

REQUEST FOR BID (RFB)

Administered
CENTRAL MAINE COMMUNITY COLLEGE
1250 TURNER STREET
AUBURN, MAINE 04240

Campus Paving & Sidewalk Improvements Multiple sites

Date: April 13, 2026
Bid Due On: **May 1 at 1:00 P.M.**

Inquiries and bids can be sent to:

Inquiries: Raymond Jacques
Central Maine Community College
Facilities Daily Operations Supervisor
1250 Turner Street
Auburn, Maine 04210
Phone (207) 755-5258
E-Mail: rjacques@mainecc.edu

Bid Submission: Maureen Aube
Dean of Finance and General Services
Central Maine Community College
1250 Turner Street
Auburn, Maine 04210
Phone 207 755-5235 (office)
E-Mail: maube@mainecc.edu

1.0 GENERAL INFORMATION

1.1 Purpose: Central Maine Community College is seeking bids for excavation and **Campus Paving & Sidewalk Improvements**

This Request for Bid (RFB) states the instructions for submitting bids, the procedure and criteria by which a vendor may be selected and the contractual terms by which the College intends to govern the relationship between it and the selected vendor.

- 1.2 Definition of Parties: Central Maine Community College will hereinafter be referred to as the "College." Respondents to the RFB shall be referred to as "Bidders." The Bidder to whom the contract is awarded shall be referred to as the "Contractor."
- 1.3 Scope: The selected contractor will supply the materials as listed on pages 6 as specified in the attached document. **Site visit and meeting with maintenance will be required prior to bidding.**
- 1.4 Evaluation: Award will be made to the low bidder(s) provided that all other requirements are satisfactorily met. However, consideration will be given to quality, service, delivery, lead time, ability to meet specifications, and references.
- 1.5 Communication with the College: It is the responsibility of the bidder to inquire about any requirement of this RFB that is not understood. Responses to inquiries, if they change or clarify the RFB in a substantial manner, will be forwarded by addenda to all parties that have received a copy of the RFB. The College will not be bound by oral responses to inquiries or written responses other than addenda.
- 1.6 Award: The College reserves the right to conduct any tests it may deem advisable, and to make all evaluations. The College reserves the right to reject any or all bids, in whole or in part, and is not necessarily bound to accept the lowest bid if that bid is contrary to the best interests of the College. The College reserves the right to waive minor irregularities. Scholarships, donations, or gifts to the College will not be considered in the evaluation of bids. A bid may be rejected if it is in any way incomplete or irregular. When there are tie bids, there shall be a preference for "in-state bidders". When the bids are both in-state or both out-of-state, the award will be made to the bid that arrives **first** in Central Maine Community College's Business Office.
- 1.7 Award Protest: Bidders may appeal the award decision by submitting a written protest to Central Maine Community College's Dean of Finance and General Services within five (5) business days of the date of the award notice, with a copy to the successful bidder. The protest must contain a statement of the basis for the challenge.
- 1.8 Costs of Preparation: Bidder assumes all costs of preparation of the bid and any presentations necessary to the bidding process.
- 1.9 Debarment: Submission of a signed bid in response to this solicitation is certification that your firm (or any subcontractor) is not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any State or Federal department or agency. Submission is also agreement that the College will be notified of any change in this status.
- 1.10 Bid Understanding: By submitting a bid, the bidder agrees and assures that the specifications are adequate, and the bidder accepts the terms and conditions herein. Any exceptions should be noted in your response.
- 1.11 Specification Protest Process and Remedies: If a bidder feels that the specifications are written in a way that limits competition, a specification protest may be sent to Central Maine Community College's Dean of Finance and General Services. Protests will be responded to within five (5) business days of receipt. Determination of protest validity is at the sole discretion of the College. The due date of the bid may be changed if necessary to allow consideration of the protest and issuance of any necessary addenda. Specification protests shall be presented to the College in writing as soon as identified, but no less than five (5) business days prior to the bid opening date and time. No protest against the award due to the specifications shall be considered after this deadline. Protests shall include the reason for the protest and any proposed changes to the specifications. Protests should be delivered to the Dean of Finance and General Service's Office in sealed envelopes, clearly marked as: Protest **Campus Paving & Sidewalk Improvements.**
- 1.12 Bid Validity: N/A

