THE NAVAJO NATION FACILITIES MAINTENANCE DEPARTMENT REQUEST FOR PROPOSALS (RFP)

<u>RFP #25-04-36548B</u> FMD ROOFING REPLACEMENTS 2025 NAVAJO NATION DUE: June 06, 2025 4:00 P.M.

The Navajo Nation Facilities Maintenance Department (hereinafter referred to as "FMD") invites interested and qualified companies to submit proposals for the Navajo Nation Roof Replacement Project.

This project involves the replacement of roofing membranes and includes a warranty covering both workmanship and materials for the facilities listed in Appendix "A."

The primary objective of this Request for Proposals (RFP) is to replace the aging roofing infrastructure and to prevent water intrusion resulting from deteriorated roofing materials. The FMD seeks to obtain individual cost estimates for each roofing replacement project, including bid alternates, to assess available funding for award consideration.

Pre-Bid Meeting:

A pre-bid meeting for all prospective bidders will be held on:

Date: June 4, 2025 Time: 9:00 AM (MST) Location: Navajo Nation Facilities Maintenance Department 2431 North Route 12 Fort Defiance, Arizona 86504

Attendance at the pre-bid meeting is strongly encouraged to ensure a clear understanding of project requirements and conditions.

REQUEST FOR PROPOSALS DUE: JUNE 06, 2024 4:00 PM

The Facilities Maintenance Department (FMD) is accepting proposals from qualified roofing companies for the removal of the existing roofing system and installation of a new metal roofing system at designated locations throughout the Navajo Nation. The contract award will be determined solely at the discretion of the FMD.

All responses to this Request for Proposals (RFP) must be submitted to the **Navajo Nation Facilities Maintenance Department** no later than the date and time specified above. Each respondent is required to submit **three (3) hard copies** of their proposal.

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All proposals must be clearly labeled with the following reference: **RFP# 25-04-3654SB – Roofing Replacements 2025**

Please note the following submission conditions:

- Oral, telephonic, emailed, or faxed proposals will not be accepted.
- No corrections, deletions, or additions to submitted proposals will be accepted if submitted via oral communication, telephone, email, or fax.
- Late submissions will not be considered under any circumstances.
- All bids will be delivered to the Facilities Maintenance Department.

The Facilities Maintenance Department reserves the right to reject any or all proposals, and to waive any informality or irregularities in the proposal process.

1. AVAILABILITY OF FUNDS

Any subsequent contract award associated with this RFP is contingent upon the availability of funds to the FMD for this project. If funds are not available, any agreement resulting from this RFP shall become void and of no force and effect. FMD reserves the right to negotiate the overall contract price based on the availability of funds. Bid Alternates will be in effect and clearly noted on the attached Appendix A.

2. AGREEMENT

The FMD, upon mutually agreed to and acceptable terms and conditions with the successful responder/consultant, shall enter into a formal agreement for a mutually agreed to fee and period of time. The FMD reserves the right, subject to mutual agreement with the successful responder/consultant, to extend the terms of this agreement, at the proposed rate, for a mutually agreed upon period of time.

3. CANCELLATION OF AGREEMENT

The FMD reserves the right to cancel any contract/agreement, in whole or part, at any time, within thirty (30) calendar days prior written notice to the consultant, should any of the following conditions exist:

- Funds are not appropriated by the FMD for continuance of this agreement.
- The FMD, through changes in its requirements, method of operation, or program operation no longer has a need for the service.

4. INSURANCE REQUIREMENTS

The selected entity, upon receiving authorization to proceed, shall be required to deliver an insurance certificate in amounts, companies, and terms acceptable to the FMD.

