

Date Issued: 4/24/2026



Request for Proposal:
BARN 4 RENOVATION

Request for Proposal Number:
#CC622-26

PROPOSAL DUE DATE AND TIME:
MAY 21, 2026 – 2:00 P.M. Mountain Time

Request for Proposal Opening:
MAY 21, 2026 – 2:00 P.M. Mountain Time

Question Deadline:
MAY 14, 2026 – 2:00 P.M. Mountain Time

Non-Mandatory Site Visit:
MAY 12, 2026 – 2:00 P.M. Mountain Time

PROCUREMENT REPRESENTATIVE: Shane Pulliam
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SECTION 1: Definitions and Terminology

In this bid and related procurement documents, the following terms shall have the meanings specified below. These definitions apply to both singular and plural forms, and the terms may be used interchangeably.

- **Addendum:** Written or graphic documents issued before bid opening that clarify, correct, or modify the bid or related procurement documents.
- **Bid / Bid Form:** The pricing and/or submission provided to the College in response to the Request for Proposal (RFP).
- **Bidder / Firm:** The company or vendor submitting a bid.
- **Contract:** An agreement between Casper College and the awarded bidder, which includes a written contract, RFP, addenda (if any), purchase orders, purchase order terms and conditions, and the bidder's response to the RFP.
- **Contractor:** The company awarded a contract or purchase order as a result of this bid.
- **Evaluation Committee / Stakeholders:** Casper College employees or contracted personnel involved in the project who have a vested interest in the selection process.
- **Purchase Order (PO):** A contractual agreement between Casper College and a firm for goods or services, outlining payment terms, delivery dates, item details, quantities, freight terms, and other conditions.
- **Request for Proposal (RFP) / Proposal:** A formal, publicly released document outlining Casper College's needs and inviting businesses to submit bids to fulfill the request.
- **Schedule of Values:** A detailed list of project work items, from start to finish, including associated costs, which bidders will use to request payment throughout the project.
- **Specifications / Scope of Work:** The portion of the proposal that provides written or graphic technical descriptions of materials, equipment, construction systems, standards, workmanship, goods, services, and administrative details relevant to the project.

SECTION 2: Instructions to Bidders and Bid Requirements

1. The Procurement Department will receive proposals for the BARN 4 RENOVATION. Proposals are due no later than **May 21, 2026, at 2:00 P.M. Mountain Time.**
 - a. Casper College reserves the right to waive irregularities and informalities, even those listed as mandatory requirements, as long as doing so does not provide an unfair advantage to the bidder submitting the proposal or disadvantage competing bidders.
 - b. Casper College may accept or reject any or all proposals. The college is not obligated to select the lowest bid but rather the proposal that is deemed to be in the institution's best interest. While pricing is an important factor, it will not be the sole consideration when evaluating proposals.
 - c. The bidder warrants that no kickbacks, gratuities, or contingency fees have been paid or promised in connection with this request for proposal. The bidder also warrants that no individual receiving payment under the proposal is engaged in activities that would create a conflict of interest.

- d. Casper College ensures that minority business enterprises are afforded full opportunity to submit proposals. The college will not discriminate based on age, race, color, sex, creed, religion, national origin, or disability status. Additionally, the successful bidder must comply with the Americans with Disabilities Act and the Wyoming Fair Employment Practices Act.
- e. The bidder certifies that all persons employed by their firm, affiliates, subsidiaries, holding companies, or subcontractors are treated equally, without regard to age, race, color, sex, creed, religion, national origin, or disability, as required by federal and state anti-discrimination laws. Violation of this certification may constitute a material breach of contract, which could result in contract cancellation, termination, or suspension by the owner.
- f. All proposals submitted in response to this request become public records and are subject to public inspection. Any proprietary or confidential information must be clearly identified and will only be treated as such to the extent permitted under the Open Records Act. Proprietary or confidential information is defined as information that is not generally known to competitors and may provide a competitive advantage (pricing is **not** considered proprietary or confidential). A proposal cannot be designated as proprietary or confidential in its entirety.