- 1.13 Errors: Bids may be withdrawn or amended by bidders at any time prior to the bid opening. After the bid opening, bids may not be amended. If a significant mistake has been made by an apparent low bidder, the bidder will be given the option of selling at the price given or withdrawing the bid. If an extension error has been made, the unit price will prevail.
- 1.14 Bid Envelope: If a special envelope is not furnished, or if return in the special envelope is not possible, the signed bid should be returned in an envelope or package, sealed and identified as follows:

From _____ **Campus Paving & Sidewalk Improvements**
 Name Due Date Time Title

- 1.15 Submission: A signed original **plus** one (1) copy of the bid must be received at the Business Office, Central Maine Community College, 1250 Turner Street, Auburn, Maine 04210, in a sealed envelope by **1:00 P.M. local time Wednesday May 4, 2026**. Bidders are strongly encouraged to submit bids in advance of the due date to avoid the possibility of missing the 1:00 deadline due to unforeseen circumstances. Bidders assume the risk of the methods of dispatch chosen. The College assumes no responsibility for delays caused by any package or mail delivery service. A postmark on or before the due date WILL NOT substitute for receipt of bid. Bids must be date and time stamped by the College on time to be considered. In the event that the College is closed due to inclement weather at the time that a bid is due, the bid will be opened at the same time on the next day that the College is open. Bidders may wish to call 207-755-5100 if the weather is bad, to learn if the College is closed. Bids received after the due date and time will be returned unopened. Additional time will not be granted to any single bidder, however, additional time may be granted to all vendors when the College determines that circumstances require it. **BIDS MAY BE SUBMITTED BY MAIL OR ELECTRONICALLY TO MAUBE@MAINECC.EDU.**

- 1.16 Tax Exempt: The College is exempt from the payment of Federal Excise Taxes on articles not for resale and for the Federal Transportation Tax on all shipments. The Contractor and subcontractor shall quote **and shall be reimbursed less these taxes**. Upon application, exemption certificates will be furnished when required. The College is exempt from the payment of Maine State Sales and Uses Taxes.

2.0 CONTRACT TERMS AND CONDITIONS:

- 2.1 Contract Documents: If a separate contract is not written, the contract entered into by the parties shall consist of the Request for Bids, the signed bid submitted by the Contractor, the specifications including all modifications thereof, and a purchase order or letter of agreement requiring signatures of the College and the Contractor, all of which shall be referred to collectively as the Contract Documents.
- 2.2 Contract Validity: In the event one or more clauses of the contract are declared invalid, void, unenforceable or illegal, that shall not affect the validity of the remaining portions of the contract.
- 2.3 Contract Administration: Ray Jacques, Facilities Daily Operations Supervisor shall be the College's authorized representative in all matters pertaining to the administration of this contract, (207) 755-5258.
- 2.4 Litigation: This Contract and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Maine. The Contractor agrees that any litigation, action or proceeding arising out of this Contract shall be instituted in a state court located in the State of Maine.
- 2.5 Assignment: Neither party of the contract shall assign the contract without the prior written consent of the other, nor shall the contractor assign any money due or to become due without the prior written consent of the College.
- 2.6 Equal Opportunity: In the execution of the contract, the Contractor and all subcontractors agree, consistent with College policy, not to discriminate on the grounds of race, color, religion, sex, sexual orientation, transgender status or gender expression, national origin or citizenship status, age, disability or veteran's status and to provide reasonable accommodations to qualified individuals with disabilities upon request. The College encourages the employment of individuals with disabilities.

