Request for Proposals

General Contracting

RFP #08252026

Frontier STEM High School
Gym Flooring Renovation Project

6455 East Commerce Ave., Kansas City, MO 64120

October 2, 2026

Proposal Submittal Requirements:

To: Contractors

RE: Frontier STEM High School Gym Flooring Renovation

Frontier Schools is seeking proposals to renovate its STEM High School gym flooring. The existing flooring was installed in 2014 and is a seamless, resilient athletic flooring Polyurethane (PU) system with a 7mm rubber basemat and a 2mm wear layer.

The space is used for Gym class as well as basketball and volleyball games. The flooring is being replaced because it does not perform well for student activities. It doesn't provide shock absorption, consistent ball bounce, or energy return to athletes, making it difficult for sports teams playing here. The flooring replacement should be high quality to prioritize the needs of the student athletes, addressing safety concerns, but also be cost-effective.

Project Scope

The project scope includes **removing the existing resilient athletic flooring Polyurethan (PU) system, floor leveling per manufacturer's requirements, and** installing a wood athletic flooring ~~over the top of the existing PU system~~. Adjacent doors will be trimmed and ramp thresholds installed to mediate between the existing floor level and the new wood floor. Refer to attached sheet A100 for further details and product specifications.

Proposal Requirements

Please include the following in your proposal:

1. Installer qualification must be approved by the Maple Flooring Manufacturers Association (MFMA) as an accredited installer according to the MFMA Accreditation program.

2. Describe your firm's current bonding capacity for the proposed project. The owner may or may not require a Performance Bond and Labor and Material Payment Bond. Indicate your ability to meet this requirement and associated costs.

3. References for three (3) similar projects where you have provided these services.

4. Fee: Provide a Fixed Fee dollar amount for a guaranteed maximum price contract based on the Cost of the Work amount stated above. The cost of the work is further clarified in the matrix, which is attached to this document. This project will be exempt from sales tax. A tax ID number and certificate will be provided by owner after bidding.

5. General Requirements Cost: Provide a fixed dollar amount for General Requirements based on the cost of the work per the matrix. The Missouri Prevailing Wage Law will be administered for this project in accordance with the policies and

procedures set forth by The State of Missouri as further explained in the project manual. The construction duration is anticipated to be completed in Summer 2027, with a start date coordinated with the school's schedule. The work must be completed by **July 23, 2027.**

6. ~~Changes in Cost of the Work:~~
    - ~~In the event that, after subcontractor bidding, the initial Cost of the Work (not including General Requirements & Fixed Fee) is greater than the estimate stated above, provide a fixed fee percentage.~~
    - ~~In the event that, after subcontractor bidding, the initial Cost of the Work (not including General Requirements & Fixed Fee) is less than the estimate stated above, provide a fixed fee percentage.~~
7. Changes in the Work During Construction
    - In the event there are changes to the work during the course of construction, please state the fee percentage shall there be additional costs.
    - In the event there are changes to the work during the course of construction, please state that the fee percentage shall there be reduced costs.
8. Any other information pertinent to your qualifications for this project.

Bidder Questions or Substitution Requests

There will be an optional site visit scheduled for **Thursday, October 29, 2026 at 1:00pm** at Frontier STEM High School, 6455 E. Commerce Ave., Kansas City, MO 64120.

Questions or substitution requests must be emailed to BNIM by **5:00 pm CDT on November 4, 2026**. Responses will be returned by **November 9, 2026.**

Joyce Raybuck
BNIM Architects
Email: jraybuck@bnim.com

Bid Submission

Proposals are to be received by **November 13, 2026, by 12:00 pm CDT**. Proposals must be submitted sealed and in writing to be opened publicly on **November 13, 2026, at 1:00 pm CDT.**

Matthew Mercer
Frontier Schools
6800 Corporate Dr.
Kansas City, MO 64120
Direct: 816-683-8323

Frontier Schools reserves the right to reject any or all proposals and to waive any minor irregularities in the submissions. Proposals, including all pricing, must remain valid through July 23, 2027.

Drawings & Additional Information

Please refer to the attached drawings for further project details and specifications.

Insurance Requirements

Prior to the start of Work, Contractor shall at its own expense, procure and maintain in effect during performance and until final completion the following insurance. The insurance required shall be written for not less than the following limits, or greater if required by law.

1. Worker's Compensation

   Workers' Compensation insurance with coverages and limits complying with the statutory requirements of the jurisdiction in which the services are performed.

2. Employers Liability
   Employer's Liability insurance covering all personnel directly or indirectly connected with the performance by Contractor, with aggregated limits of $1,000,000 Bodily Injury by Accident (each accident); $1,000,000 Bodily Injury by Disease (policy limit); and $1,000,000 Bodily Injury by Disease (each employee)

3. Commercial General Liability
   Commercial General Liability insurance, covering claims for bodily injury, death and property damage, including: premises and operations; independent contractors; products and completed operations coverage for not less than three (3) years from the final completion date; personal injury; property damage liability including X, C and U coverage; blanket contractual
   liability, covering Contractor's obligations under this Agreement; broad-form property damage liability coverage, with limits of $1,000,000 per occurrence and $2,000,000 aggregate per project.

4. Commercial Auto Liability
   Commercial Auto Liability insurance providing coverage for all owned, non-owned, and hired automobiles used by the Contractor in the performance of the Work with a combined single limit of not less than $1,000,000 for each occurrence of bodily injury and property damage.

5. Excess/Umbrella Liability (General and Major Subcontractors)
   Excess or Umbrella Liability insurance with a limit of not less than $10,000,000. This limit applies in excess of each of the coverages set forth above in paragraphs (2) Employer's Liability (3) Commercial General Liability and (4) Commercial Auto Liability which are scheduled as primary. Umbrella or excess liability policy shall follow the form of the primary coverage set forth herein, exceed the underlying policy without gaps in limits and provide coverage as broad as the underlying insurance coverage.

6. Builder's Risk
   The owner will procure and pay for "Builders Risk" insurance in an amount to be determined. The contractor will be notified of this amount prior to the execution of the contract. The contractor will be responsible for the first $1,000.00 of the deductible amount. Note this is a $1,000 deductible for each claim.

Form of Agreement for General Construction

All services to be provided in accordance with the owner-modified "Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with Guaranteed Maximum Price," AIA Document 102 and General Conditions of the Contract A201, 2007 Edition (Attachment C). The General Contractor is to include, as part of the submission, any comments or proposed modifications to the agreement.

ATTACHMENT A
Frontier Schools

General Requirements Matrix			
Item	**General Requirements**	**Cost of Work**	**Covered by General Contractor's Fee**
Superintendent (if on site full time)	X		
Project Management (if on site full time)	X		
Project Management (off site)			X
Administrative Personnel			X
Document Reproduction		X	
Postage			X
Safety Personnel			X
Site/Field Office	X		
Travel Expenses		X	
Security Services	X		
Construction Signage / Safety Signage	X		
Drinking Water	X		
Toilets, if required		X	
Copier Rentals	X		
Telephone Services during Construction	X		
Office Supplies	X		
Layout		X	
Fire Extinguishers/First Aid Kits	X		
General Safety & Maintenance During Construction		X	
Temporary Guardrails		X	
Dumpsters		X	
Construction Clean-up		X	
Hoisting		X	
Temporary Building Utilities (Electric/Water/Gas)	By owner		
Equipment Rental		X	
Supt. Pick-up Trucks	X		
Warehouse Delivery Trucks		X	
Permits		X	
P&P Bond		X-if required	
Builder's Risk	By owner		
General Liability Insurance	X		
Material Testing/Special Inspections	By owner		