

The U.S. Bankruptcy Court for the Northern District of Texas is requesting quotations for repainting offices in our Lubbock Judge's chambers located at the George H. Mahon Federal Building and U.S. Courthouse, 1205 Texas Avenue, Lubbock, Texas 79401-4037. Full project details are outlined in the attached Statement of Work (SOW).

Important Dates:

- **Quotes Due:** No later than **15:00 on Friday, August 22, 2025.**
- **Submit Quotes To:** Tim Christnagel at **tim_christnagel@txnd.uscourts.gov.**

Site Visit:

A site visit will be held at **11:30 on Wednesday, August 6, 2025**, to give all prospective bidders the opportunity to assess the job site. If you wish to attend, please RSVP by sending an email to **maryjean_walker@txnd.uscourts.gov** no later than **15:00 on Friday, August 2, 2025**. While attending the site visit is not mandatory, contractors who do not attend will be responsible for addressing any unforeseen site conditions at no additional cost to the Court.

Requests for Information (RFI):

Please submit any RFIs to **maryjean_walker@txnd.uscourts.gov** no later than **15:00 on Wednesday, August 13, 2025**. Responses to all RFIs will be distributed to all prospective bidders by **15:00 on Friday, August 15, 2025**.

Submission of Quotes:

Please submit your bid via email no later than the specified deadline. Late submissions will not be considered unless the judiciary, at its sole discretion, determines that accepting a late quote is in its best interest and will not unduly delay the procurement process.

Award Criteria:

The Bankruptcy Court intends to make an award based on the lowest-priced, technically acceptable quote. All quotes should be submitted as fixed-price bids. Submitted pricing must remain **unchanged for 45 days**. Payment terms will be considered **Net 30** unless more favorable terms are offered.

Place of Performance:

- George H. Mahon Federal Building and U.S. Courthouse
1205 Texas Avenue, Room 209
Lubbock, TX 79401-4091

Thank you for your interest attention to this solicitation. We look forward to receiving your quote.

Sincerely,
Tim Christnagel
Contracting Officer
U.S. District Court, Northern District of Texas

Construction Scope of Work

1. Project Title: Refresh Walls at 3rd Floor Chambers

2. Project Location: Building name: George H. Mahon Federal Bldg. & U.S. Courthouse
Building address: 1205 Texas Avenue
City, State Zip Lubbock, TX 79401
Location in Building: Suite 312

3. Building Location Hours: Every attempt must be made to ensure normal building operations are not interrupted. Operating hours for this facility are from **8:30 AM to 4:30 PM**. The building is closed Saturday, Sunday and Federal Holidays. Notify Project Manager and Building Manager of any work that may cause disruption during the day. All work shall be completed during normal building operating hours of this facility.

4. Pre-bid Site Visit: A site visit on **Wednesday, August 6, 2025 at 11:30am** shall be conducted to allow prospective bidders the opportunity to see onsite conditions.

5. Purpose: The intent of this project is to refresh the interior of the chamber's suite by removal of existing wallcovering and new application of wall paint.

6. Points of Contact:

Contracting Officer (CO):	Tim Christnagel Facilities & Procurement Manager / Contracting Officer U.S. District Court - Northern District of Texas 1100 Commerce Street, Suite 1452 Dallas, TX 75242 Office: (214) 753-2019 tim_christnagel@txnd.uscourts.gov
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CO Representative	Mary Jean Walker Space and Facilities Specialist / Registered Architect U.S. District Court - Northern District of Texas 1100 Commerce Street, Suite 1452 Dallas, TX 75242 Office: 214-753-2217 Mobile: 571-344-3925
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Building Manager:	Mitch Dreibelbis
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Building Management Specialist
U.S. General Service Administration
Public Building Service, Region 7
1205 Texas Avenue, Room 615
Lubbock, TX 79401
Mobile: 806-999-6127

7. Notice to Proceed: The Contracting Officer is the ONLY individual from the Government who can give the Contractor a notice to proceed.

Before any of the work within the scope of the contract is started, the Contractor shall confer with the COR (Contracting Officer's Representative) and agree on a sequence of procedures; means of access to premises and building; delivery of material and use of approaches; use of corridors, stairways, elevators, and similar means of communications; eating spaces for Contractor's employees and the like.