The entity selected shall provide evidence of insurance coverage from a company or companies with an A.M. Best rating of A- (VII) or better. Such insurance will protect and indemnify the FMD from claims which may arise out of or result from any obligation under this agreement, whether such obligations are

the Contractor's or those of a subcontractor or any person or entity directly or indirectly employed by said Contractor. Minimum coverage is as follows:

- 1. Workers Compensation: Consultant shall provide workers compensation and employer's liability insurance that complies with the regulations of the Navajo Nation with limits no less than \$100,000 each accident by bodily injury; \$100,000 each accident by disease and a policy limit of \$500,000.
- 2. Commercial General Liability Insurance: Consultant shall provide commercial general liability insurance policy that includes products, operations and completed operations (with no exclusion for sexual abuse or molestation). Limits should be at least: Bodily injury & property damage with an occurrence limit of \$1,000,000: Personal & advertising injury limit of \$1,000,000 per occurrence: General aggregate limit of \$2,000,000 (other than products and completed operations): Products and completed operations aggregate limit of \$2,000,000. The policy shall name the FMD as an additional insured. Such coverage will be provided on an occurrence basis and will be primary and shall not contribute in any way to any insurance or self-insured retention carried by the FMD. Such coverage shall contain a broad form contractual liability endorsement or similar wording within the policy form.
- 3. Commercial Automobile Insurance: Consultant shall provide commercial automobile insurance for any owned autos (symbol 1 or equivalent) in the amount of \$1,000,000 each accident covering bodily injury and property damage on a combined single limit basis. Such coverage shall also include hired and non-owned automobile coverage.
- 4. Include a statement that no conflicts of interest exist in the provision of the services.

Umbrella Liability Insurance: Consultant shall provide an umbrella liability policy in excess (without restriction or limitation) of those limits described in items (A) through (C). Such policy shall contain limits of liability in the amount of \$1,000,000 each occurrence and \$1,000,000 in the aggregate which may be amended during the term of the contract if deemed reasonable and customary by the FMD at the sole cost and expense of the Contractor. As to the insurance required, the insurer(s) and/or their authorized agents shall provide the FMD with certificates of insurance prior to execution of the agreement by the FMD, describing the coverage.

5. AWARDING THE SERVICES

The services shall be awarded to the consultant whose qualifications are deemed to best provide the services desired, taking into account the requirements, terms and conditions contained in the request for proposals and the criteria for evaluating proposals.

6. SUBMISSION OF QUESTIONS

Questions relating to this request for proposals must be submitted in writing to the following (faxed or emailed questions are acceptable):

Navajo Nation Facilities Maintenance Department Post Office Box 528 Fort Defiance, Arizona 86504 Attn.: Marcus C. Tulley Fax: 928-729-4267 Email: marcustulley@navajo-nsn.gov

To ensure consistent interpretation of certain items, answers to questions the FMD deems to be in the interest of all will be made available to all other respondents.

7. PROPOSAL SUBMISSION

Three (3) complete sets of the proposals along with a sample of your work are to be submitted to the FMD no later than June 06, 2024 at 4:00 PM, clearly labeled as follows: **RFP#25-04-3654SB–ROOFING REPLACEMENTS 2025** and shall be addressed and mailed or hand delivered to:

Navajo Nation Facilities Maintenance Department 2431 North Route 12 Post Office Box 528 Fort Defiance, Arizona 86504 Attn.: Marcus C. Tulley

8. ATTACHMENTS

Appendix A provides a list of facilities selected for roofing replacements. Please ensure that individual bid proposals are noted for each selected site. FMD will select the most feasible sites and cost based on available funds.

9. SCOPE OF SERVICES

a. Scope Inclusions:

- Contract services shall include labor and material costs including roof panels and applicable warranty of material and a year of warranty on labor.
- Labor costs and timeframes, including overhead costs covering all applicable licensures and tax requirements.
- Contractor shall be responsible for thoroughly inspecting the existing roofing system before bidding to assure themselves with the pricing they provide.

b. Roofing Work:

• Removal of existing roofing system to decking and installation of metal roofing system in accordance with manufacture installation requirements.

• Contractor shall be responsible for thoroughly inspecting the existing roofing system before bidding to assure themselves with the pricing they provide.

• Damaged roof decking or ventilation fixtures shall be replaced before installing metal roofing system.

• Lock strips at the eaves (gutter line and sloping side of the roof) will be required to keep the panels from lifting during strong wind. Colors to match roofing panels.

• Enclosures at ridge and gutter locations will be required.

• 30 lb. Roofing underlayment or synthetic material shall be required to add additional protection. Underlayment will be high-heat ice and water shield material.