- 2.7 Sexual Harassment: The College is committed to providing a positive environment for all students and staff. Sexual harassment, whether intentional or not, undermines the quality of this educational and working climate. The College thus has a legal and ethical responsibility to ensure that all students and employees can learn and work in an environment free of sexual harassment. Consistent with the state and federal law, this right to freedom from sexual harassment was defined as College policy by the Board of Trustees. Failure to comply with this policy could result in termination of this contract without advanced notice. Further information regarding this policy is available from Human Resources, Central Maine Community College, 1250 Turner Street, Auburn, ME 04210, (207) 755-5396.
- 2.8 Smoking Policy: Central Maine Community College must comply with the "Work place Smoking Act of 1985" and MRSA title 22, 1541 et seq, "Smoking Prohibited in Public Places." In compliance with this law, Central Maine Community College has prohibited smoking on campus. This rule must also apply to all contractors and workers that are on campus. The Contractor shall be responsible for the implementation and enforcement of this requirement.
- 2.9 Parking Regulations and Use of Walkways: Unregistered vehicles on the College campus are subject to a parking violation ticket and/or towing off campus. Contractors are advised that parking regulations are strictly enforced by City of Auburn police. Towing will be at the Contractor's expense.
- 2.10 Payments: Payment will be upon final acceptance of product and submittal of an invoice to the College, by the Contractor on a net 30 basis unless discount terms are offered.

**NOTICE TO VENDORS AND BIDDERS:
STANDARD TERMS AND CONDITIONS APPLICABLE TO ALL MCCS CONTRACTS**

The following standard contracting terms and conditions are incorporated and shall become a part of any final contract that will be awarded by any college or other operating unit of the Maine Community College System (collectively "MCCS"). These terms and conditions derive from the public nature and limited resources of the MCCS. MCCS DOES NOT AGREE TO:

1. Provide any defense, hold harmless or indemnity;
2. Waive any statutory or constitutional immunity;
3. Apply the law of a state other than Maine;
4. Procure types or amounts of insurance beyond those MCCS already maintains or waive any rights of subrogation;
5. Add any entity as an additional insured to MCCS policies of insurance;
6. Pay attorneys' fees, costs, expenses or liquidated damages;
7. Promise confidentiality in a manner contrary to Maine's Freedom of Access Act;
8. Permit an entity to change unilaterally any term or condition once the contract is signed; and
9. Automatic renewals for term(s) greater than month-to-month.

By submitting a response to a Request for Proposal, bid or other offer to do business with MCCS, YOUR ENTITY UNDERSTANDS AND AGREES THAT:

1. The above standard terms and conditions are thereby incorporated into any agreement entered into between MCCS and your entity; that such terms and condition shall control in the event of any conflict with such agreement; and that your entity will not propose or demand any contrary terms;
2. The above standard terms and conditions will govern the interpretation of such agreement notwithstanding the expression of any other term and/or condition to the contrary;
3. Your entity will not propose to any college or other operating unit of the MCCS any contractual documents of any kind that are not in at least 11-point font and completely contained in one Word or PDF document, and that any references to terms and conditions, privacy policies or any other conditions referenced outside of the contract will not apply; and
4. Your entity will identify at the time of submission which, if any, portion or your submitted materials are entitled to "trade secret" exemption from disclosure under Maine's Freedom of Access Act; that failure to so identify will authorize MCCS to conclude that no portions are so exempt; and that your entity will defend, indemnify and hold harmless MCCS in any and all legal actions that seek to compel MCCS to disclose under Maine's Freedom of Access Act some or all of your submitted materials and/or contract, if any, executed between MCCS and your entity.

Café – PMT Sidewalk Area Improvements – 2026
BID SPECIFICATION

1. GENERAL

Project Name:

Café – PMT Sidewalk Area Improvements – 2026

Project Description:

This project consists of removal and reconstruction of existing sidewalks serving café exit doors, removal of unused pavement within lawn areas, and restoration of disturbed lawn surfaces. The intent of the work is to improve pedestrian circulation, eliminate unnecessary pavement, and maintain safe and ADA compliant access to building exits.

Scope of Work:

Provide all labor, materials, equipment, supervision, and incidentals necessary to complete the work described herein as a complete and finished project.

Applicable Standards:

All work shall comply with:

- Americans with Disabilities Act (ADA) and ADA Accessibility Guidelines (ADAAG)
- Local, state, and federal regulations
- Applicable municipal paving standards
- OSHA safety standards

2. SIDEWALK DEMOLITION

1. Existing Pavement Removal

- Remove existing asphalt pavement starting at the Kirk Road up to the sliding door going into Jalbert Hall. Removal of sidewalk leading to the two PMT exit doors, as designated by the Owner.
- Saw-cut edges as required to provide clean, straight demolition limits.
- Remove pavement from lawn areas that no longer serve as a required exit route.

