



Request for Proposals

Add a large addition to the south end of the Maintenance Building (a change from original RFP)

Project: 50-Foot x 50-Foot Addition and 25-Foot x 50-Foot Renovation of Maintenance Building

Issued by: Fort Scott Community College

Funded through: ARPA (American Rescue Plan Act) Heavy Equipment Grant

1. Introduction

Fort Scott Community College is seeking sealed proposals from qualified contractors for the construction of a 50-foot x 50-foot addition and improvements to the existing Maintenance Building located at 2108 S. Horton on the west side of campus. This project is funded through the ARPA Heavy Equipment Grant and is intended to expand and modernize space for housing, maintaining, and training with heavy equipment.

2. Scope of Work

The successful bidder will provide all labor, materials, equipment, and services necessary to complete the project as specified. Work shall include but is not limited to the following:

A. Building Addition (50' x 50' on the south side of existing structure)

- **Foundation and Floor:**
 - Pour and smooth finish 6-inch concrete slab floor reinforced with #4 rebar on 2'x2' O.C. or equivalent in both the new 50' x 50' addition and the existing 25'x50' covered area that will be enclosed as part of the addition.
- **Structural and Exterior:**
 - Red Iron framed structure tied into existing building.
 - Insulated exterior walls and roof with closed-cell spray foam insulation.
 - Exterior metal/finishes to match/complement existing building.

- Install two 12' x 12' insulated commercial-grade garage doors with commercial or heavy-duty openers.
- Install at least two 36-inch insulated walk doors, with the possibility of additional walk doors as determined during final design and egress requirements.
- **Interior Finishes:**
 - Install white 29-gauge metal liner panels from floor to ceiling, with trim, on the east, west, and south interior walls of the addition.
 - White metal wall panels extend from floor to ceiling both in the new addition and the existing covered area.
 - Insulate existing covered area's walls and roof to match new addition.

B. Electrical and Lighting

- Install electrical outlets throughout addition.
- Provide adequate electrical service for heavy equipment and welding area.
- Install six (6) LED 4-foot interior shop lights in each 25'x50' section of the addition, 18 total in the remodel/addition.
- Install two (2) LED wall packs for exterior illumination.
- Provide electrical connections for all overhead door openers.

C. HVAC and Ventilation

- Install a HVAC system(s) sized for approx. 75' x 50' space, capable of providing reasonable heating and cooling.
- Install overhead circulation fans and exhaust fan louvers to improve ventilation.
- Provide increased ventilation capacity appropriate for heavy equipment operation and welding on equipment in the enclosed area.

D. Restrooms

- Construct men's and women's restrooms within the new 50' x 50' addition.
 - Restrooms to be located back-to-back for cost efficiency.
 - Each restroom to contain 2–4 toilets (final count based on code and budget considerations).
 - ADA compliance required.

E. Site and Aesthetics

- Grade and prepare site for addition and parking area.
 - Exterior improvements to the east side of the building to provide a main entrance aesthetic, enhancing the appearance to align with an educational training facility.
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3. Contractor Qualifications

Contractors are encouraged to demonstrate:

- Experience in commercial/institutional projects of similar scope.
 - Proper licensing and insurance in the State of Kansas, including subcontractors.
 - Proven ability to meet schedule and budget requirements.
 - References from at least three similar projects.
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4. Proposal Submission Requirements

Each proposal suggested to include:

- Company overview and qualifications.
 - Detailed work plan and project schedule.
 - Itemized cost estimate (labor, materials, subcontractors, contingencies).
 - Proof of licensure, bonding, and insurance.
 - References for at least three comparable projects.
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5. Evaluation Criteria

Proposals will be evaluated on:

- Responsiveness to specifications.
 - Demonstrated contractor qualifications.
 - Cost-effectiveness and value.
 - Proposed schedule and ability to meet deadlines.
 - References and past performance.
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6. Timeline

- RFP Issued: August 18, 2025
 - Optional Site Visit: Schedule if needed
 - Proposal Submission Deadline: August 28, 2025
 - Project Completion Deadline: December 31, 2025
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7. Submission Instructions

Proposals must be submitted [sealed/email/electronic portal – specify] no later than **September 10, 2025** at 5:00 PM to:

Missy Scott
VP of Finance & Operations
Fort Scott Community College
2108 S Horton, Fort Scott, KS 66701
rfp@fortscott.edu / 620-223-2700 x.5130

8. Additional Information

- Fort Scott Community College reserves the right to reject any and all proposals.
- Final contract award is subject to approval by the Board of Trustees and ARPA grant compliance.
- Contractors are strongly encouraged to visit the site before submitting a proposal.