

NAVAJO TECHNICAL UNIVERSITY

CROWNPOINT MAIN CAMPUS | CROWNPOINT, NEW MEXICO

REQUEST FOR PROPOSALS

CAMPUS PARKING LOTS & CIRCULAR ROAD PAVEMENT REHABILITATION AND REPAVING

PROJECT AREA: 183,000 SQUARE FEET (APPROX. 4.20 ACRES)

4-INCH FULL DEPTH RECLAMATION | GRADING & DRAINAGE | ASPHALT
PAVING

RFP NO.: NTU-FAC-2026-003

ISSUE DATE: 10/16/2026 PROPOSALS DUE: 11/20/2026

Issued by: Support Services / Facilities and Maintenance

1. Invitation to Submit Proposals

Navajo Technical University (NTU) invites qualified, licensed contractors to submit proposals for rehabilitation and repaving of approximately 183,000 square feet of existing parking lots, access drives, and the campus circular roadway at its Crownpoint, New Mexico campus. The selected contractor shall furnish labor, equipment, materials, supervision, testing, traffic control, and incidentals needed for a complete, functional project.

2. Project Objectives

- Demolish, pulverize, or otherwise prepare deteriorated existing pavement for approved reclamation.
- Reclaim and compact an engineered pavement base using a preliminary 4-inch Full Depth Reclamation (FDR) treatment.
- Regrade paved surfaces to correct low spots, improve runoff, and prevent ponding and building-directed drainage.
- Install new asphalt pavement, restore striping and accessible parking, and maintain safe campus circulation.

3. Detailed Scope of Work

3.1 Field Assessment, Survey, and Planning

- Verify pavement limits and quantities, existing grades, surface drainage, utility structures, and access constraints.
- Document pavement failures and unsuitable areas; perform appropriate pavement and geotechnical investigation to confirm the pavement design.
- Submit construction phasing, survey-based proposed grading/drainage plans, utility protection plan, and material specifications for approval.

3.2 Demolition and Surface Preparation

- Saw-cut limits as needed; remove or pulverize existing pavement in accordance with the approved FDR methodology.
- Remove debris and unsuitable materials; protect sidewalks, curbs, landscaping, underground utilities, and drainage structures.
- Obtain written NTU authorization before performing additional excavation or replacement beyond base-bid limits.

3.3 Four-Inch Full Depth Reclamation (FDR)

- Perform a preliminary minimum 4-inch reclamation of existing asphalt and underlying base, subject to engineer confirmation of the final structural section.
- Blend materials uniformly, moisture-condition, grade, and compact to approved project density and testing requirements.

- Identify and separately price aggregate supplementation, stabilization, or deeper reclamation if supported by investigation.
- Verify reclamation depth, moisture, density, and stability before paving.

3.4 Grading, Leveling, and Drainage

- Establish positive drainage away from buildings and toward approved outfalls; eliminate depressions and standing-water areas.
- Provide a surveyed grading plan showing existing/proposed spot elevations, slopes, drainage flow arrows, and tie-ins.
- Coordinate elevations at curbs, sidewalks, entrances, manholes, and catch basins; maintain compliant accessible routes.
- Price new catch basins, culverts, curb openings, or other drainage structures as separately identified alternates unless shown in final bid documents.

Design consideration	Preliminary requirement
Typical parking lot slope	Target 1.5%–2% where practical; engineered final design
Accessible parking/access aisles	Maximum 2% slope in all directions
Roadway slope	Engineered cross slope and longitudinal grade
Stormwater	Positive drainage to approved outlets; no new adverse runoff impacts

3.5 Asphalt Installation

- Install NMDOT-compliant hot-mix asphalt over the approved, tested base.
- Use a preliminary 3-inch compacted asphalt section for pricing; final thickness and any heavy-vehicle strengthening shall be confirmed by pavement engineering.
- Provide approved mix design, paving/compaction methods, smooth transitions, sound joints, and uniform finish.

3.6 Striping, Access, and Restoration

- Restore parking stalls, ADA spaces and aisles, crosswalks, directional arrows, stop bars, and fire-lane markings as approved by NTU.
- Maintain emergency access and coordinated campus circulation during phased construction.
- Repair construction-related damage, clean the site, and complete punch-list corrections.