2. Preparation of Proposals

- a. Bidders are encouraged to examine all documents, specifications, scope of work, drawings, and addenda associated with the request for proposal (RFP) and to attend scheduled site visits. Failure to do so will be at the bidder's risk. The RFP and all referenced documents must be used in the preparation of each proposal. Casper College assumes no responsibility for errors, misinterpretations, or verbal communications resulting from the use of incomplete proposal documents.
- b. The bidder shall furnish the information required by the RFP. The bid form and all requested documents (see **Section Five**) must be completed, signed, and returned by the authorized agent of the respective firm. All required bid documents must be submitted with the bidder's sealed bid.
- c. Any deviation or substitution from the specifications, scope of work, or drawings must be noted in detail and attached to the bid form. Complete specifications must accompany any deviations or substitutions offered. If a specifications deviation statement and accompanying specifications are not provided, the bidder shall be held accountable for full compliance with the RFP specifications.
- d. Failure to submit a specifications deviation statement and accompanying specifications, if applicable, may be grounds for rejection of the item(s) offered or the entire proposal.
- e. A proposal may be rejected if it modifies any provisions, specifications, or minimum requirements of the RFP.
- f. Proposal prices must include all materials, labor, installation, removal, and proper disposal of existing materials, bonds, insurance, profit, and delivery (FOB Casper College, Casper, WY). A copy of material and labor warranties must be included when applicable. In case of an error in price extension in the proposal, unit prices will govern.

- g. If applicable, please submit a schedule of values with each payment application in your proposal package. The schedule of values must be agreed upon by both the bidder and Casper College. Payments will be based on the bidder's successful completion of deliverables within the stated deadlines and upon the Agency's written acceptance of those deliverables or services. Casper College prefers the **AIA G702** format.
 - h. Expenses incurred in proposal preparation, pre-bid meetings, site visits, submission, presentations, and demonstrations are the responsibility of the bidder and will not be reimbursed by Casper College.
3. Pre-Proposal Meeting and Job Walk
- a. A **non-mandatory** pre-proposal meeting will be held on May 12, 2026, at 2:00 P.M. Mountain Time. **The address is 468 Six Mile Road.** After the meeting concludes, a job walk will begin for potential bidders to view the work site.
 - b. While attendance is not mandatory, it is strongly recommended that bidders visit the job site(s) before submitting their bids.
 - c. Casper College stakeholders will be present at the pre-proposal meeting to answer questions regarding interpretation or clarification of this proposal. If any interpretations or clarifications are deemed essential/material, an addendum will be issued on all websites where the RFP is posted.
 - d. All bid documents will be available free of charge at:
 - i. www.caspercollege.edu/offices-services/purchasing
 - ii. www.rockymountainbidsystem.com
4. Submission, Modifications, Withdrawals, and Late Bids
- a. Sealed proposals must be accompanied by the attached Casper College Bid Form and signed by the proper official of the firm. All sealed proposals must be in the possession of the Casper College Procurement Department by the due date and time. **Any proposal that is not sealed or received after the due date and time will be rejected.**
 - b. The Total Lump Sum Price on the Bid Form must include all costs necessary to complete the outlined work, including, but not limited to, labor, materials, operations, inspections, permits, bonds, insurance, profit, accessories, incidentals, rentals, hotels, per diem, tax, shipping, and removal/disposal of existing materials.
 - c. Sealed proposals must be mailed or hand-delivered to:
 - Attention: Procurement Department GW #311
 - Casper College
 - 125 College Drive
 - Casper, WY 82601
 - d. Clearly mark the outside of your sealed proposal with: "BARN 4 RENOVATION CC622-26"

- e. A proposal in possession of the Procurement Office may be modified or withdrawn by email, fax, or letter bearing the signature of the authorized bidder, provided it is received before the proposal opening deadline.
- f. Modifications must be initialed by the person signing the proposal.
- g. If the pricing portion of your proposal needs to be altered, you must resubmit the revised pricing in a sealed envelope before the proposal opening deadline.
- h. Telephone or verbal alterations or withdrawals of a proposal will **not** be accepted.
- i. If a proposal is accepted and the bidder fails to furnish the agreed-upon services, the bidder may be disqualified from future consideration.
- j. Telephone, fax, or electronic submittals will not be accepted.