2. Disposal

- Dispose of removed pavement materials offsite in accordance with applicable regulations.

3. SIDEWALK RECONSTRUCTION

1. Main Sidewalk

- Reconstruct the two main sidewalks with a **minimum clear width of eight feet (8')**.
 - 1. Kirk road to Jalbert sliding door, maintain width from building foundation outward.**
 - 2. Connector Sidewalk leading to branch sidewalks.**
- Provide uniform width along the full length unless otherwise directed.
- Ensure smooth, consistent transitions at concrete door entrance pads.

2. Branch Sidewalks

- Construct branch sidewalks leading to individual exit doors.
- Branch sidewalk widths shall match the width of the corresponding concrete door entrance pads to provide smooth, consistent transitions.

3. Subgrade Preparation

- Proof roll subgrade and compact to 95% of Standard Proctor Density (ASTM D698).
- Undercut and replace unsuitable materials with approved aggregate as required.

4. Aggregate Base Course

- Furnish and install 8 inches (8") compacted thickness of processed crushed stone aggregate base.
- Place base in lifts not exceeding 6 inches, compacted to 95% Standard Proctor Density.
- Grade base to within ± 0.25 inches of finished elevations

5. Asphalt Pavement

Install:

- **3 inches (3") compacted thickness** hot mix asphalt binder course
- **1.5 inches (1½") compacted thickness** hot mix asphalt surface course

Asphalt shall conform to applicable DOT specifications.

6. ADA Requirements

- Maximum running slope: **1:20 (5.0%)**, unless part of an ADA ramp
- Maximum cross slope: **1:48 (2.0%)**
- Transitions at doors, landings, and adjacent pavement shall be smooth and trip free.

4. LAWN RESTORATION

- Remove existing pavement from lawn areas no longer serving an exit route.
- Fine grade removed pavement areas to match adjacent lawn elevations.
- Install **minimum 4 inches** of clean loam/topsoil.
- Restored lawn areas shall blend smoothly with existing grades and surroundings.

5. PROTECTION OF EXISTING FEATURES

- Protect existing buildings, doors, utilities, landscaping, and adjacent pavement at all times.
- Any damage caused by construction activities shall be repaired at no additional cost to the Owner.

6. SAFETY, ACCESS & SITE MANAGEMENT

- Maintain a clean, orderly, and safe job site at all times.
- Provide temporary pedestrian routes, barriers, and signage as required.
- Coordinate work to minimize disruption to café operations and building access.

7. CLEANUP & PROJECT CLOSEOUT

- Remove all debris, excess materials, and equipment from the site.
- Leave sidewalks clean and ready for use.
- Restored lawn areas shall be free of construction debris.
- Final acceptance shall be subject to Owner inspection and approval.

Culinary Arts Building – Paving & ADA Improvements (2026)

BID SPECIFICATION

1. GENERAL

Project Name:

Culinary Arts Paving Project – 2026

Project Description:

This project consists of asphalt pavement replacement, drainage improvements, and construction of a new ADA compliant access ramp at the Culinary Arts Building. The work is intended to correct pavement deterioration, address drainage, and ponding issues, and bring pedestrian access into full compliance with current ADA requirements.

Scope of Work:

Provide all labor, materials, equipment, supervision, and incidentals necessary to complete the work described herein as a complete and finished project.

Applicable Standards:

All work shall comply with:

- Americans with Disabilities Act (ADA) and ADA Accessibility Guidelines (ADAAG)
- Local, state, and federal regulations
- Applicable State DOT or municipal paving specifications
- OSHA safety standards

2. SITE PREPARATION & EARTHWORK

1. Pavement Removal

- Saw-cut as required and remove existing asphalt pavement at the rear of the building.
- Remove asphalt to full depth and dispose of materials offsite in accordance with environmental regulations.

2. Subgrade Preparation

- Proof roll exposed subgrade and remove unsuitable materials.
- Compact subgrade to **95% of Standard Proctor Density (ASTM D698)**.
- Undercut and replace soft or unstable areas with approved aggregate as directed.

3. AGGREGATE BASE COURSE

- Furnish and install **8 inches (8") compacted thickness** of processed crushed stone aggregate base.
- Aggregate shall meet **State DOT specifications** or approved equivalents.
- Place base in lifts not exceeding **6 inches** and compact each lift to **95% Standard Proctor Density**.
- Grade base to within **±0.25 inches** of finished elevation and establish positive drainage away from the building.