After a Notice to Proceed is given the Contractor has **14** calendar days to provide a schedule.

8. Period of Performance: The total period of performance for this task order is 42 calendar days. This is broken down as follows: 14 calendar days for pre-work submittals, developing a schedule and material ordering; **Actual construction Period of Performance is 28 calendar days**, which includes time needed to relocate furniture, etc.

The work is anticipated to be completed during normal operating hours for this facility. Coordinate with the adjacent Courtroom schedule so as not to negatively impact courtroom usage with regards to noise, smells, etc. The Contractor shall incorporate into the construction schedule two (2) work calendar days to account for potential courtroom scheduling conflicts, operational disruptions, or any directive issued by the Court Contracting Officer to temporarily suspend work. These days shall not be considered grounds for schedule extension or delay claims.

9. Description of Work: The project area is approximately 1,800 SF. Wallcovering will be removed, walls and wainscotting will be painted and stain will be applied to wood built-in cabinetry. This project consists of the following rooms (see attached floor plan):

1. Judge Private Office
2. Judge Closet
3. Private Restroom
4. Hallway
5. Reception
6. Law Clerk Office #1
7. Law Clerk Office #2
8. Breakroom

10. Division 1 General Requirements:

10.1 Protection of Existing Facility and Items:

The Contractor shall be responsible for protecting all existing finishes, furniture, and utilities. The Contractor shall always maintain a separation of work area from adjacent non-construction spaces.

10.2 Furniture Relocation:

The project area will be vacated by Court personnel prior to the start of construction. Court personnel will remove sensitive items, including documents, electronics, personal effects, and wall hangings. The Contractor shall relocate any remaining furniture or appliances within the project area, as necessary, to perform the work. Upon completion of the project, the Contractor shall return all furniture, appliances, and furnishings to their original locations and conditions.

10.3 Asbestos and Mold:

It is not anticipated that asbestos-containing materials are present in the project area. However, if Contractor encounters any suspect material, i.e. mold or potential asbestos, work in that area shall stop until. The Contractor shall immediately notify the Contracting Officer's Representative and GSA Building Management. Work shall not resume in that area until further evaluation is completed, and clearance provided.

10.4 Site Security:

The Contractor shall coordinate with designated Court personnel to access and secure the project area at the end of each workday. The Contractor shall be responsible adhering to all building security and access protocols typical for this facility.

10.5 Safety:

Contractor shall implement all necessary safety measures to protect personnel, occupants, and the facility.

10.6 Quantity Verification:

The Contractor shall be responsible for verifying all quantities and dimensions necessary to perform the scope of work.

10.7 General Responsibilities:

The Contractor shall provide all materials, labor, tools, equipment and daily supervision necessary to complete the scope of work.

10.8 Submittals:

Contractor shall be responsible for submitting Requests for Information (RFIs) and all required submittals in a timely manner. Contractor shall allow a response time of up to 3 business days.

10.9 Daily Cleanup:

The Contractor shall maintain all work areas, including staging and storage areas, in a clean and orderly condition. Daily removal of debris is required. Any common areas impacted by the work shall also be cleaned daily. The Contractor shall provide a dumpster as needed for the disposal of construction waste materials. The existing on-site building dumpster shall not be used for any construction-related waste.

10.10 Final Cleaning:

Upon completion of all work and daily cleanup, the Contractor shall perform a final cleaning of the project area. Final cleaning includes, but is not limited to, dusting all surfaces, wiping down exposed surfaces, and removing any construction-related residue or debris.

10.11 Progress Meetings:

Weekly progress meetings shall be held and chaired by the Court representative. Meeting may be conducted via phone or on-site.

11. Finishes:

- All paint or stained finishes shall be free from runs, drips, ridges, waves, laps, brush marks, color inconsistencies, and other defects. Contractor shall protect freshly painted or stained surfaces from dust and contaminants.

11A. Paint:

11.A.1 Existing Conditions:

- Remove all existing receptacle/switch/data faceplates and thermostat covers. Reinstall after paint is applied.
- Carefully remove and store existing crown molding, top trim piece of wainscoting, and wood baseboards. Reinstall these wood trim pieces after the wall covering is removed and wall painted. There shall be no visual gap between the wall and these wood trim pieces. Provide sealant, if needed and when approved by Court representative. Damage to any wood shall be repaired or replaced by the Contractor to match the existing profile and appearance at no additional cost.
- Paint color(s) shall be approved based on a 5'x5' mockup sample in an agreed-upon location within the project area.

