



## Request for Proposals (RFP) Fire Safety Systems Installation October 26, 2026

### INTRODUCTION

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

- 200 Hudson L. Barksdale Blvd, Spartanburg, SC 29306 (Faucette 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 (as applicable). 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. Additional information listed below.*

### SCHEDULE

- |                                     |                                                                                                           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------|
| • RFP Release                       | Monday, October 26, 2026                                                                                  |
| • Pre-Bid Meetings (see note below) | *Monday, November 16, 2026, 9 a.m. – 11:00 a.m. and<br>*Tuesday, November 17, 2026, 2:30 p.m. – 4:00 p.m. |
| • Sealed Proposals Due              | Friday, December 4, 2026, 1:00 p.m.                                                                       |
| • Public Opening of Proposals       | Friday, December 4, 2026, 1:15 p.m.                                                                       |
| • Follow-Up Questions with firms    | Friday, December 11, 2026                                                                                 |
| • Final Notifications               | Friday, December 18, 2026                                                                                 |
| • Pre-Construction Meeting          | Wednesday, January 6, 2027                                                                                |
| • Project Begins                    | Mid January 2027 (within 30 days of contract finalization)                                                |
| • Substantial Completion            | Within 6 weeks of start of project                                                                        |

\*Firms must email Beth Ecxford, Facilities and Safety Supervisor at [bexcford@hopecfc.org](mailto:bexcford@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 two separate, essential bathrooms located in one building. Work in one bathroom must be complete before moving onto the next and cannot be done simultaneously. 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 building codes.

## **SPECIFICATIONS**

### **Girls Bathroom Project:**

Upgrades to include:

- Removal of existing & replacement of standard commercial toilet stalls with floor to ceiling stalls
- Removal of existing & replacement of sinks and countertops with:
  - New stainless steel sinks
  - New cabinetry that encloses plumbing lines & creates area for storage of personal items
  - New solid surface countertops
- Removal of existing & replacement of flooring with new anti-skid 12x12 floor tiles
- Add 12x12 matte finish tile to walls at a minimum of ½ way to ceiling
- Removal of existing shower stalls & replace with new fiberglass shower stalls
- Addition of storage type lockers on wall for storage of personal items
- All new plumbing fixtures
- Removal of existing & replacement of exhaust fan(s)

### **Boys Bathroom Project:**

Upgrades to include:

- Removal of existing & replacement of standard commercial toilet stalls with floor to ceiling stalls
- Removal of existing & replacement of sinks and countertops with:
  - New stainless steel sinks
  - New cabinetry that encloses plumbing lines & creates area for storage of personal items
  - New solid surface countertops
- Removal of existing & replacement of flooring with new anti-skid 12x12 floor tiles
- Add 12x12 matte finish tile to walls at a minimum of ½ way to ceiling
- Removal of existing shower stalls & replace with new fiberglass shower stalls
- Addition of storage type lockers on wall for storage of personal items
- All new plumbing fixtures
- Removal of existing & replacement of exhaust fan(s)



If you would like to schedule a facility walk-through of the site prior to submission, please contact Beth Ecxford at ([becxford@hopecfc.org](mailto:becxford@hopecfc.org)). A walk through is **HIGHLY** encouraged to see the scope of the project. Please note that no change orders will be approved if the winning bidder did not conduct a walk through prior to submitting the bid. Work hours will be between 8:00am 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 any sub-contractors, engineers, or consultants as 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 Monday November 16, 2026, and again from 2:30 p.m. – 4:00 p.m. Tuesday, November 17, 2026, Firms must contact Beth Ecxford at ([becxford@hopecfc.org](mailto: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), Friday, December 4, 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@hopecfc.org](mailto:becxford@hopecfc.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) with SAM.gov 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.**
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

### DAVIS-BACON WAGE REQUIREMENTS

Per Department of Labor Requirements, this project requires qualified professionals to install the fixtures and products listed in the Scope of Work including, but not limited to, plumbers and electricians. Each professional is required to be paid prevailing wages. 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.



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## PROJECT MANAGER SERVICES

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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: \_\_\_\_\_

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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\*\*\*

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<br>CHAIRS, OR RAW STRUCTURAL STEEL: \$1.00 PER HOUR<br>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](http://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)).

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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.

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#### 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](mailto: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](mailto: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](mailto: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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