

REQUEST FOR PARTNERSHIP PROPOSALS (RFP)

FRAME Grant Residential Construction Partnership

Fort Scott Community College
2108 South Horton Street
Fort Scott, Kansas 66701

Project Overview

Fort Scott Community College (FSCC) invites qualified contractors, developers, builders, and construction firms to submit proposals to partner with the College in the construction of residential housing as part of the Kansas Department of Commerce Fostering Residential Advancement through Mentoring and Education (FRAME) Grant Program.

The purpose of this project is to:

- Increase quality residential housing opportunities within Bourbon County.
- Provide meaningful hands-on educational experiences for students enrolled in Fort Scott Community College's Construction Technology and related skilled trades programs.
- Strengthen workforce development through collaboration between education and industry.

FSCC is seeking a construction partner that shares the College's commitment to workforce development while delivering quality residential housing.

Project Scope

Fort Scott Community College is requesting partnership proposals for residential construction projects. Proposals may include, but are not limited to:

- Single-family homes
- Duplexes
- Townhomes
- Multi-family residential housing
- Other residential housing concepts

The College welcomes innovative residential construction concepts that best meet community housing needs while maximizing educational opportunities for students. The objective of this project is to construct the equivalent of four (4) residential homes in accordance with the requirements of the Kansas Department of Commerce FRAME Grant. For purposes of this project, each single-family residence counts as one (1) home, and each duplex counts as two (2) homes. Proposers may submit concepts utilizing single-family homes, duplexes, or a combination thereof, provided the proposed project satisfies the grant objective of four (4) residential homes.

The selected contractor will work collaboratively with FSCC throughout planning, construction, and project completion.

Student Partnership

A primary objective of this project is student learning.

The selected contractor shall provide meaningful opportunities for students to observe and participate in appropriate phases of construction under the supervision of qualified personnel.

Each proposal should describe:

- How students will participate
 - Types of work students may perform or observe
 - Safety procedures and supervision
 - Coordination with FSCC instructors
 - Educational value of the proposed partnership
-

Contractor Responsibilities

The selected contractor will be responsible for:

- Project planning and coordination
 - Construction management
 - Scheduling
 - Permits and inspections
 - Compliance with applicable building codes
 - Quality workmanship
 - Coordination with Fort Scott Community College
 - Cooperation with applicable FRAME Grant reporting requirements
-

Sale of Completed Properties

Completed residential properties will be marketed for sale by Fort Scott Community College following construction in accordance with applicable FRAME Grant requirements.

Contractors may indicate within their proposal whether they have an interest in purchasing completed properties after construction. Any future purchase shall be subject to College approval, applicable procurement requirements, grant requirements, and negotiated terms.

Proposal Requirements

Each proposal shall include:

- Company background and qualifications
 - Experience with similar residential construction projects
 - Proposed housing concept
 - Preliminary floor plans, renderings, or example designs (if available)
 - Proposed project schedule
 - Estimated project budget
 - Student participation plan
 - Three project references
 - Proof of insurance or statement of insurability
 - Statement of bonding capacity
-

Bonding Requirements

The successful proposer shall furnish the following upon execution of the contract:

- Performance Bond
- Payment Bond

Each bond shall be in the full amount of the contract and issued by a surety authorized to conduct business in the State of Kansas.

Insurance Requirements

Prior to execution of the contract, the selected contractor shall provide certificates of insurance evidencing:

- Commercial General Liability
 - Workers' Compensation
 - Automobile Liability (if applicable)
 - Any additional insurance reasonably required by Fort Scott Community College
-

Evaluation Criteria

Proposals will be evaluated based upon:

- Understanding of the project
- Quality of the proposed housing concept
- Commitment to student education
- Qualifications and experience
- Project schedule
- Overall value
- Estimated project budget
- References

Fort Scott Community College reserves the right to request interviews or additional information from one or more proposers.

Questions and Clarifications

Questions regarding this Request for Partnership Proposals (RFP) must be submitted by email no later than **September 2, 2026, at 10:00 a.m.**

Questions shall be submitted to:

Rory Chaplin

Director of Career and Technical Education and Workforce Development

Email: **roryc@fortscott.edu**

and

Fort Scott Community College Procurement

Email: **rfp@fortscott.edu**

To ensure fairness to all prospective proposers, responses to substantive questions and any resulting clarifications or changes to this RFP will be issued by Fort Scott Community College in the form of a written addendum posted on the College's website at **www.fortscott.edu**.

