

 R1 RICHLAND ONE ENGAGE • EDUCATE • EMPOWER	Richland County School District One REQUEST FOR QUALIFICATIONS MULTIPLE AWARD Indefinite Delivery and Indefinite Quantity Amendment No. 1	Solicitation Number Date Issued Procurement Officer Phone E-mail Address	RFQ 2026-013 January 30, 2026 Crystal Morant 803-231-1742 Crystal.morant@richlandone.org
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DESCRIPTION: **“Provide Maintenance and Repair Services”**

The Term "Offer" Means Your "Bid" or "Proposal"

SCHEDULE OF EVENTS	DATE AND TIME
QUESTIONS MUST BE RECEIVED BY: ALL QUESTIONS MUST BE SUBMITTED VIA EMAIL TO: crystal.morant@richlandone.org The solicitation number must appear in the subject line of the email.	January 29 @ 10:00 am EST
POST RESPONSE TO BID QUESTIONS	February 2, 2026
DEADLINE FOR BID:	February 13, 2026 @ 2 PM EST

Offer must be submitted in a sealed package. The Solicitation Number, Company Name, and Opening Date must appear on the package.

Offeror shall provide One (1) Original and one (1) USB copy.

SUBMIT YOUR SEALED OFFER TO THE FOLLOWING ADDRESS:

Attn: Crystal Morant
Procurement Services
201 Park Street, Room 209
Columbia, S.C. 29201

**AWARD&
AMENDMENTS**

This solicitation, any amendments and award, will be posted at the following web address:
<https://www.richlandone.org/Page/306>

You must submit a signed copy of this form with Your Offer. By submitting a bid or proposal, You agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of thirty (30) calendar days after the Opening Date

NAME OF OFFEROR (Full legal name of business submitting the offer)	OFFEROR'S TYPE OF ENTITY: (Check one) ☐ Small ☐ Women ☐ Minority ☐ Other _____ (See provision entitled "Signing Your Offer")
AUTHORIZED SIGNATURE (Person signing must be authorized to submit binding offer to enter contract on behalf of offeror named above)	
TITLE (Business Title of person signing above)	
PRINTED NAME (Printed name of person signing above)	

Instructions regarding Offeror's Name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the offeror above. An offer may be submitted by only one legal entity. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.

STATE OF INCORPORATION (If Offeror is a corporation, identify the state of Incorporation.)

TAXPAYER IDENTIFICATION NO. (See "Taxpayer Identification Number" provision)

Richland County School District One
Request for Qualifications: Provide Maintenance and Repair Services

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(Return Page Two with your Offer)

HOME OFFICE ADDRESS (Address for offeror's home office / principal place of business)	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) (See "Notice" clause)			
	Area Code	Number	Extension	Facsimile
	E-mail Address			

PAYMENT ADDRESS (Address to which payments will be sent.) (See "Payment" clause)	ORDER ADDRESS (Address to which purchase orders will be sent) (See "Purchase Orders" and "Contract Documents" clauses)
☐ Payment Address same as Home Office Address ☐ Payment Address same as Notice Address (check only one)	☐ Order Address same as Home Office Address ☐ Order Address same as Notice Address (check only one)

ACKNOWLEDGEMENT OF AMENDMENTS								
ACKNOWLEDGMENT OF AMENDMENTS	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date
Offeror acknowledges receipt of amendment(s) by number and its date of issue. See "Amendments to Solicitation" Provision								

DISCOUNT FOR PROMPT PAYMENT	10 Calendar Days (%)	20 Calendar Days (%)	30 Calendar Days (%)	_____ Calendar Days (%)
See "Discount for Prompt Payment" clause				

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****End of Page Two****

NOTICE

Solicitation No. 2026-013
Provide Maintenance and Repair Services
Amendment No. 1

THE FOLLOWING INFORMATION SHALL BE INCORPORATED AS PART OF THE SOLICITATION MENTIONED ABOVE; ALL OTHER TERMS AND CONDITIONS SHALL REMAIN THE SAME.

THIS IS TO ADD AN ADDITIONAL LINE ITEM RELATED TO PROJECT MANAGER RATE TO LOT A. OFFERORS WILL NOW GIVE PRICING FOR PROJECT MANAGER (IF APPLICABLE) ALONG WITH THE OTHER TRADE DESCRIPTIONS IN LOT A.

SECTION IV. LINE ITEM #3 EXPERIENCE- SHOULD A STATE THAT A MINIMUM OF THREE (3) REFERENCE WITH (2) IN THE PAST THREE (3) YEARS ON APPENDIX A, FROM CURRENT AND FORMER CLIENTS, IN WHICH SIMILAR SERVICES WERE PERFORMED WITH AN OUTSTANDING TRACK RECORD OF RELIABILITY AND STELLAR CUSTOMER SERVICE.

Q1: Should Payment & Performance Bond rates be factored into pricing?

A1: Payment and Performance Bond rates should *not* be included in the pricing, as this contract primarily covers maintenance and repair services. Any construction-related needs will be solicited separately, at which time the District address bonding requirements.

Q2: Should the federal guidelines provided be factored into our pricing? Davis Bacon Wage Rates, Buy America, etc?

A2: Federal guidelines such as Davis-Bacon Wage Rates and Buy America requirements should only be factored into pricing when a specific project is funded with federal dollars. In those instances, the applicable Federal Acquisition Regulation (FAR) requirements must be followed. The District will notify the vendors when a project is federally funded and when these regulations must be applied.

Q3: Is Builder's Risk Insurance required?

A3: No, the only insurance requirements are Limited Liability, Worker's Compensation, and Auto liability insurance.

