



REQUEST FOR PROPOSALS
Landside Asphalt Maintenance – 2026
DIR Project No.: To Be Determined

1. Introduction

The Truckee Tahoe Airport District is requesting proposals from qualified firms to provide professional asphalt maintenance services, including crack filling, sealing and striping.

2. District Contact

Questions and communication should be directed to:

Matt Warren, Facilities Maintenance Manager
530-718-3502
matt.warren@truckeetahoeairport.com

3. Scope of Services

A detailed scope is provided in **Exhibit A**. The final scope will be incorporated into the service agreement issued to the selected firm.

4. Pre-Proposal Meeting

A non-mandatory meeting will be held on:

- Wednesday, March 11, 2026 at 9:00 am at the Truckee Tahoe Airport, 10356 Truckee Airport Road, Truckee, CA 96161.

5. Proposal Requirements

Proposals should be no more than four pages, excluding Terms & Conditions, and include:

- Qualifications summarizing experience, key staff, relevant past work, and years in business.
- Licensing documentation for work in California.
- References (minimum of three similar projects).
- Work Approach including planned methods, timeline, and deliverables.
- Fee Proposal (lump sum, not-to-exceed, with breakdown by task and rates).

6. Selection Process

Proposals will be evaluated on:

- Qualifications and relevant experience – 20%
- Understanding of the scope and proposed approach – 20%
- Key staff – 20%
- Fee proposal – 20%
- References – 10%
- Licensing and absence of conflicts – 10%

The District may request clarification, conduct interviews, or reject any or all proposals.

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7. Proposal Schedule

Key dates set by the District include:

- RFP Release – February 2, 2026
- Optional Pre-Proposal Meeting – March 11, 2026
- Last Day for Questions – March 13, 2026
- Proposal Due Date – March 23, 2026
- Notice of Selection – March 27, 2026

All dates are subject to change.

8. Submittal Instructions

Proposals must be received by 4:00 pm on Monday, March 23, 2026. Send proposals via mail or email to:

Matt Warren
Truckee Tahoe Airport District
10356 Truckee Airport Road, Truckee, CA 96161
matt.warren@truckeetahoeairport.com

Label the envelope or email: "Proposal – Landside Asphalt Maintenance 2026" with the firm's name and address.

Late or misdirected proposals may not be accepted.

9. Additional Information

- Site visits may be arranged as needed.
- The District may amend or cancel this RFP at any time.
- Proposal preparation costs will not be reimbursed.
- Submitted proposals become District property and may be subject to public disclosure per applicable law.



EXHIBIT A - SCOPE OF WORK

Landside Asphalt Maintenance – 2026

Airport Office Building & Long-Term Parking Lot

1. Proposal Submission Date: March 23, 2026

2. Project Overview

Provide all labor, materials, equipment and supervision necessary to perform the asphalt maintenance work identified in **Sections 8, 9, 10 & 11** to asphalt surfaces not previously seal coated at the Airport Office Building and Long-Term Parking Lot located at 10266 Truckee Airport Road, Truckee, CA (see attached map).

3. Work Schedule

- Work shall occur during the 2026 summer paint season (May–October).
- The airport operates seven days per week.
- Work hours: 7:00 a.m. – 5:00 p.m., any day of the week.
- Work must be completed within two weeks of commencement.

4. Communication Requirements

Contractor shall maintain daily communication with designated airport representatives to support coordination with impacted tenants and long-term parking lot customers.

5. Public Works Requirements

- This is a California Prevailing Wage project (Nevada County).
- Contractors must be registered with the California Department of Industrial Relations (DIR) in compliance with Labor Code §1725.5 prior to submitting a bid.
- All work is subject to applicable state public works laws and reporting requirements.

6. Contractor Qualifications and Responsibilities

- Contractor must be properly licensed, bonded, and insured.
- Contractor shall supply portable toilets for the duration of the project.
- Contractor is responsible for all tools, equipment, and materials.
- Contractor shall maintain a clean jobsite and handle all waste in compliance with environmental regulations.

7. Materials

Seal coat material shall be **SteelGuard 60** and sourced through RaynGuard Protective Materials (Sacramento, CA). Crack filling material shall be a **Type 2 hot applied, asphalt-based** crack filling product suitable for Truckee's climate and temperatures. Striping paint shall be a **durable water-based, fast-dry**

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striping paint suitable for Truckee's climate and temperatures.

8. Surface Preparation

Perform all cleaning and preparation work in accordance with RaynGuard's and hot-applied asphalt-based crack filling manufacturer's recommendations and industry best practices:

- Remove dirt, debris, plants/weeds and contaminants from within the cracks and asphalt surface using a high CFM blower, mechanical or manual broom, wire brush, and/or high-pressure power washer.
- Apply oil spot primer to areas with oil or grease buildup.
- Ensure surfaces are clean, dry, and properly prepared prior to coating.

9. Hot Applied Crack Filling

Fill all cracks greater than ¼ inch with a **Type 2 hot applied, asphalt-based** crack filling product in accordance with the manufacturer's recommendations and industry best practices:

- Apply when the pavement temperature is at least 50 degrees F.
- If needed, apply a second coat to areas where the initial material has settled to create a finished product that is leveled with the asphalt grade.