- Ridge capping, rakes, fasteners, shall be the same color and gauge.
- Create positive drainage flow on all roofing system and locations.
- Disposal of all aged materials.
- Replacement with a minimum 24-gauge commercial metal pro panel roofing system.
- Replacement of damaged roof membrane as necessary.

c. Asphaltic Roofing System Conversion:

• Changing existing asphaltic roofing systems to metal roofing systems. Removal of existing roofing system to decking and installation of metal roofing system in accordance with manufacture installation requirements.

d. Warranty:

- Contractor to provide a one-year labor warranty.
- Manufacturer's material warranty to be included as guaranteed.

f. Debris Disposal:

• Proper disposal of all debris resulting from construction to an appropriate landfill.

This scope outlines the comprehensive requirements for the metal panel roofing replacement services, ensuring quality and adherence to standards throughout the process. The Contractor shall perform a thorough inspection during every roof service. Following each scheduled roof service, the Contractor must submit a written report to the Navajo Nation Facilities Maintenance Department on all service completed. All roofing work shall bear a minimum 20-year factor warranty with each installation.

All construction debris shall be the responsibility of the individual contractor to dispose of and all cost shall be incurred by the contractor that are not directly specified or outlined in the scope of work. Each scope of work shall include all applicable Navajo Nation taxes.

Complaints and service requirements, including recall work required between scheduled services visits, must be handled within 24 hours after notification and will be at no additional cost to the Navajo Nation.

10. QUALIFICATION REQUIREMENTS AND FORMAT

The following material is to be included in all responses and received by the date and time noted above in order for any entity to be considered:

- a. Title Page showing that the proposal submitted is for: RFP#25-04-3654SB ROOFING REPLACEMENTS 2025.
- b. The entity name, contact person information and date of response.
- c. Table of Contents
- d. Information described in the following:

Technical Proposal Section

Section I: Company Profile

This section should state the size of the entity, the type of entity, the entity's background, and the location and/or office from which the work on this project shall be performed.

Section II: Experience

The response should include details of experience with facility roofing repairs and replacement for educational and government facilities. In addition, interested entities must have at least ten years minimum experience performing roofing and maintenance services.

Section III: References

Include a list of references and contact information in the response. This list should include past and present clients as outlined in Experience above, including names and telephone numbers of contact people.

Section IV: Specific Approach, Sample Reports and Management Plan

Provide details regarding your approach to completing all roofing repairs and services for all listed facilities in this RFP. Include a management plan with qualifications of the staff you propose for this project along with resumes of the key personnel who would be assigned to this project as well as any consultants, engineers, etc. to be used.

Section V: Budget & Cost Breakdown Information

Include a detailed cost proposal as follows broken down by each project with a grand overall total for each of the following areas:

Price per square footage Cost of Materials Navajo Nation Tax 6% (*All Navajo Nation*) Navajo Nation Tax 7% (**Kayenta**, *AZ region*) Total Cost

Section VI: Additional Information

Include in this section any additional information you wish to provide to the FMD relevant to the analysis.

Please be advised that the person(s) signing a formal response must be authorized by your organization to contractually bind the entity with regard to prices and related contractual obligations for the delivery terms.

Company Name

Authorized Signature

Title

Printed Name

Phone, Fax, Email, Website Address

Section VII: Required Documents (MUST DOCUMENTS)

- 1. Employee Certification and Degrees
 - Field Related Degrees and/or Certifications
 - State Contractors Licensure or Certification
 - Safety Certification
- 2. Comprehensive Scope of Work
- 3. Navajo Business Opportunity Act Statement
- 4. Statement on Navajo Nation Tax Compliance
- 5. Certificate of Non-Debarment
- 6. Certification of Non-Collusion
- 7. Certification of Good Standing from State Licensing Office

- 8. Certificate of Insurance (Must meet Navajo Nation Requirements)
- 9. Federal IRS W-9 Form (updated version March 2024)
- 10. SDS Information for all chemical intending to use
- 11. One Copy of Comprehensive Safety Plan (Company Safety procedures, etc.)
- 12. Navajo Nation Tax Breakdowns (See Section V. Budget & Cost Breakdown Information)
- 13. Payment and Performance Bond if applicable.