Q4: Do we need to price out the lots for asphalt/stripping services or would we be notified when to price each location if we get chosen as the contractors?

A4: For this solicitation, vendors must provide an hourly rate for each line item within the entire asphalt/stripping lot. After a contractor is selected as qualified to provide service under this contract, the District will request a detailed quote reflecting the actual work required for that project.

PRICING SCHEDULE

START OF LOT A – MAINTANANCE & REPAIR SERVICES

ITEM NUMBER	UNITS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Project Manager (if applicable)	
2	1	Trade Supervisor	
3	1	Foreman	
4	1	Carpenter	
5	1	Carpenter Helper	
6	1	Mason	
7	1	Mason Helper	
8	1	Dry Wall/Studding	
9	1	General Laborer	
10	1	Sheet Metal/Duct	
11	1	Welder	
12	1	Welder Helper	
13	1	Concrete Finisher	

END OF LOT A

Markup

This markup percentage shall include costs for equipment rentals, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED

(Return with your submission)

TOTAL PRICE FOR LOT A \$_____

LOT A % _____

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

PRICING SCHEDULE

START OF LOT B - MECHANICAL/HVAC AND REFRIGERATION SERVICES

ITEM NUMBER	UNITS ESTIMATED HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Project Manager (if applicable)	
2	1	Lead/Supervisor	
3	1	Mechanic	
4	1	Laborer	
5	1	Controls Technician	

END OF LOT B

TOTAL PRICE FOR LOT B \$ _____

Markup

LOT B % _____

This markup percentage shall include costs for equipment rentals, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED

(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

PRICING SCHEDULE

START OF LOT C – ELECTRICAL SERVICES

ITEM NUMBER	UNITS ESTIMATED HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Project Manager (if applicable)	
2	1	Electrical Foreman/Supervisor	
3	1	Licensed Electrician	
4	1	Electrical Helper	

END OF LOT C

TOTAL PRICE FOR LOT C \$ _____

Markup

LOT C % _____

This markup percentage shall include costs for equipment rentals, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED

(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

PRICING SCHEDULE

START OF LOT D – PLUMBING SERVICES

ITEM NUMBER	UNITS ESTIMATED HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Project Manager (if applicable)	
2	1	Plumbing Foreman/Supervisor	
3	1	Licensed Plumber	
4	1	Plumber's Helper	

END OF LOT D

TOTAL PRICE FOR LOT D \$_____

Markup

LOT D % _____

This markup percentage shall include costs for equipment rentals, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED

(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

Pricing Schedule

START OF LOT E – PAINTING SERVICES

ITEM NUMBER	UNITS ESTIMATED HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Painter Supervisor	
2	1	Painter	
3	1	Helper	

END OF LOT E

TOTAL PRICE FOR LOT E \$_____

Markup

LOT E % _____

This markup percentage shall include costs for equipment, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED

(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

Please refer to Paint Specification in SOW

Pricing Schedule

Start of Lot F – Fencing Services

ITEM NUMBER	UNITS ESTIMATE D HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Project Manager (if applicable)	
2	1	Supervisor	
3	1	Fence Technician	
4	1	Helper/Laborer	

END OF LOT F TOTAL PRICE FOR LOT F \$ _____
Markup LOT F % _____

This markup percentage shall include costs for equipment, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED
(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

Pricing Schedule

Start of Lot G- Asphalt Maintenance and Repair Services

ITEM NUMBER	UNITS ESTIMATE D HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Supervisor/Foreman	
2	1	Equipment Operator	
3	1	Laborer	

END OF LOT G TOTAL PRICE FOR LOT G \$ _____
Markup LOT G % _____

This markup percentage shall include costs for equipment, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED
(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

Pricing Schedule

Start of Lot H – Refrigeration Maintenance and Repair Services

ITEM NUMBER	UNITS ESTIMATE D HOURS	TRADE DESCRIPTION	UNIT PRICE (PER HOUR)
1	1	Project Manager (if applicable)	
2	1	Supervisor	
3	1	Helper/Laborer	

END OF LOT H

TOTAL PRICE FOR LOT H

Markup

LOT H % _____

This markup percentage shall include costs for equipment, subcontracted services, and any unforeseen occurrences, but in no event shall it exceed fifteen percent (15%)

NOTE: ALL LINES FOR EACH LOT MUST BE COMPLETED TO BE CONSIDERED

(Return with your submission)

Ensure that all charges billed to the District are consistent with prevailing customer pricing standards

***** END OF AMENDMENT NO. 1*****

OFFEROR MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT BEFORE THE DATE AND TIME SPECIFIED IN THE SOLICITATION, OR AS AMENDED, BY ONE OF THE FOLLOWING METHODS: (A) BY SIGNING AND RETURNING ONE COPY OF THIS AMENDMENT WITH YUR BID; (B) BY ACKNOWLEDGING RECEIPT OF THIS AMENDMENT ON EACH COPY OF THE OFFER SUBMITTED; OR (C) BY SEPARATE LETTER OR TELEGRAM WHICH INCLUDES A REFERENCE TO THE SOLICITATION AND AMENDMENT NUMBER(S). FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE ISSUING OFFICE BEFORE THE DATE AND TIME SPECIFIED MAY RESULT IN THE REJECTION OF YOUR OFFER. IF BY THIS AMENDMENT YOU DESIRE TO CHANGE AN OFFER ALREADY SUBMITTED, SUCH CHANGE MAY BE MADE BY LETTER OR TELEGRAM, PROVIDED SUCH LETTER OR TELEGRAM MAKES REFERENCE TO THE SOLICITATION AND THIS AMENDMENT AND IS RECEIVED BEFORE THE DATE AND TIME SPECIFIED.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