4. ASPHALT PAVEMENT INSTALLATION

1. Binder Course

- Install **3 inches (3") compacted thickness** of hot mix asphalt binder course.

- Asphalt shall conform to local DOT mix design requirements.
- Compact to **92–95% of theoretical maximum density**.

2. Surface Course

- Install **1.5 inches (1½") compacted thickness** of hot mix asphalt surface (wearing) course.
- Finished surface shall be smooth, uniform, and free of cracks, ruts, segregation, and depressions.

3. Finished Grades

- Pavement shall be graded to eliminate ponding and direct runoff away from the building.
- Surface tolerances shall not exceed **¼ inch in 10 feet** when checked with a straightedge.

5. DRAINAGE IMPROVEMENTS

- Correct existing drainage and ponding conditions in the rear door area.
- Work may include:
 - Regrading of subgrade and base materials
 - Installation of drainage structures (area drains, trench drains, piping, or outlets as required)
 - Adjustment of finished pavement grades
- All drainage improvements shall ensure **positive drainage away from the building foundation and entrances**.

6. ADA ACCESS RAMP CONSTRUCTION

1. Ramp Geometry

- Maximum running slope: **1:12 (8.33%)**
- Maximum cross slope: **1:48 (2.0%)**
- Minimum clear ramp width: **36 inches**
- Provide level landings at top and bottom, minimum **60 inches long**.

2. Ramp Construction

- Construct ramp meeting the following asphalt requirements.

1. **Bullet 3. AGGREGATE BASE COURSE**

2. **Bullet 4. ASPHALT PAVEMENT INSTALLATION**

3. Handrails

- Provide handrails on both sides where ramp rise exceeds **6 inches**.
- Handrails shall be mounted at **34–38 inches above ramp surface**, continuous, and ADA compliant.

4. Transitions & Edges

- Provide smooth transitions between ramp, pavement, and deck/patio surfaces.
- Edge protection shall be included where required by ADA.

7. STRIPING & MARKINGS (IF APPLICABLE)

- Apply pavement striping and hazard markings where required using **high durability traffic paint**.
- Colors, widths, and symbols shall comply with ADA and local standards.

8. PROTECTION OF EXISTING STRUCTURES

- Contractor shall protect adjacent buildings, doors, utilities, curbs, and sidewalks always.
- Any damage caused by construction activities shall be repaired at no additional cost to the owner.

9. SAFETY, ACCESS & SITE MANAGEMENT

- Maintain a clean, safe, and orderly job site always.
- Provide temporary barriers, signage, and pedestrian routing as needed.
- Coordinate work to minimize disruption to building operations and instructional activities.

10. CLEANUP & PROJECT CLOSEOUT

- Remove all construction debris, excess materials, and temporary protections.
- Leave all work areas clean, safe, and ready for use.
- Final acceptance shall be based on compliance with contract documents and owner approval.

Apartment Area Pavement & Drainage Improvement

BID SPECIFICATION

1. GENERAL

Project Name:

Apartment Area Project

Project Description:

This project consists of asphalt resurfacing, new pavement installation, pavement tie-ins, drainage adjustments, and grading improvements within the apartment site. The work is intended to improve pavement conditions, correct drainage issues, and provide smooth, durable transitions between existing and new paved areas.

Scope of Work:

Provide all labor, materials, equipment, supervision, and incidentals required to complete the work described herein as a complete and finished project.

Applicable Standards:

All work shall comply with:

- Local and state building and roadway standards
- ADA requirements where applicable
- State DOT or municipal asphalt paving specifications
- OSHA safety standards

2. ASPHALT RESURFACING

1. Resurfacing Areas

- Resurface the central asphalt areas within the apartment site as identified by the owner.
- New asphalt shall be smoothly transitioned and tied into recently completed and existing resurfaced areas.

2. Surface Preparation

- Clean all existing asphalt surfaces of debris, vegetation, and loose material.
- Mill or level uneven areas as necessary to ensure uniform finished grades.