11. INTERVIEW AND SELECTION PROCESS

The FMD shall select the successful respondent to provide the requested services. Respondents submitting the most responsive proposals may be invited to an interview with the FMD. During that process those entities shall be requested to present all costs and rates associated with their proposed consulting services.

Should the FMD elect to purchase the consultant services detailed in this request it will then enter into a contract/agreement with the most responsible respondent whose proposal is determined to be in the best interest of the FMD. Responses to this RFP will be reviewed against the criteria contained herein, and award of the contract/agreement shall be made in accordance with standard Navajo Nation purchasing procedures.

The Facilities Maintenance Department (FMD) reserves the right to reject any or all proposals, in whole or in part, for any reason. FMD may negotiate changes to proposed terms and waive minor irregularities or inconsistencies in the Request for Proposal (RFP). FMD also reserves the right to make a selection based on interviews, qualifications, relevant experience, responsiveness to RFP requirements, and to negotiate a final contract or agreement with the selected contractor.

12. ANTICIPATED TIME-LINE

April 22, 2025	Issue RFP
June 4, 2025	9:00 A.M. Pre-bid Meeting
June 6, 2025	4:00 P.M. Proposals due
June 9, 2025	9:00 A.M. Bid opening

APPENDIX A

1) <u>Minerals Department – Geologist Trailer</u> Building No. 2539 Window Rock, Arizona

1,204 Sq. Ft. (3/12 Pitch) Current Material: Shingles

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations.
- e) Adhere to specific Scope of Work listed on Page 4-6.



2) <u>Fleet Management – Body Shop</u> Building No. 2747 Window Rock, Arizona

4,092 Sq. Ft. (5/12 Pitch) Current Material: Corrugated Metal

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations
- e) Adhere to specific Scope of Work listed on Page 4-6





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3) <u>Fleet Management – Body Shop</u> Building No. 2744 Window Rock, Arizona

A: 7,191 Sq. Ft. (3/12 Pitch) Current Material: V-Ribs

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations
- e) Adhere to specific Scope of Work listed on Page 4-6





4) Department of Emergency Management Building No. 2518 Window Rock, Arizona

1,440 Sq. Ft. (4/12 Pitch) Current Material: Shingles

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations.
- e) Adhere to specific Scope of Work listed on Page 4-6



5) <u>Facilities Maintenance Department Shop</u> Building No. S022 Shiprock, New Mexico

900 Sq. Ft. (3/12 Pitch) Current Material: Single Lock/Mineral Roll

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations.
- e) Adhere to specific Scope of Work listed on Page 4-6



6) <u>Shiprock HeadStart/Agriculture/Comm.</u> Building No. 2483 Shiprock, New Mexico

6,171 Sq. Ft. (1/12 Pitch) Current Material" Metal Snap Lock

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Install building materials to create a 2/12 pitch.
- d) Removal of all debris to be disposed of.
- e) Thorough inspection of roof installations.
- f) Adhere to specific Scope of Work listed on Page 4-6



7) <u>TeecNosPos Food Distribution Warehouse</u> Building No. 3914 TeecNosPos, Arizona

7,176 Sq. Ft. (4/12 Pitch) Current Material: Pro-Panel

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations.
- e) Adhere to specific Scope of Work listed on Page 4-6



8) <u>Crownpoint Food Distribution Warehouse</u> Building No. 2561 Crownpoint, New Mexico

450 Sq. Ft. (3/12 Pitch) Current Material: Metal V-Ribs

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations.
- e) Adhere to specific Scope of Work listed on Page 4-6



9) <u>Forestry Department – Administration</u> Building No. 2466 Fort Defiance, Arizona

4,000 Sq. Ft. (3/12 Pitch) Current Material: V-Ribs

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations.
- e) Adhere to specific Scope of Work listed on Page 4-6





10) <u>Property Management – Warehouse</u> Building No. 2842 Tuba City, Arizona

4,200 Sq. Ft. (3/12 Pitch) Current Material: Metal Clip Relief

- a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
- b) Install metal pro panel commercial grade roofing systems with minimum of 24-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
 **Contractor shall be responsible for inspecting the roof slope for material being used. Other options may be considered and approved prior to installation.
- c) Removal of all debris to be disposed of.
- d) Thorough inspection of roof installations
- e) Adhere to specific Scope of Work listed on Page 4-6