4. Estimated Project Quantities

Work item	Estimated quantity
Existing pavement demolition / reclamation preparation	183,000 SF
FDR, preliminary 4-inch depth	183,000 SF
Grading and drainage correction	183,000 SF
Reclaimed base preparation / compaction	183,000 SF
New asphalt, preliminary 3-inch compacted	183,000 SF
Striping, ADA work, traffic control, testing, restoration	Lump sum / itemized

All quantities are estimates and shall be field verified. Avoid double counting FDR, base preparation, and demolition activities in the cost proposal.

5. Campus Operations and Construction Phasing

NTU will remain operational during construction. The contractor shall provide phased closures, pedestrian protection, accessible detours, alternative parking coordination, delivery access, dust and noise controls, and uninterrupted emergency access. No primary roadway or entrance may be closed without prior written NTU approval.

6. Contractor Qualifications

- Valid New Mexico contractor license appropriate to the work and all other applicable authorizations.
- At least five years of relevant pavement rehabilitation experience and demonstrated FDR capability.
- Three comparable projects with references, dates, values, and scope.
- Qualified superintendent, paving crews, equipment, subcontractors, insurance, and bonding capacity.

7. Proposal Contents

- Company profile and licensing documentation.
- Project understanding and technical methodology, including FDR and drainage strategy.
- Preliminary construction schedule and phasing plan.
- Key staff and subcontractor qualifications.
- Three comparable project references.
- Itemized cost proposal, assumptions, exclusions, and alternate unit prices.
- Warranty, testing plan, and required procurement certifications.

8. Contractor Bid Schedule

Description	Unit	Qty	Unit price	Extended price
Mobilization and demobilization	LS	1	\$_____	\$_____
Survey and engineered grading/drainage plan	LS	1	\$_____	\$_____
Pavement demolition / preparation	SF	183,000	\$_____	\$_____
4-inch FDR	SF	183,000	\$_____	\$_____
Fine grading and drainage correction	SF	183,000	\$_____	\$_____
Base preparation and compaction	SF	183,000	\$_____	\$_____
3-inch compacted asphalt pavement	SF	183,000	\$_____	\$_____
Striping and pavement markings	LS	1	\$_____	\$_____
ADA improvements	LS	1	\$_____	\$_____
Traffic control and access management	LS	1	\$_____	\$_____
Quality control and testing	LS	1	\$_____	\$_____
Restoration and cleanup	LS	1	\$_____	\$_____
TOTAL BASE BID				\$_____

Provide separate unit prices for unsuitable-material excavation/replacement (CY), supplemental aggregate (TON), added asphalt thickness (SF-inch), additional FDR depth (SF-inch), and drainage structures (EA). Identify exclusions and assumptions.

9. Schedule and Inspections

Proposals shall identify calendar days to substantial and final completion, anticipated lead times, and key milestones. NTU may inspect work and engage independent testing. The contractor shall provide FDR-depth, moisture/density, asphalt mix, thickness/compaction, and final drainage verification records.

10. Warranty and Contract Compliance

Provide at least a one-year workmanship and materials warranty from final acceptance, subject to contract terms. The successful contractor shall comply with applicable federal, state, tribal, and local laws; accessibility, safety, environmental, stormwater, licensing, wage, bonding, and insurance requirements as determined by NTU Procurement.

11. Evaluation Criteria

Criterion	Points
Experience and qualifications	20
Technical approach and project understanding	25
Schedule and phasing	15
Price and overall value	30
References and past performance	10
TOTAL	100

Evaluation and award procedures are subject to NTU Procurement review and applicable procurement rules. NTU may clarify, amend, reject, cancel, or reissue the solicitation as legally permitted.

12. Site Visit and Submission Instructions

Pre-proposal site visit: 11/02/2026; 10:00am, Crownpoint NM. Written questions due: 11/20/2026 Proposal due: 11/20/2026. 5:00pm MST.

Submission method and address: Sealed Envelope, mail or Hand Delivered to

Attention: **Abe Bitok**

P O BOX 849

Crownpoint, NM 87313

NTU procurement contact: Abe Bitok – a.bitok@navajotech.edu. Phone: 505 406 7277

All formal clarifications shall be issued through written addenda.

13. Technical and Procurement Clarifications Before Release

- Confirm whether NTU provides stamped drawings or the selected contractor must provide engineering/design services; structure procurement accordingly.

- Confirm the 4-inch FDR depth and 3-inch asphalt thickness with geotechnical and pavement engineering findings.
- Define drainage outlets and whether new stormwater infrastructure is included in the base bid.
- Finalize wage determinations, bonding and insurance limits, contract conditions, and solicitation dates with NTU Procurement.