3. Asphalt Overlay

- Install **1.5 inches (1½") compacted thickness** of hot mix asphalt surface course.
- Asphalt shall meet local DOT specifications and be compacted to **92–95% of theoretical maximum density**.
- Finished surface shall be smooth, uniform, and free of raveling or segregation.

3. SURFACE TRANSITIONS & BONDING

- All adjacent asphalt and paved areas shall be properly tied into the newly resurfaced sections.
- Provide tapered edges, feathering, or milling as required to ensure **smooth, level, and trip free transitions**.
- Apply asphalt tack coat at all joints and interfaces to ensure proper bonding between new and existing pavement.

4. NEW PAVEMENT INSTALLATION

4.1 New Pavement Area

- Install a new asphalt paved surface at the currently unsurfaced area located between the compact car parking lot and the apartment area.

4.2 Pavement Expansion at ADA Parking

- Expand the existing pavement by an additional **six feet (6')** adjacent to the AO ADA apartment parking area.

4.3 Excavation & Base Preparation

1. Excavation

- Excavate unsurfaced and expanded areas to a minimum depth of **12 inches below finished grade**, or as required to accommodate base and asphalt sections.
- Dispose of excess materials off-site in accordance with regulations.

2. Subgrade Preparation

- Proof roll subgrade and compact to **95% of Standard Proctor Density (ASTM D698)**.
- Undercut and replace unsuitable materials with approved aggregate as required.

3. Aggregate Base Course

- Furnish and install **8 inches (8") compacted thickness** of processed crushed stone aggregate base.
- Place base in lifts not exceeding **6 inches**, compacted to **95% Standard Proctor Density**.
- Grade base to within **±0.25 inches** of finished elevations.

4. Asphalt Pavement

- Install:
 - **3 inches (3") compacted thickness** hot mix asphalt binder course
 - **1.5 inches (1½") compacted thickness** hot mix asphalt surface course
- Asphalt shall conform to applicable DOT specifications.
- Surface shall be stable, smooth, and suitable for vehicular traffic.

5. DRAIN ADJUSTMENT

1. Drain Extension Ring

- Furnish and install **one (1) 3inch (3") drain extension ring** at the existing drain located outside the laundry room area of **Apartment A**.
- Adjust drain frame and grate to match final finished grade.
- Ensure proper seating, alignment, and watertight fit.

6. GRADING & DRAINAGE

- Perform fine grading throughout the entire scope area to ensure **positive drainage**.
- Finished pavement and adjacent surfaces shall direct runoff away from buildings, sidewalks, and entrances.
- Ponding shall not exceed **¼ inch in depth** after rainfall once construction is complete.

7. PROTECTION OF EXISTING FEATURES

- Contractor shall protect existing pavement, curbs, sidewalks, utilities, drainage structures, and buildings.

- Any damage caused by construction activities shall be repaired at no additional cost to the owner.
-

8. SAFETY & SITE MANAGEMENT

- Maintain a clean, secure, and safe work area at all times.
 - Provide barricades, cones, signage, and traffic control as required.
 - Coordinate work to minimize disruption to residents and site access.
-

9. CLEANUP & CLOSEOUT

- Remove all debris, excess materials, and equipment from the site.
- Leave paved surfaces clean and ready for use.
- Final acceptance shall be subject to owner inspection and approval.

Simulation Building – ADA Parking Improvements & RFB

BID SPECIFICATION

1. GENERAL

Project Description:

Provide all labor, materials, equipment, and supervision necessary to construct a new ADA compliant asphalt parking surface at the currently unsurfaced area located between the existing fire hydrant and transformer at the Simulation Building.

Work Includes:

Earthwork, base preparation, asphalt paving, striping, and all ancillary work required to deliver a complete, ADA compliant, accessible parking area.

Codes and Standards:

All work shall comply with the latest applicable standards, including:

- Americans with Disabilities Act (ADA)
- State and local accessibility and building codes
- Applicable asphalt paving and compaction standards (e.g., State DOT or municipal specifications)

2. SITE PREPARATION & EARTHWORK

1. Excavation

- Excavate existing unsurfaced and expanded areas to the depth required to accommodate base and asphalt sections.
- Minimum excavation depth: **12 inches below finished grade** (unless directed otherwise).
- Dispose of excess material off-site in accordance with local regulations.

