

REQUEST FOR PROPOSAL (RFP)

Home Renovation Project

Property Address: 601 East St. John Street, Girard, KS 66743

Issued by: SEK-CAP

Date Issued: 5/30/2025

Proposal Due Date: 6/20/2025

1. INTRODUCTION

SEK-CAP is seeking qualified contractors to submit proposals for comprehensive home renovations at 601 East St. John Street, Girard, KS 66743. The selected contractor will be responsible for completing all aspects of the work detailed in the scope, adhering to local building codes, safety regulations, and the specifications outlined by SEK-CAP.

2. SCOPE OF WORK

The scope of this renovation project includes, but is not limited to, the following tasks:

Exterior Work:

1. Remove and replace existing vinyl siding on the house.
2. Demolish and remove small outbuilding located in the backyard.
3. Install approximately 130' of 4' galvanized chain-link fence with one 4' gate and one 8' gate (see attached diagram).
4. Tear down existing back deck.
5. Pour a 12' x 12', 4" thick concrete pad to replace the deck.
6. Construct new steps from patio door and garage door.
7. Rework downspouts on gutters
8. Install GFI receptacle on outside, south side of garage.

Garage Renovation:

9. Remove and replace the garage ceiling with 5/16" OSB Board.
10. Adjust the exterior garage door for proper operation.
11. Replace the interior garage-to-utility-room door with a new exterior-rated door.
12. Remove paneling from garage wall, install 5/16" OSB Board.

Utility Room Renovation:

13. Remove existing toilet and vanity; relocate washer and dryer hookups to the north wall; install new bifold doors on furnace closet.
14. Replace wall sheetrock with new ½" sheetrock, tape, mud, texture, and paint.
15. Overlay ceiling with ½" sheetrock, tape, mud, texture, and paint.
16. Remove flooring and install ¾" luan in preparation for glue-down vinyl planking.
17. Replace the hot water tank with a new Bradford White 40-gallon gas water heater.

Kitchen Renovation:

18. Repair kitchen walls; overlay ceiling with ½" sheetrock, tape, mud, texture, and paint.
19. Remove cabinets from south and west walls; remove ½ wall between kitchen and living room.
20. Remove kitchen flooring and prep for glue-down vinyl planking.

Living Room Renovation:

21. Remove paneling; install ½" sheetrock on all walls, tape, mud, texture, and paint.
22. Remove and replace all base and ceiling trim; paint all new trim.
23. Overlay ceiling with ½" sheetrock; tape, mud, texture, and paint.
24. Remove and replace the front door and screen door.
25. Replace living room windows.
26. Remove carpet and prep floor for new vinyl planking.
27. Install 3 additional receptacles on living room wall.

Bedrooms:

- 28. Remove carpet and prep subfloor for vinyl plank installation.
- 29. Replace all base and ceiling trim, paint new trim.
- 30. Repair and paint walls and ceilings.
- 31. Remove and replace bedroom doors.
- 32. Install 2 additional receptacles in each bedroom.

General Interior Work:

- 33. Install new locks and door handles (provided by SEK-CAP).
- 34. Replace all the heating and AC registers with white ones.
- 35. Inspect the attic fan and replace it if it's non-operational.

Bathroom Renovation:

- 36. Replace the bathroom door.
- 37. Remove and replace the toilet.
- 38. Remove the walk-in tub and install a new standard bath/shower kit with fixtures.
- 39. Replace vanity top, sink, and faucet.
- 40. Remove and prep floor for glue-down vinyl planking.
- 41. Paint bathroom walls and ceiling.
- 42. Install a new painted trim.

Electrical and Fixtures:

- 43. Replace all receptacles, switches, and faceplates with white units.
- 44. Replace ceiling fans in the living room and bedrooms (supplied by SEK-CAP).
- 45. Replace lighting fixtures in bathroom (supplied by SEK-CAP).
- 46. Make sure all electrical is up to code.

Finishing:

- 47. All paint colors, fixtures, and flooring choices will be provided and approved by SEK-CAP.
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3. SUBMISSION REQUIREMENTS

Proposals must include:

- Contractor's qualifications and relevant experience
 - Timeline for completion
 - Itemized cost estimate
 - Proof of licensing, insurance, and bonding
 - References from similar completed projects
 - W-9 and any applicable business certifications
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4. EVALUATION CRITERIA

Proposals will be evaluated based on:

- Experience and references
 - Cost-effectiveness
 - Timeline and availability
 - Quality and completeness of the proposal
 - Contractor's compliance with insurance and licensing requirements
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5. SITE VISIT

A mandatory site visit is scheduled for **06/04/2025 at 9 a.m.** Contractors will have the opportunity to inspect the property and ask questions prior to submitting their proposal.

SEK-CAP would be open to additional items for the scope of work if the interested party upon inspection deems additional work needed.

6. CONTACT & SUBMISSION

Please submit proposals by a sealed envelope on or before 6/20/2025 to:

SEK-CAP

Brian Wells

Brianw@sek-cap.com

401 N. Sinnet Street, Girard, KS 66743

1-620-724-2809

Questions regarding the RFP can be directed at the contact listed above.

Proposals will be opened on 06/23/2025 to determine who gets the contract and will be notified by phone.