Verbal responses, interpretations, or representations by College employees or representatives shall not be considered binding.

It is the responsibility of each proposer to monitor the College's website for any addenda issued prior to the proposal due date.

Proposal Submission

Proposals shall be submitted no later than:

Date: September 11, 2026

Time: 10:00 a.m.

Reference: FRAME Grant Residential Construction Partnership

Submit to:

Fort Scott Community College

Attn: Gina Shelton

Vice President of Finance & Operations

2108 South Horton Street

Fort Scott, KS 66701

Email: **rfp@fortscott.edu**

Reservation of Rights

Fort Scott Community College reserves the right to reject any or all proposals, waive informalities, request clarification of proposals, negotiate with one or more proposers, and accept the proposal determined to be in the best interest of the College.

Selection of a proposal does not constitute a contract. Any resulting agreement shall be subject to approval by the Fort Scott Community College Board of Trustees and execution of a mutually acceptable written contract.

Tentative Project Timeline

Activity	Date
RFP Issued	August 26, 2026
Questions Due	September 2, 2026
Addendum Posted (if needed)	September 3, 2026
Proposals Due	September 11, 2026
Contractor Interviews (if needed)	September 14, 2026
Board Consideration	September 21, 2026
Contract Execution	September 23, 2026
Construction Begins	October 5, 2026, or earlier
Construction Complete	May 31, 2027

Attachment A

Proposal Submission Form

Company Name: _____

Contact Person: _____

Title: _____

Address: _____

Phone: _____

Email: _____

Website: _____

Years in Business: _____

Kansas Contractor License (if applicable): _____

Proposed Project

Type of Project (check one):

☐ Single-Family Home

☐ Duplex

☐ Townhome

☐ Multi-Family Residential

☐ Other: _____

Number of Units: _____

Approximate Square Footage: _____

Estimated Construction Duration: _____

Estimated Project Budget: \$ _____

Estimated Market Value Upon Completion: \$ _____

Interest in Purchasing Completed Property (if offered by the College):

☐ Yes

☐ No

If yes, briefly describe your interest:

Authorized Representative

Printed Name: _____

Title: _____

Signature: _____

Date: _____

Attachment B

Student Participation Plan

Describe how your company proposes to involve Fort Scott Community College students throughout the project.

Construction activities students may participate in:

How will students be supervised?

Safety procedures:

Estimated student involvement (hours or percentage):

Additional educational opportunities:

Attachment C

Estimated Project Budget

Category	Estimated Cost
Site Preparation	\$_____
Foundation	\$_____
Framing	\$_____
Roofing	\$_____
Plumbing	\$_____
Electrical	\$_____
HVAC	\$_____
Interior Finishes	\$_____
Exterior Finishes	\$_____
General Conditions	\$_____
Landscaping	\$_____
Sidewalks	\$_____
Contractor Overhead & Profit	\$_____
Other	\$_____
Total Estimated Project Budget: \$_____	

Assumptions/Exclusions:

Attachment D

Project References

Reference 1

Project Name: _____

Owner: _____

Location: _____

Completion Date: _____

Project Description:

Contact Person: _____

Phone: _____

Email: _____

Reference 2

Project Name: _____

Owner: _____

Location: _____

Completion Date: _____

Project Description:

Contact Person: _____

Phone: _____

Email: _____

Attachment E

Proposal Submission Checklist

Please verify that your proposal includes the following:

- ☐ Proposal Submission Form
- ☐ Company Qualifications
- ☐ Proposed Housing Concept
- ☐ Preliminary Plans or Renderings (if available)
- ☐ Student Participation Plan
- ☐ Estimated Project Budget
- ☐ Project Schedule
- ☐ Two References
- ☐ Proof of Insurance or Statement of Insurability
- ☐ Statement of Bonding Capacity
- ☐ Any Assumptions or Exceptions
- ☐ Authorized Signature

Fort Scott Community College appreciates your interest in partnering to advance workforce development and expand quality housing opportunities through the Kansas Department of Commerce FRAME Grant Program.