

Request for Proposals (RFP)

Franklin County R2 School District

Preschool Classroom Renovation Project

Issue Date: 3-30-26

Proposal Due Date: 4-20-26 3:00 p.m.

Project Location: Franklin County R2 School
3128 Highway Y, New Haven, MO 63068

1. Project Overview

The Franklin County R2 School District is requesting sealed proposals from qualified contractors for design-build renovation work associated with the development of a preschool classroom space within an existing classroom.

The project will include construction, plumbing, minor electrical modifications, and other related work necessary to complete preschool restroom facilities and associated improvements.

Contractors must provide all labor, materials, equipment, supervision, permits, and services necessary to complete the work described in this RFP.

2. Scope of Work

The work to be performed includes, but is not limited to, the following items:

2.1 Bathroom Wall Construction

- Build out restroom walls within the preschool classroom.
- Provide and install all necessary framing.
- Install finished wall surfaces appropriate for preschool restrooms.
- Provide and install all necessary trim, hardware, and accessories.

2.2 Plumbing

- Rough plumbing for preschool restroom fixtures.
- Tie into existing plumbing as required.
- Installation of required supply and drain lines.

2.3 Electrical

- Minor electrical work is required to support the restroom addition.
- This may include relocation or installation of outlets, switches, lighting adjustments, or other minor electrical modifications as needed for the completed spaces.

2.4 Exterior Window Removal

- Remove one existing exterior window.
- Frame in opening to match existing exterior wall construction.
- Provide interior and exterior finishes to match the surrounding structure as closely as possible.

2.5 Exterior Door Repair

- Repair existing exterior door, including frame adjustments, hardware repair/replacement, and weather sealing as necessary.
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3. Bid Alternates

Contractors must include pricing for the following bid alternates:

Alternate #1 – Classroom Flooring

Provide pricing for replacement flooring in the preschool classroom area, including:

- Removal of existing flooring (if required)
- Subfloor preparation
- Installation of new LVT flooring. Color and finish to be determined.

Alternate #2 – Gym Restroom Plumbing Fixtures

Provide pricing for replacement of plumbing fixtures in the gym restrooms, including:

- Removal of existing fixtures, installation of new toilet fixtures with automatic flushers.
 - Contractor to verify that existing drains are problem-free and no obstructions.
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4. Contractor Requirements

Contractors submitting proposals must meet the following requirements:

- Must be **properly licensed** to perform construction work in the State of Missouri and the County of Franklin.
- Must carry **current liability insurance and workers' compensation insurance**.
- Must comply with all **local building codes and regulations**.
- Must be capable of completing work within the agreed project schedule.

Proof of licensing and insurance must be submitted with the proposal.

5. Mandatory Pre-Bid Meeting

A **mandatory on-site pre-bid meeting** will be held to review the project scope and allow contractors to inspect the work area.

Date: April 9, 2026

Time: 8:00 a.m.

Location: Franklin County R2 School
3128 Highway Y, New Haven, MO 63068

Attendance at the pre-bid meeting is **required** in order to submit a proposal.

6. Proposal Submission Requirements

Proposals must include:

- Contractor company name and contact information
 - Proof of licensing and insurance
 - Lump sum base bid for the scope of work
 - Pricing for each bid alternate
 - Estimated project schedule
 - References from similar projects
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7. Proposal Deadline

All proposals must be submitted no later than:

**April 20, 2026
3:00 p.m.**

Proposals may be submitted to:

Franklin County R2 School District
Erica Freitag/Superintendent
3128 Highway Y, New Haven, MO 63068
efreitag@fcr2.org

Late proposals may not be accepted.

Bids will be opened on **April 20, 2026, at 3:30 p.m. in the Superintendent's office.**

8. Evaluation and Award

The Franklin County R2 School District reserves the right to:

- Accept or reject any or all proposals
- Waive minor irregularities in proposals
- Select the proposal deemed to be in the best interest of the district

Award will be based on qualifications, cost, and ability to meet project requirements.

9. Project Schedule

Anticipated timeline:

- Pre-Bid Meeting: April 9, 2026, at 8:00 a.m.
 - Proposal Due Date: April 20, 2026, at 3:00 p.m.
 - Bid Opening: April 20, 2026, at 3:30 p.m.
 - Anticipated Award: April 22, 2026
 - Project Start: May 18, 2026
 - Project Completion: July 10, 2026
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10. Contact Information

Questions regarding this RFP should be directed to:

Erica Freitag
Franklin County R2 School District
573-237-2414
efreitag@fcr2.org