2. Subgrade Preparation

- Proof roll subgrade and remove unsuitable materials.
- Subgrade shall be compacted to a minimum of **95% of Standard Proctor Density (ASTM D698)**.
- Any soft or unstable areas shall be undercut and replaced with approved aggregate.

3. AGGREGATE BASE COURSE

- Furnish and install **8 inches (8")** of processed crushed stone aggregate base (State DOT approved or equivalent.)
- Place base in lifts not exceeding **6 inches**, compacted to **95% Standard Proctor Density**.
- Base course shall be graded to within **±0.25 inches** of final design elevations.
- Ensure proper drainage and slope to prevent ponding.

4. ASPHALT PAVEMENT

1. Asphalt Binder Course

- Install **3 inches (3") compacted thickness** of hot mix asphalt binder course.
- Material shall conform to State DOT specifications.
- Compact to a minimum of **92–95% of theoretical maximum density**.

2. Asphalt Surface (Wearing) Course

- Install **1.5 inches (1½") compacted thickness** of hot mix asphalt surface course.

- Final surface shall be smooth, uniform, and free of segregation, depressions, or surface irregularities.

3. Finished Grades

- Maximum running slope: **1:20 (5.0%)**
- Maximum cross slope in parking spaces and access aisles: **1:48 (2.0%)**
- Surface shall be stable, firm, and slip resistant per ADA requirements.

5. ADA PARKING FEATURES

1. Parking Stall & Access Aisle

- Provide ADA compliant parking stall(s) and adjacent access aisle(s) as shown or directed.
- Access aisle minimum width: **60 inches**, or **96 inches** for van accessible spaces.

2. Striping & Markings

- Stripe all parking spaces and access aisles using **high durability traffic paint**.
- Apply international symbol of accessibility at required locations.
- Stripe color and dimensions shall conform to ADA and local standards.

6. PROTECTION OF EXISTING FEATURES

- Protect fire hydrant, transformer, utilities, and adjacent pavement throughout construction.
- Repair any damage to existing features at no additional cost to the owner.

7. CLEANUP & CLOSEOUT

- Remove all construction debris and excess materials from the site.
- Area shall be left in a condition acceptable to the owner.

Lapoint Paving Improvements – 2026
BID SPECIFICATION

1. GENERAL

Project Name:

Lapoint Paving Improvements – 2026

Project Description:

This project consists of demolition, removal, replacement, and reconstruction of paved surfaces, precast concrete stairs, retaining walls, sidewalks, and associated drainage improvements at the Lapoint facility. The work is intended to improve pavement condition, pedestrian safety, ADA accessibility, and site drainage performance.

Scope of Work:

Provide all labor, materials, equipment, supervision, and incidentals necessary to complete the work described herein as a complete and finished project.

Applicable Standards:

All work shall comply with:

- Americans with Disabilities Act (ADA) and ADA Accessibility Guidelines (ADAAG)
- Local, state, and federal regulations
- Applicable State DOT or municipal paving specifications
- OSHA safety standards

2. SITE PREPARATION & DEMOLITION

1. Paver and Pavement Removal

- Remove existing paver surfaces and paved areas in locations designated by the Owner.
- Saw-cut edges as required to provide clean, straight removal lines.
- Dispose of removed materials off-site in accordance with applicable regulations.

2. Retaining Wall Demolition

- Saw-cut for drainage point and/ or remove the retaining wall located between the Lapoint exterior building wall and the adjacent landscape retaining wall.
- Perform demolition in a controlled manner to protect adjacent structures, utilities, pavements, and landscaping.

3. Sidewalk and Stair Demolition

- Demolish existing sidewalks extending from Tower Circle to the lower parking lot.
- Remove existing precast concrete stairs and associated foundations as required.

3. SUBGRADE & BASE PREPARATION

1. Subgrade Preparation

- Proof-roll exposed subgrade and remove unsuitable or unstable materials.
- Compact subgrade to **95% of Standard Proctor Density (ASTM D698)**.
- Undercut and replace unsuitable soils with approved aggregate as required.

2. Aggregate Base Course

- Furnish and install **8 inches (8") compacted thickness** of processed crushed stone aggregate base.