10. Seal Coat Application

Apply two coats of **SteelGuard 60** to unsealed asphalt:

- Apply **SteelGuard 60** onto clean, dry or damp surfaces from which all contaminants have been removed
- Apply when the pavement and air temperature is at least 55 degrees F.
- Allow two hours of dry time between the first application and the second application.
- Application shall cease during windy or adverse weather conditions.

11. Parking Lot Striping

Striping shall match the existing approved layout and identifying colors using a **high-quality traffic-grade paint** suitable for the climatic conditions and traffic use:

- Ensure pavement is dry and suitable for striping at time of application.

12. Scheduling & Phasing

- Work performed in phases to minimize business interruption.
- Work schedules and plans to be provided to TTAD one week before work commences to allow for proper communication to affected persons.
- Drive aisles and entrances stay open; temporary alternate parking and staffed detours/signage provided by Contractor.

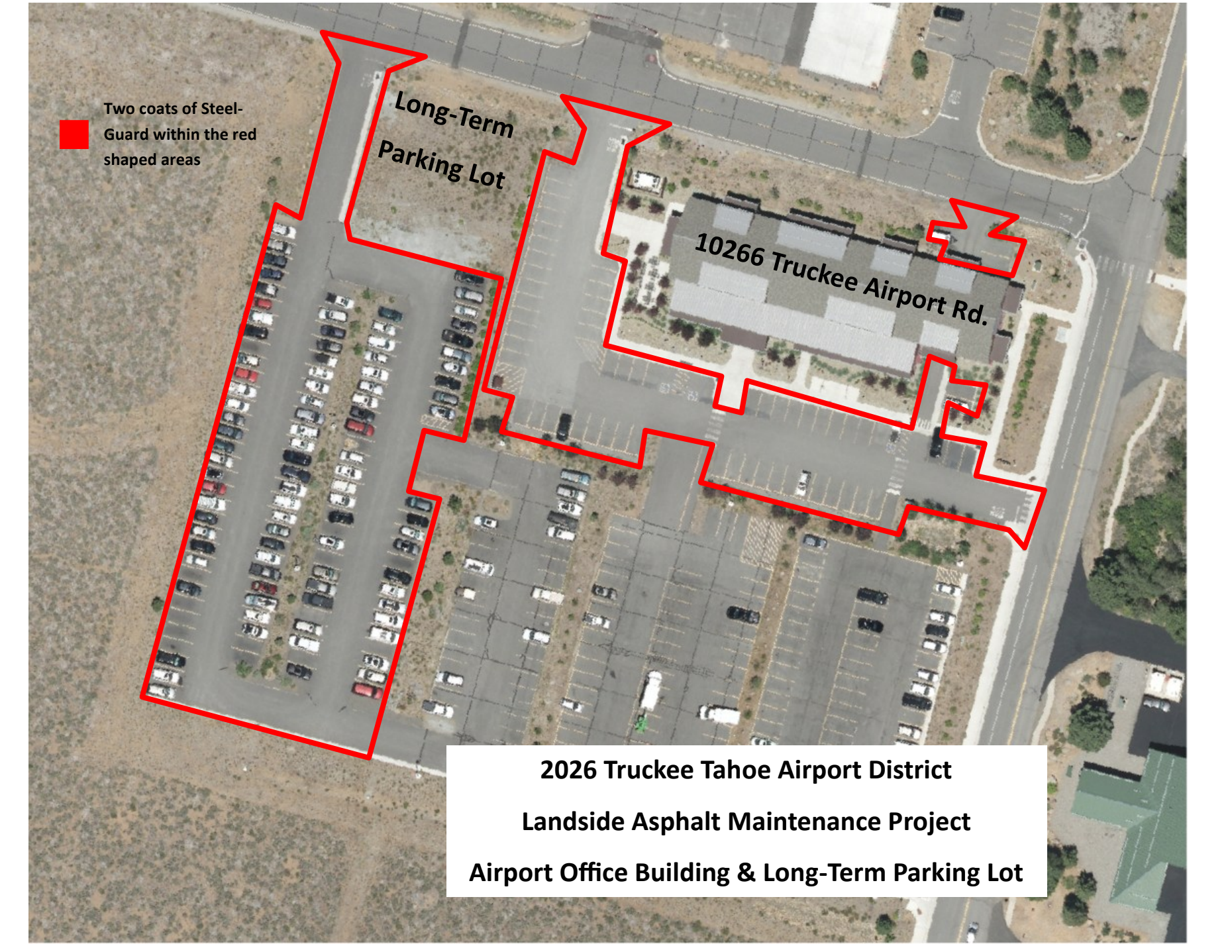
13. Protection and Safety



- Contractor is responsible for protecting all adjacent exterior elements, including concrete curbing, landscaping, signage, vehicles, and other items adjacent to the area being sealed.
- Contractor to maintain safe access for all vehicles and pedestrians during work.
- Contractor to provide temporary traffic control, cones, barricades and signage as necessary to safely perform the work.
- All required safety equipment shall be provided and maintained by the contractor.

