

LEGAL NOTICE
REQUEST FOR QUALIFICATIONS (RFQ)
CONSTRUCTION MANAGER AT RISK (CMAR)

Navajo Technical University (NTU) is soliciting competitive sealed qualifications from licensed and qualified Construction Manager at Risk (CMAR) firms for the construction of a new **87,150-square-foot, three-story student housing facility** located on the NTU campus.

The original construction documents for the project were completed in 2016. The design team is currently updating the documents to comply with current applicable building codes and standards, relocating the project to a new site, and restructuring the project into **five (5) construction phases** to align with available funding and phased implementation.

The selected CMAR will provide **limited preconstruction services** due to the advanced status of the design documents. Preconstruction services will include, at a minimum:

- Independent construction cost estimates at the 30% and 60% design milestones.
- Constructability review and schedule evaluation.
- Value engineering recommendations, as appropriate.
- Development and submission of a Guaranteed Maximum Price (GMP) proposal upon completion of the 90% phased construction documents.

Following successful completion of the preconstruction phase, the selected CMAR is anticipated to enter into a construction contract to provide complete general contracting services under a **Guaranteed Maximum Price (GMP)** delivery method, subject to successful negotiations, funding availability, and all required approvals by Navajo Technical University.

Proposed Construction Phasing

- **Phase 1:** 23,730 SF
- **Phase 2:** 23,730 SF
- **Phase 3:** 15,630 SF
- **Phase 4:** 12,030 SF
- **Phase 5:** 12,030 SF

The proposed fee for preconstruction services shall be identified separately within the qualifications package as outlined in the RFQ documents.

The following procurement documents are available upon request by contacting the Architect:

Marc Gonzales
Buffalo Design Architects
Email: mgonzales@buffaloarch.com

Available Documents:

- 00 1113 – Advertisement for CMAR Qualifications
- 00 1153 – Request for Construction Manager at Risk (CMAR) Qualifications

This solicitation is open to **all licensed and qualified General Contractors** capable of demonstrating bonding capacity sufficient for the aggregate value of the complete project.

All questions and Requests for Information (RFIs) shall be submitted **in writing** to the Architectural Project Manager. Telephone inquiries will not be accepted.

Navajo Technical University reserves the right to reject any or all Statements of Qualifications, waive informalities or irregularities, negotiate with the highest-ranked firm, or cancel this solicitation in whole or in part if determined to be in the best interest of the University.

Proposal Schedule

Milestone	Date
Advertisement Issued	Week of July 13, 2026
Deadline for Questions	Friday, July 31, 2026
Final Addendum Issued	Wednesday, August 5, 2026
Statements of Qualifications Due / Private Opening	Wednesday, August 12, 2026, at 2:00 p.m. (Local Time)
Notice of Intent to Award	Approximately two (2) weeks following RFQ closing (estimated)