5. Questions About the RFP / Addenda

- a. All inquiries related to the RFP should be directed to:

Shane Pulliam, Director of Procurement
125 College Drive, Casper, WY 82601
Phone: (307) 268-2633
Fax: (307) 268-2880
Email: shane.pulliam@caspercollege.edu

- b. All inquiries must be submitted no later than **May 7, 2026 at 2:00 P.M. Mountain Time**. Questions received after this deadline will not be considered. Casper College will make every effort to post addenda within one business day of this deadline.
- c. All changes or clarifications to the RFP will be made by written addendum issued by the Casper College Procurement Department. No oral or telephone interpretations shall be binding. Addenda will be posted at:
 - i. www.rockymountainbidsystem.com
 - ii. www.caspercollege.edu/offices-services/purchasing
- d. Bidders are responsible for checking these sites before submitting their proposal. All issued addenda must be acknowledged on the bid form.

6. Bid Opening

- a. A public bid opening will be conducted on May 21, 2026, at 2:00 PM Mountain Time in Room 312 of the Gateway Building on the Casper College campus. The bid opening is a public meeting and is open to anyone interested in attending.
- b. Each firm submitting a bid agrees that its bid shall remain valid for a minimum of forty-five (45) calendar days from the bid closing date.

7. Award and Contract Information

- a. A formal contract may be issued by Casper College for this project. The contract between Casper College and the successful bidder will include the terms of the formal written contract, the request for proposal (RFP), any addendums, attachments, purchase orders, purchase order terms and conditions, and the bidder's response to the RFP.
- b. The bidder expressly warrants that it has the ability, expertise, and required legal credentials to perform the contract if awarded. The bidder shall use the highest standards of professional workmanship in fulfilling the contract.
- c. The awarded bidder is prohibited from subcontracting, assigning, or transferring the contract, its rights, title, interest, or execution authority to any other firm without prior written consent from Casper College.
- d. If the successful bidder declines to accept the contract, Casper College reserves the right to:
 - i. Award the contract to the second most qualified bidder,
 - ii. Reissue the request for proposal, or
 - iii. Cancel the request for proposal.
- e. Final payment of 5% of the total contract amount will be made on the 41st day after the first Notice of Completion and Acceptance of all work under the contract has been advertised in a newspaper nearest to the project location (W.S. 16-6-116 through 16-6-117 and 16-6-702).

8. Required Documentation for Awarded Proposal

- a. The bidder awarded this proposal must provide a certificate of insurance with the following minimum coverage and limits, naming Casper College as an additional insured. This certificate must be on file with the Procurement Department before work can begin.
 - i. **Commercial General Liability**
 - 1. Each Occurrence: **\$1,000,000**
 - 2. Personal Injury/Advertising Injury: **\$1,000,000**
 - 3. General Aggregate: **\$2,000,000**
 - 4. Products/Completed Operations: **\$2,000,000**
 - ii. **Business Automobile**
 - 1. Combined Single Limits: **\$1,000,000**
- b. A current State of Wyoming Unemployment Insurance Certificate of Good Standing and a Workers' Compensation Certificate of Good Standing must be on file with the Procurement Department before work can begin.
- c. If the proposal price exceeds \$50,000.00, the successful bidder must provide Casper College with an executed Contractor's Performance and Payment Bond. The bond amount must be equal to or greater than 100% of the accepted proposal price to ensure the faithful performance of the contract.
- d. Casper College reserves the right to request a Contractor's Performance and Payment Bond for proposals under \$50,000. If required, the cost of these bonds may be added to the overall proposal price.

- e. Approval of insurance coverage by Casper College does not relieve or decrease the bidder's liability. All bidder's insurance policies shall be primary and non-contributory.
- f. If the successful firm fails to maintain Comprehensive General Bodily Injury and Property Damage Liability Insurance, Workers' Compensation Coverage, or other required insurance coverage, Casper College reserves the right to cancel and terminate the contract immediately without notice.

9. Qualifications of Bidder

- a. The bidder may be required to submit three (3) letters of reference from past projects similar to the work described in the request for proposal. These projects must have been completed within the last three (3) years. The Procurement Department will require the names, phone numbers, and addresses of these references.
- b. The bidder is responsible for securing and paying for **all** applicable federal, state, and local licenses and/or permits required for the work outlined in the request for proposal. Casper College will cooperate with the successful bidder in obtaining the necessary licenses and/or permits. The successful bidder must also pay any and all taxes, fees, and assessments associated with the performance of the contract.

