply company that the firm will use for identifying and purchasing materials as applicable.



Protecting Children. Supporting Families.

10. Claims and Litigation History: list all claims, arbitrations, administrative hearings, lawsuits, or criminal proceedings brought by or against the firm during the last five (5) years. Please include the project name, a description of the amount in dispute, and the subject matter of the dispute.

EVALUATION CRITERIA

1. Project Timeline: Please estimate the timeline from the project beginning to final inspection; include time for permitting, any expected delays in materials, etc. The Firm must be able to begin the project within thirty (30) days of the signed agreement.
2. Competitiveness of project cost.
3. Professional Qualifications and Experience of the Firm



PROJECT MANAGER SERVICES

Proposer has examined this Request for Proposal, the Advertisement for this Request for Proposal, and the following Addenda (receipt of which is hereby acknowledged):

Company Name: _____

By: _____ (Signature)

_____ (Printed Name)

Title: _____

Date: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Addenda Number: _____ Date: _____

Addenda Number: _____ Date: _____

BASE PRICE for _____ : \$ _____

Cost for _____ as an option: \$ _____

Cost for _____ as an option: \$ _____

Cost for _____ as an option: \$ _____

TIME FOR PERFORMANCE: _____ day

END OF RFP

Request for Proposals (RFP)
Fire Safety Systems
Installation

ADDENDUM 1
JUNE 10, 2026

The purpose of this addendum is to provide additional information about the systems referenced in the original RFP, dated June 4, 2026, as well as to provide wage determination rates per Davis Bacon requirements.

Section 1: Current Fire System Specifications:

200 Hudson L Barksdale Blvd., Spartanburg, SC (Faucette House)

Silent Knight, IntelliKnight Model 5820XL

241 Cedar Springs Rd., Spartanburg, SC (Lindsay House)

Honeywell, Model Vista 128FBPT

Additional details can be provided by utilizing the contact information provided in the RFP.

Section 2: Davis Bacon Wage Requirement

Per Department of Labor Requirements, this project requires an electrician to install the system described in the RFP, dated June 4, 2026. Current Wage Requirements are attached and must be considered when preparing a bid. Any questions on this requirement can be asked during one of the pre-bid meetings listed in the RFP.

Disclosure: This addendum is to provide additional information related to the RFP dated June 4, 2026. The above information does not conflict with information in the RFP, but rather is in addition to information previously provided. The original RFP remains unchanged and in full force and effect. This Addendum does not alter or waive any requirements imposed by applicable law or governing procurement policies.

"General Decision Number: SC20260029 05/18/2026

State: South Carolina

Construction Types: Building

Counties: South Carolina Counties of
Spartanburg

Modification Number Publication Date

0 01/02/2026

1 05/18/2026

ELEC0379-010 09/01/2024

	Rates	Fringes
ELECTRICIAN WORK FROM SWINGING SCAFFOLDS, BOSON CHAIRS, OR RAW STRUCTURAL STEEL: \$1.00 PER HOUR ADDITIONAL.....	\$ 32.31	13.66

IRON0848-006 07/01/2025

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 29.75	18.00

PLUM0421-005 07/01/2024

	Rates	Fringes
PIPEFITTER.....	\$ 36.00	14.19

SUSC2011-025 08/31/2011

	Rates	Fringes
TRUCK DRIVER.....	\$ 14.05	3.18

ROOFER.....	\$ 12.11	0.00	
PLUMBER.....	\$ 19.21	4.56	
PAINTER: BRUSH, ROLLER AND SPRAY.....	\$ 12.36		0.00
OPERATOR: LOADER.....	\$ 11.64	1.03	
OPERATOR: GRADER/BLADE.....	\$ 17.50	1.78	
OPERATOR: CRANE.....	\$ 19.39	2.02	
OPERATOR: BULLDOZER.....	\$ 17.07	2.65	
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....	\$ 16.05		1.96
LABORER: PIPELAYER.....	\$ 14.69	2.08	
LABORER: MASON TENDER-BRICK/CONCRETE/CEMENT/STONE..	\$ 10.88		0.00
LABORER: LANDSCAPE.....	\$ 9.45	0.49	
LABORER: COMMON OR GENERAL.....	\$ 10.52	0.66	
HVAC MECHANIC (HVAC DUCT INSTALLATION ONLY).....	\$ 19.11		0.00
CEMENT MASON/CONCRETE FINISHER.....	\$ 14.10	0.00	
CARPENTER, EXCLUDES DRYWALL HANGING, AND FORM WORK..	\$ 14.75		0.92
CARPENTER (FORM WORK ONLY).....	\$ 15.53	1.76	
CARPENTER (DRYWALL HANGING ONLY).....	\$ 16.32	1.50	
BRICKLAYER.....	\$ 17.50	0.67	

 WELDERS - Receive rate prescribed for craft performing
 operation to which welding is incidental.

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 Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
 for Federal Contractors applies to all contracts subject to the
 Davis-Bacon Act for which the contract is awarded (and any

solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker

protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than SU , UAVG , SA , or SC denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next

number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE:

UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio.

The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The SU identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

SU wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The SA identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME

refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the SA identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative

Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board

U.S. Department of Labor

200 Constitution Avenue, N.W.

Washington, DC 20210.

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END OF GENERAL DECISION

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