

REQUEST FOR QUOTATION (RFQ)

Chambers 1572 Renovation

Earle Cabell Federal Building and U.S. Courthouse

1100 Commerce Street

Dallas, Texas 75242

U.S. District Court

Northern District of Texas

1. REQUEST FOR QUOTATION

The United States District Court for the Northern District of Texas (Court) is soliciting firm-fixed-price quotations from qualified contractors to furnish all labor, supervision, materials, equipment, tools, transportation, protection, coordination, incidentals, and other services necessary to complete the **Chambers 1572 Renovation** at the Earle Cabell Federal Building and U.S. Courthouse in Dallas, Texas.

The project generally consists of removal of existing wall covering; preparation, repair, and painting of interior walls; removal and replacement of existing carpet; installation of Government-furnished carpet tile and luxury vinyl tile (LVT); removal and reinstallation of existing wood base; installation of new rubber wall base; cleaning and restoration of existing restroom ceramic tile and grout; installation of transitions and door stops; protection of existing finishes; and all related work necessary to provide a complete, professional, move-in-ready installation.

The project area is approximately **3,700 square feet**.

The successful Contractor shall perform the Work in strict accordance with the attached Scope of Work (SOW), drawings, RFQ requirements, written responses to Requests for Information (RFIs), and any amendments issued by the Court.

2. PROJECT LOCATION

Earle Cabell Federal Building and U.S. Courthouse

1100 Commerce Street, Suite C14C45

Dallas, TX 75242

3. PROCUREMENT SCHEDULE

Milestone	Date / Time
Pre-Bid Site Visit	August 21, 2026 – 1:00 PM CT
Deadline for RFIs	August 26, 2026
Court Responses to RFIs	No later than August 28, 2026
Quotation Due	September 4, 2026 – 5:00 PM CT

Late quotations may not be considered.

4. PRE-BID SITE VISIT

A pre-bid site visit will be conducted on:

Friday, August 21, 2026, at 1:00 PM CT

Vendors shall meet at the Earle Cabell Federal Building and U.S. Courthouse, 1100 Commerce Street, Dallas, Texas.

Contractors are responsible for examining the project area and verifying readily observable existing conditions, dimensions, quantities, access restrictions, material handling requirements, and other conditions that may affect the Work or quotation.

The Contractor is responsible for field verification of all quantities, dimensions, and existing conditions before submitting its quotation and before ordering materials.

Failure to identify a readily observable condition before quotation submission shall not entitle the Contractor to additional compensation after award.

5. QUESTIONS AND REQUESTS FOR INFORMATION

All technical, contractual, or other questions concerning this RFQ or the Contract Documents shall be submitted in writing as an RFI to:

Tim Christnagel

Contracting Officer

U.S. District Court – Northern District of Texas

tim_christnagel@txnd.uscourts.gov

214.753.2020

RFIs must be received no later than **August 26, 2026**.

Responses to timely submitted RFIs will be provided no later than **August 28, 2026** and, when applicable, distributed to all prospective quoters.

Vendors shall not rely upon oral interpretations, instructions, or representations concerning the solicitation. Only written information issued or authorized by the Contracting Officer may modify or clarify the solicitation requirements.

6. BASIS OF QUOTATION

The Contractor shall submit a **firm-fixed-price, lump-sum quotation** for completion of the entire Scope of Work.

The quoted price shall include all costs necessary for complete performance, including, but not limited to:

- Labor and supervision;
- Contractor-furnished materials;
- Equipment, tools, and consumables;
- Surface preparation and floor preparation;
- Adhesives, primers, paint, wall base, transitions, fasteners, sealants, and incidental materials;
- Receiving, unloading, handling, protection, storage, and installation of Government-furnished flooring;
- Mobilization and demobilization;
- Freight and delivery;
- Parking and transportation;
- Waste removal and off-site disposal;
- Protection and daily cleaning;
- Final cleaning;
- Submittals and mock-ups;
- Coordination with Government personnel and other contractors;
- Security and access requirements;
- Warranty obligations;
- Closeout documentation; and
- All other incidental work reasonably necessary to provide a complete installation in accordance with the Contract Documents.

The Federal Dumpster shall **not** be used.

The Contractor shall not assume that additional compensation will be provided for work reasonably inferable from the Contract Documents as necessary to provide a complete and functional installation.

7. GOVERNMENT-FURNISHED MATERIALS

The Government will furnish the specified:

1. Carpet tile; and
2. Luxury vinyl tile (LVT).

The Contractor shall be responsible for receiving, inspecting, unloading, handling, protecting, storing, and installing the Government-furnished flooring as specified in the SOW.

All other materials necessary to complete the Work shall be furnished by the Contractor unless expressly identified otherwise in the Contract Documents.

8. GSA ASBESTOS ABATEMENT

GSA will separately retain an asbestos abatement contractor to remove the existing flooring, associated mastic, and carpet in **Office A and Office B**, as further described in the SOW.

The successful Contractor will be required to coordinate its work with the Government and the GSA abatement activity.

The Contractor shall not disturb suspected asbestos-containing material or concealed conditions. Any such condition shall be immediately reported to the Contracting Officer, and work in the affected area shall cease until written direction is provided.

9. PERIOD OF PERFORMANCE

The total Period of Performance is **56 calendar days following Notice to Proceed (NTP)**:

- **First 21 calendar days:** administrative processing, security clearances, submittals, Government review, material ordering, and related preparatory activities.
- **Remaining 35 calendar days:** on-site construction activities and completion of the Work.

The successful Contractor shall provide a project schedule within **seven (7) calendar days after NTP**.