10. Laws and Regulations

- a. The successful firm shall comply with all applicable federal, state, county, and city laws, ordinances, and regulations related to contract performance. The successful bidder shall also comply with all Casper College policies.
- b. Applicable Wyoming State Statutes

Casper College shall apply the following State of Wyoming Statutes to this proposal:

- a. **W.S. 16-6-101 through 121** – Public Property – Public Works and Contracts
 - b. **W.S. 16-6-201 through 206** – Preference for State Laborers
 - c. **W.S. 16-6-701 through 708** – Construction Contracts with Public Entities
 - d. **W.S. 27-4-401 through 413** – Prevailing Wages
- c. The bidder is solely responsible for ensuring compliance with all applicable State Statutes. Casper College reserves the right to request written verification of compliance.

11. Environment, Health, and Safety

- a. The bidder agrees to indemnify and hold Casper College harmless from any release of toxic waste or hazardous materials, as well as any violations of EPA or DEQ regulations caused by the bidder.
- b. The bidder must provide Casper College with a current Safety Data Sheet (SDS) for each chemical, material, or product used during the contract work.
- c. The bidder shall not dispose of hazardous waste on campus. The bidder is responsible for off-site hazardous waste disposal and must cover any associated costs, fees, or permits required for such disposal.

- d. The successful bidder must exercise reasonable care in handling Casper College property, facilities, and equipment. The bidder must ensure no violations, abuse, or misuse of said property, facilities, or equipment occurs.
- e. The bidder is responsible for implementing and maintaining safety measures to protect its employees, students, Casper College employees, and the public during all contract phases. The bidder must supply and place traffic safety cones, barricades, warning signs, and other necessary safety equipment as required.

SECTION 3: Schedule of Activities

Activity	Date	Time (our clock)
<i>Issue / Post RFP</i>	4/24/2026	N/A
Site Visit (recommended)	5/12/2026	2:00 pm
Last Date for clarification inquiries	5/14/2026	2:00 pm
Proposal submission deadline/Proposal opening	5/21/2026	2:00 pm
Project Award	Week of 5/14/2026 (estimated)	N/A
Substantial Completion	8/1/2026	4:30 pm

SECTION 4: SPECIFICATIONS AND SCOPE OF WORK

1. GENERAL REQUIREMENTS

- a. Scope of Work
 - i) Provide all labor, materials, equipment, and supervision to construct:
 - ii) Two (2) enclosed office spaces
 - iii) Two (2) ADA-compliant restrooms
 - iv) One (1) open classroom space within existing barn
 - v) Two (2) Door replacements and framing modifications
 - vi) Mechanical, electrical, and plumbing systems
 - vii) Floor finishes including epoxy, and LVP
- b. Work shall result in fully functional, code-compliant occupied spaces within an existing barn structure.

2. Codes and Standards

- a. All work shall comply with:
 - i) International Building Code
 - ii) International Existing Building Code
 - iii) International Mechanical Code
 - iv) International Plumbing Code
 - v) National Electrical Code
 - vi) Americans with Disabilities Act

3. Permits and Inspections

- a. Contractor is responsible for obtaining all required permits
- b. Coordinate inspections
- c. Obtain Certificate of Occupancy

4. DEMOLITION & PREPARATION

- a. Scope
 - i) Remove one (1) interior door and frame
 - ii) Remove one (1) exterior door the frame can be reused
 - iii) Prepare openings for new 36-inch doors
 - iv) Protect existing structure

5. FRAMING

- a. Materials
 - i) 2x4 wood studs or metal studs (minimum 20-gauge)
 - ii) If using wood studs pressure-treated bottom plates at slab is required
- b. Construction
 - i) Frame two (2) offices and two (2) ADA restrooms
 - ii) Provide framing for all door openings (36" doors)
 - iii) Provide backing for grab bars and accessories
- c. Insulation
 - i) Install R-25 insulation in all walls

6. DOORS AND OPENINGS

a. Requirements

- i) All new and replacement doors shall be 36-inch width
- ii) Commercial-grade doors and frames
- iii) ADA-compliant hardware (lever handles)
- iv) Minimum required maneuvering clearances

7. DRYWALL AND FINISHES

a. Drywall

- i) Install gypsum board throughout
- ii) Moisture-resistant drywall in restrooms
- iii) Tape and finish to Level 4 minimum

b. Painting

- i) Low-VOC paint
- ii) Two-coat minimum

8. FLOORING

a. Classroom Area / Offices / Restrooms

- i) Prepare slab
- ii) Apply epoxy floor coating
- iii) Provide slip-resistant finish

b. Entry Area

- i) Entry Area will have LVP

9. PLUMBING

a. Provide complete plumbing systems including:

- i) Two (2) ADA-compliant restrooms
- ii) One (1) drinking fountain with bottle filler located outside restrooms
- iii) One (1) electric water heater

b. Equipment

- i) Install 20-gallon, 120V electric water heater

- ii) Install ADA-compliant water closets and lavatories
- iii) Install drinking fountain/bottle filler combo per ADA height requirements

c. Installation

- i) Comply with IPC
- ii) Provide shutoffs, vents, and cleanouts

10. HVAC

a. Offices and Lounge

- i) Provide new mini-split heating and cooling systems
- ii) Size units appropriately for each office

b. Classroom Area

- i) Modify existing Corayvac radiant heating system
- ii) Flip and reconfigure system as required to serve classroom space
- iii) Verify proper operation and coverage

c. Restrooms

- i) Provide electric wall-mounted heating units in each restroom
- ii) Provide exhaust ventilation per code

11. ELECTRICAL

a. Provide complete electrical systems for offices, restrooms, and classroom

b. Requirements:

- i) LED lighting throughout
- ii) Receptacles per code spacing
- iii) GFCI outlets in restrooms
- iv) Power for:
 - Mini-split systems
 - Water heater (120V)
 - Bottle filler unit
 - Electric wall heaters

12. ADA COMPLIANCE

- a. Restrooms
 - i) 60-inch turning radius
 - ii) Grab bars installed per code
 - iii) Accessible fixtures (Paper towel, soap, and toilet paper dispensers will be provided by Casper College and installed by the contractor)
- b. Drinking Fountain
 - i) ADA-compliant height and reach ranges
 - ii) Bottle filler accessible to all users
- c. Doors
 - i) 36-inch doors with required clearances
 - ii) ADA hardware

13. LIFE SAFETY

- a. Maintain compliant means of egress for classroom occupancy
- b. Provide exit signage and emergency lighting as required

14. PROJECT CLOSEOUT

- a. Final cleaning
- b. As-built drawings
- c. Inspection approvals
- d. Warranty documentation

SECTION 5: EVALUATION METHODOLOGY

1. Overview

- a. Casper College will conduct a comprehensive, fair, objective, and impartial evaluation of all proposals received in response to this Request for Proposal (RFP). Proposals will be evaluated by all relevant Casper College stakeholders. The evaluation committee will consist of members with expertise related to the project.

2. Evaluation Criteria

- a. Proposals will be evaluated based on, but not limited to, the following criteria (not necessarily in priority order):
 - i. **Pricing:** While pricing is a consideration, the bidder offering the lowest price may not necessarily be awarded the contract. The award will be based on what is deemed the best value for Casper College.
 - ii. **Specifications/Qualifications:** The bidder must meet the terms, criteria, and qualifications necessary for this proposal.
 - iii. **Quality of Materials:** Are the proposed products of acceptable quality?
 - iv. **Reputation:** Evaluation of the bidder's references, past performance, and other relevant information available to Casper College, **including** results of previous projects (if any) conducted on campus.
 - v. **Experience:** The level of experience and expertise of the bidder and their personnel related to the proposed work.
 - vi. **Subcontracting:** Will the bidder be performing the work directly, or will portions of the project be subcontracted?
 - vii. **Timeliness:** The bidder's ability to complete the project within the required timeframe. Can the bidder meet the completion dates specified in the proposal?
 - viii. **Warranty:** The scope, coverage, and duration of the warranty offered for both materials and labor.
 - ix. **Other Factors:** Additional miscellaneous criteria relevant to the proposal.

Shane Pulliam



Casper College
Director of Procurement

SECTION 6: BID FORM

<i>Casper College - Bid Form</i>			
BARN 4 RENOVATION #CC622-26			
Qty	UOM	Description	Price
1	LT	Labor and Materials – BARN 4 RENOVATION	
		<u>GRAND TOTAL=</u>	
Received Addendum # 1 _____ Addendum # 2 _____ Addendum # 3 _____ (initial only if addendums were issued)			
Bidder Information:		Comments:	
Bidder Name:		Mailing Address:	
City:	State:	Zip:	
Phone Number:		Fax:	
Bidders Name (print):		Title:	
Signature:		Email Address:	
* Signing this form indicates you agree with all the conditions shown in this RFP, addendums (if any) and attachments.			

Barn 4 Renovation for Restrooms and Coaches Offices