- Place base in lifts not exceeding **6 inches**, compacted to **95% Standard Proctor Density**.
- Grade base to within **±0.25 inches** of finished elevations and establish positive drainage.

4. ASPHALT PAVEMENT INSTALLATION

1. Asphalt Binder Course

- Install **3 inches (3") compacted thickness** of hot-mix asphalt binder course.
- Asphalt shall conform to state or municipal DOT specifications.
- Compact to **92–95% of theoretical maximum density**.

2. Asphalt Surface Course

- Install **1.5 inches (1½") compacted thickness** of hot-mix asphalt surface (wearing) course.
- Finished surface shall be smooth, uniform, and free of ruts, cracks, or segregation.

3. Surface Transitions

- Tie new asphalt smoothly into existing pavement using tapered transitions and tack coat at all joints.
- Provide trip-free transitions at adjacent sidewalks, stairs, and entrances.

5. PRECAST STAIR REMOVAL & REPLACEMENT

- Remove existing precast concrete stairs.
- Furnish and install new precast concrete stairs matching existing configuration, dimensions, riser/tread geometry, and finish unless otherwise directed by the Owner.
- Stairs shall be set plumb, level, securely anchored, and coordinated with adjacent pavement and sidewalk grades.

6. SIDEWALK RECONSTRUCTION

- Reconstruct sidewalk from Tower Circle to the lower parking lot.
- Sidewalk shall have:
 - Minimum clear width: 5 feet (60 inches)
 - Subgrade: Compacted to 95% Standard Proctor (ASTM D698)
 - Aggregate Base: 8 inches, compacted
 - Asphalt Binder Course: 3 inches, compacted
 - Asphalt Surface Course: 1.5 inches, compacted
 - Compaction: 92–95% theoretical maximum density
 - Sidewalk shall comply with ADA requirements, including:
 - Maximum running slope: **1:20 (5.0%)**, unless part of an accessible ramp
 - Maximum cross slope: **1:48 (2.0%)**

7. DRAINAGE & PONDING CORRECTIONS

- Correct drainage and ponding issues in the **Tower Circle roadside area in front of the Lapoint stairs**.
- Work may include pavement regrading, base correction, and adjustment of existing catch basin rims.

- Finished grades shall ensure positive drainage into existing catch basins.
 - Ponding shall not exceed **¼ inch depth** following rainfall.
-

8. PROTECTION OF EXISTING FEATURES

- Protect existing buildings, utilities, paved surfaces, sidewalks, stairs, and landscaping at all times.
 - Any damage caused by construction activities shall be repaired at no additional cost to the Owner.
-

9. SAFETY, ACCESS & SITE MANAGEMENT

- Maintain a clean, orderly, and safe job site at all times.
 - Provide temporary barricades, signage, and pedestrian routes as required.
 - Coordinate work to minimize disruption to building operations and site access.
-

10. CLEANUP & PROJECT CLOSEOUT

- Remove all debris, excess materials, and temporary protection from the site.
- Leave all work areas clean, safe, and ready for use.
- Final acceptance shall be subject to Owner inspection and approval.

BID SCHEDULE (REQUIRED)

Bidders shall complete the following pricing schedule:

Area	Project Description	Lump Sum Bid Price
A	Simulation Building ADA Parking	\$_____
B	Culinary Arts Paving Project	\$_____
C	Apartment Area Paving & Drainage	\$_____
D	Lapoint Paving Improvements	\$_____
E	Café PMT Sidewalk Improvements	\$_____
	TOTAL (All Areas Combined)	\$_____

**ATTACHMENT – THIS FORM MUST BE FILLED OUT AND SIGNED
BID SUBMITTAL FORM**

SCOPE: 2026 Campus Paving & Sidewalk Improvements

Y' (Yes) or 'N' (No)

- * Bidder will be responsible for products meeting all code requirements.
- * Bidder to provide temporary pedestrian routes, barriers, and signage as required.
- * Please submit all product specifications and warranty details with bid.
- * Please provide projected start and completion dates.
- * Site walk through will be required.

Net Amount

\$

Specify lead time of delivery _____

Acceptance of Terms and Conditions:

Date

Name of Authorized Official for Bidder (Print)

Signature of Authorized Official for Bidder

All fields must be complete with bid submission to be considered.