The schedule shall identify, at a minimum:

- Required submittals;
- Government review periods;
- Material procurement and lead times;
- Mobilization;
- Demolition;
- Wall preparation;
- Painting;
- Flooring preparation;
- Flooring installation;
- Wall base and transition installation;
- Final cleaning;
- Substantial Completion; and
- Final inspection and closeout.

If progress falls behind the approved schedule, the Contractor shall submit a recovery schedule within three (3) calendar days demonstrating how the contractual completion date will be achieved at no additional cost to the Government.

10. SECURITY AND BUILDING ACCESS

All Contractor and subcontractor personnel shall comply with applicable Federal building security and access requirements.

Contractor personnel shall possess a valid GSA badge or be continuously escorted by appropriately badged Contractor personnel. Contractors and subcontractors shall be vetted in accordance with applicable HSPD-12 requirements.

The Contractor is responsible for providing direct line-of-sight supervision of personnel who have not completed required vetting or obtained required authorization.

Required identification shall be displayed at all times while personnel are within the facility.

Security clearance coordination will be conducted through the applicable GSA Region 7 Security Clearance Coordinators following award.

11. BUILDING OPERATIONS AND ACCESS

Normal facility operating hours are approximately **7:30 AM through 5:30 PM**.

Work is anticipated to be performed during normal business hours. However, the facility is an active Federal courthouse. If noise, odors, dust, vibration, or other construction activities interfere with Court operations, the Contractor shall immediately cease the disruptive activity when directed by the Contracting Officer or COR and resume the activity only as authorized.

The Contractor shall account for these operational restrictions when planning and pricing the Work.

Parking is not furnished by the Government.

The Contractor shall use the freight elevator for construction activities.

Use of the loading dock is subject to GSA/FPS requirements. The loading dock is shared and available on a first-come-first-served basis. Reservations are required for use exceeding 30 minutes, and dock occupancy is limited to a maximum of two hours.

12. QUOTATION REQUIREMENTS

To be considered for award, quotations shall include, at a minimum:

A. Contractor Information

- Legal business name;
- Business address;
- Primary point of contact;
- Telephone number;
- Email address; and
- UEI, if applicable.

B. Firm-Fixed Price

Provide one lump-sum price for complete performance of the Scope of Work:

TOTAL FIRM-FIXED PRICE: \$ _____

C. Schedule Confirmation

Confirm that the Contractor can complete the Work within the required **56-calendar-day Period of Performance** following NTP.

D. Scope Acknowledgment

Confirm that the quotation includes all labor, supervision, Contractor-furnished materials, equipment, tools, transportation, protection, cleanup, coordination, incidental work, and other costs required for complete performance of the Contract Documents.

E. Solicitation Document Acknowledgment

Confirm receipt and consideration of:

- Request for Quotation;
- Scope of Work;
- SK-00 – General Notes;
- SK-01 – Chambers 1572 Demolition Plan;
- SK-02 – Chambers 1572 New Work Plan;
- Written RFI responses, if issued; and
- Solicitation amendments, if issued.

F. Exceptions / Assumptions

The Contractor shall clearly identify all exceptions, exclusions, qualifications, assumptions, or deviations incorporated into its quotation.

If none:

Exceptions / Exclusions / Qualifications: NONE

Any exception, exclusion, assumption, or qualification not expressly identified in the quotation may not be recognized after award.

G. Quote Validity

Quotation shall remain valid for a minimum of **60 calendar days** following the quotation due date.

H. Authorized Representative

Name: _____

Title: _____

Signature: _____

Date: _____

13. AWARD

The Government intends to make a **firm-fixed-price award** to the responsible vendor whose quotation conforms to the solicitation requirements and represents the best value to the Government.

The Government reserves the right to:

- Reject any or all quotations;
- Waive minor informalities;

- Request clarification of quotations;
- Verify information submitted by a vendor;
- Determine whether a quotation complies with the solicitation requirements;
- Cancel the solicitation when determined to be in the Government's interest; and
- Make an award without further discussions.

Submission of a quotation does not obligate the Government to make an award or reimburse a vendor for costs incurred in preparing or submitting its quotation.

14. NOTICE TO PROCEED

Award of a contract does **not** constitute authorization to begin work.

The **Contracting Officer is the only Government official authorized to issue the Notice to Proceed (NTP).**

No work shall commence before issuance of the NTP.

Prior to commencement of on-site work, the successful Contractor shall coordinate with the COR regarding sequencing, access, deliveries, staging, elevators, loading dock use, security, communications, and other logistical requirements.

15. CONTRACT DOCUMENTS

The solicitation consists of the following documents:

1. Request for Quotation;
2. Scope of Work – Chambers 1572 Renovation;
3. SK-00 – General Notes;
4. SK-01 – Chambers 1572 Demolition Plan;
5. SK-02 – Chambers 1572 New Work Plan;
6. Written responses to RFIs, if issued; and
7. Amendments or other written modifications issued by the Contracting Officer.

In the event of a conflict, the Order of Precedence contained in the Scope of Work shall govern.

16. QUOTATION SUBMISSION

Quotations shall be submitted electronically no later than:

5:00 PM Central Time
Friday, September 4, 2026

Submit quotations to:

Tim Christnagel
Contracting Officer

U.S. District Court – Northern District of Texas
tim_christnagel@txnd.uscourts.gov

Email subject line:

RFQ – Chambers 1572 Renovation – [Vendor Name]

Quotations received after the deadline may not be considered.

17. ATTACHMENTS

- **Attachment 1:** Scope of Work – Chambers 1572 Renovation
- **Attachment 2:** SK-00 – General Notes
- **Attachment 3:** SK-01 – Chambers 1572 Demolition Plan
- **Attachment 4:** SK-02 – Chambers 1572 New Work Plan

END OF REQUEST FOR QUOTATION