14. Utilities

- Water and power will be provided by the Truckee Tahoe Airport District.



Two coats of Steel-Guard within the red shaped areas

Long-Term
Parking Lot

10266 Truckee Airport Rd.

**2026 Truckee Tahoe Airport District
Landside Asphalt Maintenance Project
Airport Office Building & Long-Term Parking Lot**

STEELGUARD | Technical Data Sheet

A single package, water dispersed, slate and mineral filled, black asphalt coating. Following minimal dilution with potable water, **SteelGuard** may be easily applied by squeegee or spray applied with proper, heavy duty commercial equipment. It is designed to restore minor pavement surface profile loss as well as seal all asphalt surfaces against accelerated deterioration from sun, wind, rain, tire abrasion and mild chemical attack.

Available in 5 gallon pail, 55 gallon drum, 275/330 gallon IBC tote, or bulk.

Advantages

- Excellent coverage with a higher film thickness per coat due to higher aggregate/binder content. Helps fill minor surface (non-working) cracks in the pavement to eliminate water penetration.
- Outstanding adhesion and toughness. Renowned around the world for providing long-lasting pavement protection.
- Fast drying and superior curing properties under normal conditions (see "Drying"). Assists in nighttime installations without direct sun loading. **RaynGuard Quick Dry** is available for more challenging installations.
- Will resist re-emulsification once fully cured. Traffic striping immediately after curing may be achieved without discoloration.
- Heavily resistant to tire scuff and power steering abuse.
- Contains no bio-accumulative metals or chemicals. Non-hazardous in cured form; therefore, may be disposed as cured residue into any municipal land fill.

Uses

- Designed for application as a professional protective coating of asphalt pavements including driveways, playgrounds, parking lots, bike paths, surface streets, highways and airport taxiways and runways.
- Available in modified forms for various color applications, skid resistant requirements or for applications in demanding situations or on alternative surface materials.

Application

- Apply only onto clean, dry or damp surfaces from which all contaminants have been removed (i.e. built-up crankcase drippings, oil spots, loose traffic paint, etc). Areas upon which a high build-up of grease or loose paint exists shall be scraped, wire brushed and cleaned to eliminate oil residue from the underlying, sound asphaltic substrate. Prior to application it is recommended that these treated areas be further prepared by surface priming with **RaynGuard Oil Spot Sealer**.
- **SteelGuard** may be modified for special applications with a variety of polymers, adhesion packages, set control additives and select size aggregates for friction/skid promotion. Please contact your supplier for details.
- **SteelGuard** contains 4.5 pounds of crushed aggregate or more, per gallon and is supplied in a high viscosity, semi-paste consistency. The formula is balanced to provide suspension of the aggregate particles but stirring or mixing should be done prior to use to assure a balanced mix.
- Immediately prior to application a pre-determined, small quantity of potable water shall be slowly mixed into the contents at an equivalent rate of one to five percent by volume (1 – 5% under

normal conditions; up to as much as 10% under very hot conditions). **Important Note:** Do not over dilute this product as this will terminate the anti-settling qualities of **SteelGuard** and could possibly diminish the useful qualities of its cured physical properties.

Drying & Curing

- **SteelGuard** is one of the fastest curing pavement surfacing materials available. All waterborne curing rates are dependent upon evaporation of the water contained within the formula. The combined effects of surface temperature, air temperature, sun load, wind and humidity will determine the atmospheric water removal capabilities at any given moment. A professional installer will gain valuable experience in gauging time-to-cure by observing cure times against spread rates within the range of these five indicators.
- Do not apply this product unless sufficient weather conditions exist to assure full cure prior to being subjected to rain, fog or other inclement weather or heavy traffic. It is recommended that the inexperienced applicator use spread rates of 20 gallons per 1000 square foot, during daylight hours, at surface and air temperatures above 55°F (13°C) and rising with no rain, fog or other inclement weather in the forecast for at least 48 hours.

Cleaning

- Immediately after application, clean implements, including hoses, with cool water after application. **SteelGuard** may crosslink & cure if left standing in sun exposed spray hoses.

Physical Properties

Description	Result	Standard
Water Absorption	<1%	ASTM D570
Weight per Gallon	10.5 – 11.5 lbs/gallon	ASTM D1475
Percent Solids	57-62%	
Wet Track Abrasion	<35 grams/square foot	ISSA A-105, T-100
VOC	<10 grams/liter	BAAQMD Vol 3 Lab 22

Transportation, Storage & Handling

- DOT: Not regulated.
- Keep/store out of direct sunlight.
- Do not allow to freeze prior to application.
- Do not mix with any other products.
- Keep containers tightly sealed when not in use.
- Avoid prolonged skin contact.
- Do not take internally. Do not induce vomiting if swallowed.
- Store, handle and dispose as per SDS.



RaynGuard Protective Materials, Inc.
8280 14th Avenue, Sacramento CA 95826
+1 (916) 454-2560 | www.raynguard.com