

REQUEST FOR PROPOSAL (RFP)

Fort Scott Community College – FRAME Grant Project

Construction of Two Duplexes

Issue Date: February 17th, 2026

Proposal Due Date: Ten (10) calendar days from the date of this posting

With Questions, Contact:

Fort Scott Community College

Rory Chaplin

Email: roryc@fortscott.edu

1. Introduction

Fort Scott Community College (FSCC) invites qualified **General Contractors** to submit proposals for the construction of 2 **Duplexes**, part of FSCC's FRAME Grant Project. The project provides a hands-on, real-world learning opportunity for FSCC students enrolled in Construction Technology, Heavy Equipment Operations, and related programs.

The selected contractor will collaborate closely with FSCC faculty and students throughout the building process, ensuring quality construction while supporting an educational environment.

2. Project Overview

The Project will consist of approximately Two - **1,792 square foot duplexes**, featuring:

- Two bedrooms and one bath per unit (Two units in one duplex)
- A functional, open floor plan
- Energy-efficient materials and construction methods
- High-quality craftsmanship at an affordable price

This RFP covers **two individual duplexes (two structures)** to be constructed:

- **Phase I:** One duplex **MUST** be completed by **May 31, 2026**
- **Phase II:** The second duplex may be constructed simultaneously, but **MUST** be completed no later than **May 31, 2027**.

Construction must adhere to all applicable local, state, and federal building codes and safety requirements.

3. Scope of Work

The selected contractor shall provide all necessary labor, supervision, equipment, and services to complete the construction of the Duplexes in accordance with provided plans and specifications. Building materials will be purchased in accordance to the FRAME Grant and FSCC policies (tax exempt).

Scope Includes:

- Site preparation, grading, and utility connections
- Foundation and framing
- Roofing, siding, and exterior finishes
- Insulation and drywall
- Electrical, plumbing, and HVAC systems
- Interior finishes including flooring, cabinetry, and fixtures
- Driveways, sidewalks, and landscaping as required
- Compliance with all energy-efficiency standards

Educational Collaboration Requirements

- Must be willing to work collaboratively with FSCC faculty and students throughout the project.
- A designated **FSCC instructor** will be present whenever students are on-site.
- The contractor shall participate in **weekly or bi-weekly coordination meetings** with FSCC staff to discuss progress, safety, and student participation.
- Opportunities for students to gain hands-on learning experience in various phases of the project are a key objective.

4. Timeline

Milestone	Target Date
RFP Published	February 17, 2026
Proposals Due	10 days after publication – 2/26/26 at 5pm
Review and Selection	Following FSCC Board of Trustees approval
Anticipated Start Date	As soon as possible after award
Completion Date (Phase I)	May 31, 2026
Completion Date (Phase II)	Following fiscal year

5. Funding and Payment Terms

This project is funded through the **FRAME Grant** received by FSCC.

Payment terms will be negotiated between FSCC and the selected contractor upon award. The selected contractor must comply with all federal and state requirements associated with grant-funded projects.

6. Proposal Submission Requirements

Proposals must include the following:

1. **Cover Letter** – Include company name, address, contact person, and summary of interest, and relevant projects.
2. **Project Understanding & Approach** – Statement describing your understanding of the project goals and how you will support the educational mission.
3. **Proposed Timeline & Schedule**
4. **Cost Proposal** – Provide a detailed breakdown of costs, including materials, labor, and subcontractors.
5. **Bonding & Insurance** – Proof of current bonding and insurance.
6. **Commitment to Student Collaboration** – Describe how your team will incorporate FSCC students into the construction process.

Submission Instructions

Proposals must be submitted **electronically (PDF format)** or **in a sealed envelope** clearly marked “*RFP – FRAME Grant Duplexes*” by the deadline to:

Fort Scott Community College

Attn: Gina Shelton

2108 S. Horton Street

Fort Scott, KS 66701

Email: RFP@fortscott.edu

Late submissions will not be considered.

7. Evaluation Criteria

FSCC reserves the right to reject any or all proposals, to waive informalities or irregularities, and to accept the proposal deemed to be in the best interest of the College.

8. Terms and Conditions

- FSCC reserves the right to negotiate scope and pricing with the selected proposer.
 - The contractor shall comply with all applicable labor laws, safety regulations, and equal opportunity employment requirements.
 - All work performed shall meet or exceed local building codes.
 - The contractor is responsible for obtaining required permits and inspections.
 - Any change orders must be approved in writing by FSCC prior to implementation.
-

9. Contact Information

For questions or to request a copy of the full project plans and specifications, please contact:

Rory Chaplin

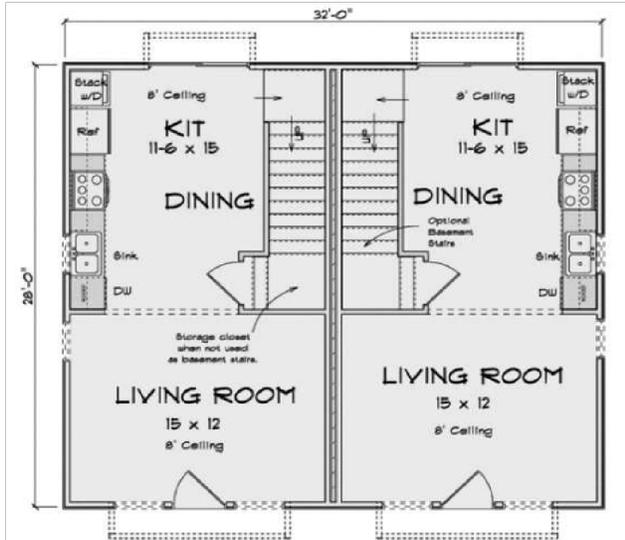
Fort Scott Community College

Email: roryc@fortscott.edu

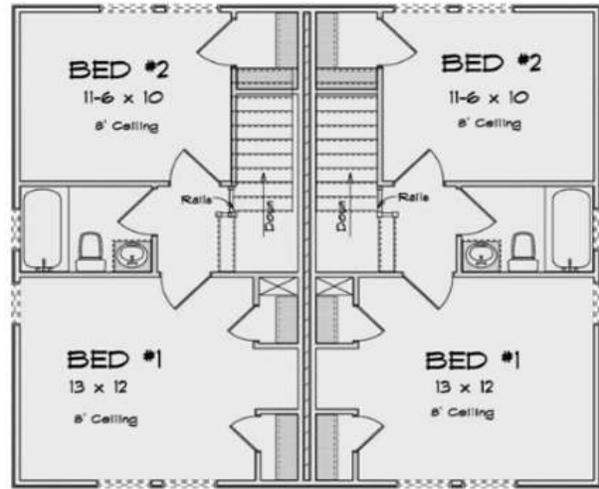
Phone: 620-223-2700 x.3610

Project Overview:

1,792 square foot, two-bedroom, one-bath traditional duplex. The home will feature a functional open floor plan, energy-efficient materials, and high-quality craftsmanship at an affordable price.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