NAVAJO NATION AFFIDAVIT OF NON-COLLUSION

For	(service type) for the (name) Project
located in the	(Chapter) of the Navajo Nation, state of,
County of	·
	(Affiant name), being first duly sworn, hereby deposes and says that:
1. He/she is the	(job title) Of(Enti
_{Name)} , the Entity that has subr	nitted/is submitting a Proposal, Statement of Qualification, or Bid to the Navajo Nation for the
above-named Project;	
	s Entity for purposes of the declarations set forth herein, and that all such declarations are made Ill of its owners, partners, officers, members, employees, officials, agents, or parties-in-interest;
by said Entity for the above-r	to the preparation and contents of the Proposal, Statement of Qualification, or Bid submitted named Project, and with respect to all pertinent circumstances regarding submission of said fication, or Bid to the Navajo Nation.
4. Said Proposal, Statement of C	Qualification, or Bid is genuine and not collusive or sham;
	y colluded, conspired, connived, or agreed, directly or indirectly, with any other entity, bidder, or
proposed contr	Proposal, Statement of Qualification, or Bid to the Navajo Nation in connection with the ract for which said Proposal, Statement of Qualification, or Bid was/is being submitted, or bmitting a Proposal, Statement of Qualification, or Bid to the Navajo Nation in connection with ontract;
with any other entity, bidder, a. fix any price or entity, bidder, o b. to fix any price	fee relating to any Proposal, Statement of Qualification, or Bid of said Entity or of any other
	my collusion, conspiracy, connivance, or unlawful written or oral agreement, secured any Nation or against any other entity, bidder, or person interested in the proposed contract for the
8. All statements set forth hereir true.	n, and in said Proposal, Statement of Qualification, or Bid submitted to the Navajo Nation, are
	NOTARY:
Signature of Affiant	
Printed name of Affiant	
Title of Affiant	
Name of Entity	
	Subscribed and Sworn before me this
	, 20
Address of Entity	Notary Signature
Entity Employer Identification Number (EI	N) My Commission expires

NAVAJO NATION CERTIFICATION Regarding Debarment, Suspension, and Contracting Eligibility

- 1. Applicant entity acknowledges that to the best of its knowledge that the Applicant entity, either in its present form or in any identifiable capacity, has not, in accordance with 12 N.N.C. § 361:
 - A. Been convicted of the commission of criminal offenses incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of any such contract or subcontract;
 - B. Been convicted of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or other offenses indicating a lack of business integrity or honesty, which currently, seriously, and directly affect responsibility as a Navajo Nation contractor;
 - C. Been convicted under antitrust statutes arising out of the submission of bids or proposals;
 - D. Violated contract provisions, including:
 - i. Deliberate failure, without good cause, to perform in accordance with the contract specifications or within the time limit provided in the contract,
 - ii. A recent record of failure to perform or of unsatisfactory performance with the terms of any contract, or
 - Any other cause so serious and compelling as to affect responsibility as a Navajo Nation contractor, including debarment by another governmental entity.
- 2. Applicant acknowledges that if the Navajo Nation determines that the executed Certification provided herein is untrue or not wholly accurate, it shall be grounds for the Navajo Nation to terminate the contract and pursue other legal remedies, at the Navajo Nation's discretion.
- 3. Applicant certifies to the best of its knowledge that it is eligible to do business with the

Navajo Nation, in its present form or in any other identifiable capacity, pursuant to 12 N.N.C. § 1501 and 5 N.N.C. § 301. Applicant also acknowledges that per 12 N.N.C. § 1505, it will not be eligible to contract with the Navajo Nation if deemed ineligible by the appropriate department or entity of the Navajo Nation which receives the Applicant's request for consideration for a business opportunity.

Applicant Name	Name of individual signing on Applicant's behalf (print)
Applicant Address	Title of individual signing on Applicant's behalf
Applicant Address	Signature of individual signing on Applicant's behalf
Applicant Address	Date