

REQUEST FOR PROPOSAL

Rev 052226

Alpena Community College

Park Apartments Parking Lot Crack Sealing, Seal Coating & Striping

Release Date: Tuesday, May 26th, 2026

Due Date: Thursday, June 11th, 2026 @ 2:00 p.m. (Local Time)

Pre-Bid Meeting/Walk Through: Contact Facilities Department to Schedule Appointment

1. PROJECT CONDITIONS

Alpena Community College (ACC) is soliciting proposals from qualified contractors for crack sealing, seal coating, and restriping of the Park Apartments parking lot located on ACC property.

The project includes all labor, materials, equipment, supervision, traffic control, preparation, cleaning, crack repair, seal coat application, and pavement striping necessary to complete the project in a professional and durable manner.

Contract Work Window: July 13th – July 24th, 2026

All work must be coordinated with ACC Facilities to minimize disruption to residents, visitors, and campus operations.

Contractors shall field verify all dimensions, quantities, and site conditions prior to submitting bids.

The contractor is responsible for maintaining safe pedestrian and vehicle access throughout the project duration unless otherwise coordinated with ACC Facilities.

2. SCOPE OF WORK

The contractor shall provide, but is not limited to, the following:

- Cleaning and preparation of all pavement surfaces
- Mechanical sweeping and removal of debris prior to application
- Power blowing and cleaning of all cracks and pavement edges
- Crack sealing of all visible cracks throughout the parking lot
- Filling of cracks greater than 0.5" with appropriate crack filler material
- Treatment of oil spots and deteriorated pavement areas as needed
- Application of commercial-grade asphalt seal coat material
- Minimum two-coat application unless otherwise specified by manufacturer recommendations
- Restriping of all parking stalls and pavement markings following seal coat curing
- ADA compliant striping and markings where applicable
- Barricading and traffic control during work operations
- Protection of adjacent structures, sidewalks, landscaping, and vehicles
- Final cleanup and removal of all project debris

Contractor shall provide all labor, equipment, materials, and incidentals necessary for a complete project.

3. TECHNICAL SPECIFICATIONS

All work and materials must meet or exceed the following requirements:

Surface Preparation

- Entire parking lot shall be thoroughly cleaned prior to seal coat application
- All vegetation, dirt, loose aggregate, and debris shall be removed from cracks and pavement edges
- Oil spots shall be cleaned and primed as required by manufacturer recommendations
- Contractor shall notify ACC Facilities of any severely failed pavement areas observed during preparation

Crack Sealing

- All cracks shall be routed and/or cleaned using compressed air or mechanical methods
- Cracks larger than 0.5” shall be filled using hot rubberized crack filler or approved equivalent
- Crack seal material shall be compatible with seal coat product used

Seal Coating

- Seal coat material shall be commercial-grade designed for parking lot applications
- Material specifications and product data sheets must be submitted with proposal
- Application shall comply with manufacturer recommendations for temperature and weather conditions
- Contractor shall provide recommended curing times and reopening schedule

Striping

- Parking lot striping shall include all existing parking spaces and required pavement markings
- Paint shall be traffic-grade and suitable for asphalt parking lots
- ADA markings must comply with applicable accessibility requirements
- Layout shall match existing striping unless otherwise directed by ACC Facilities

4. PROPOSAL REQUIREMENTS

Company Information

- Legal company name
- Company background and relevant experience
- Proof of licensing and insurance (general liability & workers compensation)

Cost Proposal

(Use Bid Form below)

Include:

- Itemized costs for crack sealing, seal coating, striping, labor, equipment, and contingencies
- Estimated project duration
- Product information for all materials proposed

Warranty

- Minimum 1-year warranty on workmanship and materials

References

- Minimum three (3) similar asphalt maintenance projects completed within the last five (5) years
- Include contact information

Additional Submittals

- Product specification sheets
- Proposed work schedule
- Safety plan and traffic control procedures

5. ALTERNATES

Bidders are encouraged to submit alternate options that may provide cost savings, improved durability, or extended pavement life.

Alternates must:

- Be clearly labeled as “Alternate”
- Include full description and justification
- Provide separate pricing either add or deduct
- Not compromise required performance or project intent

Examples may include:

- Alternate seal coat products or additives
- Additional protective coating applications
- Enhanced striping materials
- Alternate crack repair methods

ACC reserves the right to accept or reject any alternates.

6. SELECTION CRITERIA

Proposals will be evaluated using a 100-point system:

Criteria	Points
Competitive Cost	50
Product Type & Quality	30
Contractor Availability & Schedule	20

7. WALK THROUGH

Contractors are encouraged to visit the site prior to submitting bids.

Contact the ACC Facilities Department to schedule a walkthrough appointment.

8. GENERAL CONDITIONS

- ACC reserves the right to reject any or all bids
- Selection is based on overall value, not cost alone
- All work must meet applicable codes and industry standards
- Certificate of insurance required prior to contract award
- Contractor shall be responsible for protecting adjacent surfaces and property
- Weather delays shall be coordinated with ACC Facilities
- ACC may cancel work at any time (payment for completed work only)
- Refer to ACC Policy 5009 for local vendor preference

9. CLARIFICATIONS & QUESTIONS

All inquiries must be submitted in writing to:

Kurt Konieczny

Konieczk@alpenacc.edu

Director of Facilities Management

Questions Due: June 4th, 2026

Responses Issued By: June 8th, 2026

10. SUBMISSION INFORMATION

Submit bids by 2:00 PM, June 11th, 2026 to:

kowalewl@alpenacc.edu

Alpena Community College

665 Johnson St

Alpena, MI 49707

Attention: Lyn Kowalewsky

Controller – VLH 110

11. BIDDER CERTIFICATION

By submitting a bid, bidder certifies compliance with Michigan Act 517 (Iran-Linked Business prohibition).

12. ACKNOWLEDGEMENT OF ADDENDA

List all addenda issued (or mark N/A):

13. BID PROPOSAL FORM

BASE BID:

Total Bid Price: \$ _____

Alternates (if any):

Alternate #1: _____

Price: \$ _____

Alternate #2: _____

Price: \$ _____

Warranty:

Seal Coat Product / Materials Provided:

NOTES

- All materials, labor, equipment, traffic control, and cleanup must be included
- Work must comply with all applicable codes and standards
- Pricing must remain valid for 60 days
- Contractor is responsible for all site cleanup and debris removal
- All cracks and pavement surfaces must be properly cleaned prior to sealing
- Cracks larger than 0.5” must be filled with approved crack repair material
- Work shall not proceed during unsuitable weather conditions
- Contractor shall coordinate parking lot closures with ACC Facilities

Bidder Signature: _____