11.A.1 Existing Walls:

- All walls shall be prepped to a Level 4 finish. For the purposes of this project, a Level 4 finish is an upscale interior finish, highly smooth surface with no texturing. Patch and repair holes. The Contractor shall provide a near-perfect

blend between panels and seams and shall lightly sand the wall to bring down high spots.

- Remove all wallcoverings. No wallcovering remnants shall remain. If non-visible, then it is acceptable to score/cut the wallpaper at the existing ceiling grid only.
- Apply 1 coat of oil-based primer over remaining glue unable to be removed otherwise, for a smooth, clean surface. This will separate the water-soluble wallpaper paste with the water-soluble latex paint.
- Apply skim coat to entire wall surface.
- Sand, as necessary, for a smooth surface.
- Apply 1 latex primer coat.
- Apply 2 latex coats of paint.

11.A.2 Existing Wainscoting:

- Paint shall be spray-applied with no texturing. Apply 1 oil-based primer coat, and 2 latex paint coats. Finish must be smooth and even.

11.A.3 Existing Crown Molding and Baseboard:

- Brush applied paint is acceptable. Apply 1 oil-based primer coat, and 2 latex paint coats. Finish must be smooth and consistent.

11B. Stain (built-in cabinetry in Judge Private Office):

- Wipe on wood toning conditioner and wipe off excess with dust free cloth.
- Fill and sand any damaged area.
- Apply approved stain color.
- Apply protective varnish.

12. LOCATIONS

Judge Private Office

- Demolition

- Remove and salvage existing: Wood baseboard, crown molding, trim above existing wainscotting, and window treatments.
- Remove and discard existing: Wallcoverings and associated adhesive.
- New Work
 - Paint all walls.
 - Paint wainscotting.
 - Reinstall and paint: Crown molding, wood trim above wainscotting, and baseboards.
 - Reinstall window treatments.
 - Stain wood built-in cabinetry.

Judge Closet

- Demolition
 - Remove and salvage existing: Wood baseboard.
 - Remove and discard existing: Wallcoverings and associated adhesive.
- New Work
 - Paint all walls.
 - Reinstall and paint baseboards.
 - Paint existing wood shelf to match wall color.

Private Restroom

- Demolition
 - Remove and discard existing: Wallcoverings and associated adhesive.
- New Work
 - Paint all walls.

Hallway, Reception, Law Clerk Office #2,

- Demolition

- Remove and salvage existing: Wood baseboard and crown molding.
- Remove and discard existing: Wallcoverings and associated adhesive.
- New Work
 - Paint all walls.
 - Reinstall and paint crown molding and baseboards.

Law Clerk Office #1

- Demolition
 - Remove and salvage existing: Wood baseboard, crown molding and window treatment.
 - Remove and discard existing: Wallcoverings and associated adhesive.
- New Work
 - Paint all walls.
 - Reinstall and paint crown molding and baseboards.
 - Reinstall window treatment.

Breakroom

- Demolition
 - Remove and discard existing: Vinyl wall base, wallcoverings and associated adhesive.
- New Work
 - Paint all walls.
 - Install 4" tall vinyl wall base; Color: TBD.

13. Other Requirements:

1. Parking: The Contractor shall arrange for all required parking independently.
2. Daily Workforce Coordination: Submit a daily list of all personnel accessing the project area, including company affiliation and supervisory contact.

3. Loading Dock: Coordinate with GSA Building Management for any use of loading dock facilities.

14. Submittals:

1. Paint colors, finish sheens, and MSDS Safety sheets for all paints, primers, stains and varnishes.
2. Vinyl wall base
3. Schedule - Provide critical path method schedule.

15. Attachments:

1. Attachment 1: "Lubbock – 3rd Floor Plan.pdf"

16. Closeout Plan:

1. Final Punch list complete.
2. Customer Acceptance.

- 17. FINAL PAYMENT:** CO may withhold payment until all Closeout items are received.

END OF SOW

GSA Building Manager

Date

Court Customer

Date

Judge Private Office:



Judge Private Office:



Law Clerk Office #1:



Law Clerk Office #2:



Breakroom:

