



**NAVAJO NATION DIVISION OF
COMMUNITY DEVELOPMENT**

**REQUEST FOR PROPOSAL
NO. CPMD 2025-08-15 (Tolani Lake Senior Center)
BID REFERENCE # 25-10-3887DB
SEPTEMBER 29, 2025**

**CONSTRUCTION SERVICES FOR
TOLANI LAKE SENIOR CENTER
RENOVATION**

TOLANI LAKE SENIOR CENTER RENOVATION

BID# 25-10-3887DB

REQUEST FOR PROPOSAL

OVERVIEW ON REQUEST FOR PROPOSAL

The Navajo Nation Division of Community Development(DCD), Capital Projects Management Department (CPMD) on behalf of the Tolani Lake Senior Center in Tolani Lake, Arizona, invites qualified contractors to submit proposals for the renovation of the Tolani Lake Senior Center Renovation. This Request for Proposal (RFP) accounts for a preliminary evaluation of the offeror(s) qualifications, proposed scope of work, site knowledge, and project timeline. The Navajo Nation reserves the right not to award a contract under this RFP and may issue a new RFP for the same services at its discretion.

SECURING DOCUMENTS

Contract Documents will be sent out by CPMD/ Project Manager and sent by email. **No Mandatory Pre-Proposal Conference for this project.**

EXAMINATION

A MANDATORY site visit with the Tolani Lake Senior Center is required for all General Contractors submitting a proposal. Please schedule a date before the site visit, contact Tom Yazzie, CSC, at (928) 686-3285. Participation in the site visit is a critical part of the proposal evaluation criteria. **Proposals will not be accepted without a signed Site Visit Acknowledgment Form.**

Before submitting a proposal, proposers shall carefully examine the scope of work documents, visit the site of the work, and fully inform themselves as to all existing conditions and limitations, and shall include in the proposal a sum to cover the cost of all items included in the Contract. The proposer, if awarded the Contract, shall not be allowed additional compensation because of lack of examination. Proposal submission will be considered conclusive evidence that proposer made such examination.

SCHEDULE OF RFP ACTIVITIES

- | | |
|------------------------------------|------------------|
| • Deadline to Submit RFP Questions | October 18, 2025 |
| • Deadline for RFP Submittal | October 20, 2025 |
| • Proposal Opening Evaluations | October 21, 2025 |

This Request for Proposal (RFP) is issued by the Capital Projects Management Department (CPMD) on behalf of the Tolani Lake Senior Center, in accordance with Navajo Nation laws and regulations. CPMD is the sole entity authorized to reproduce or distribute this RFP. By participating, the Offeror agrees to maintain the confidentiality of all related materials and information, limiting access strictly to personnel on a need-to-know basis within its organization. No materials may be copied, shared, or disclosed to any external party without the prior written consent of the Owner, CPMD.

DEADLINE TO SUBMIT QUESTIONS

All questions regarding this RFP must be submitted in writing to the Project Manager no later than **5:00 PM (local time in Window Rock, AZ) on October 18, 2025**. Written responses to all submitted

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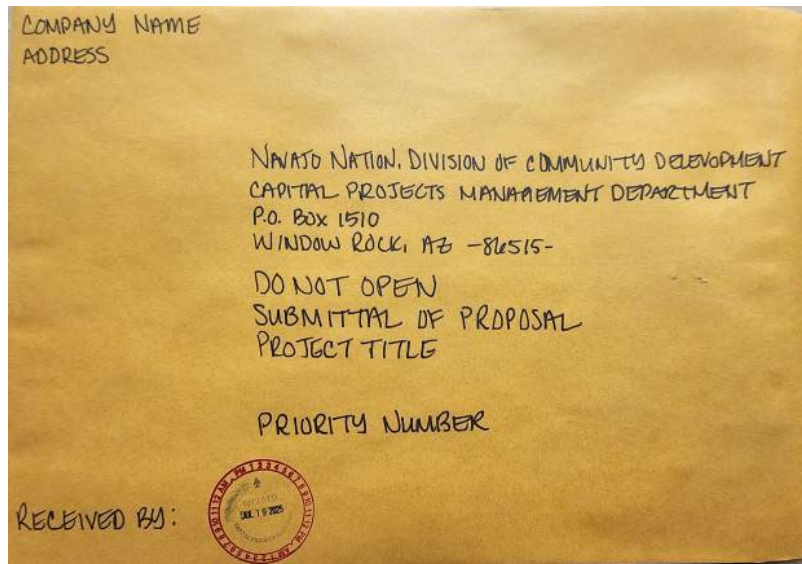
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questions, along with any RFP amendments, will be issued in writing to all parties who have submitted a completed Acknowledgement of Receipt Form.

SUBMISSION OF PROPOSALS

All Offeror submittals must be received no later than **4:00 PM (MST) on October 20, 2025** for review and evaluation. Submittals received after this deadline will not be accepted or considered.

Submittals must be addressed and delivered to the Navajo Nation Division of Community Development (DCD), Capital Projects Management Department (CPMD), P.O. Box 1510, Window Rock, AZ 86515 if USPS Mail, U.P.S., or FEDEX are preferred methods of delivery, if not hand delivered, to 2296 Window Rock Blvd, NN Admin Bldg. #2, 2nd Floor South, Window Rock, AZ 86515.



Proposal submittals must be **sealed** and clearly labeled on the outside of the package to indicate the Offeror's **Navajo Nation Priority status**, if applicable, along with the following statement: **"DO NOT OPEN – Submittal of Proposal, TOLANI LAKE SENIOR CENTER RENOVATION"** Submittals sent by facsimile or any other electronic method will **not** be accepted. If hand delivered, make sure the RFP Packet is time stamped before you depart.

OPENING OF PROPOSALS

All eligible proposals shall be opened at the Navajo Nation CPMD Conference room on **October 21, 2025 at 2:00 pm**. All eligible proposals shall be opened in accordance with the proposal opening procedures of the Navajo Business Opportunity Act ("NBOA") at 5 N.N.C. §205 C, and a staff member of the Navajo Nation Business Regulatory Department and the Navajo Nation Office of Controller shall be in attendance at the opening of proposals.

SELECTION COMMITTEE & EVALUATION

A Selection Committee of at least two persons shall be established for this Procurement, with at least one person from CPMD, and one person from the Senior Center. The Selection Committee shall perform the review, evaluation, and ranking of all eligible proposals, and shall determine which proposals are Responsive and which are Non-Responsive; a Responsive determination by the Selection Committee alone shall not guarantee a Contract Award, rather, the ultimate determination of eligibility for a Contract Award and ultimate selection of a Contractor for a Contract Award shall be in accordance with the Navajo Business Opportunity Act, and other applicable Navajo Nation laws. Negotiations with the most responsive Proposer.

STANDARD CONTRACT

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The Navajo Nation reserves the right to include contract provisions based on applicable Navajo Nation, federal, state, and local laws and regulations in the final contract document.

AMENDED SUBMITTALS

An Offeror may submit an amended proposal prior to the proposal submission deadline. The amended proposal must fully replace any previous submission and be clearly identified as such in the transmittal letter. The Project Manager will not collate or assemble proposal documents on behalf of the Offeror.

ACCEPTANCE OF REQUIREMENTS

The submission of all Proposals shall constitute the submitting Party's acknowledgement and acceptance of all requirements and conditions governing this Procurement.

OWNERSHIP OF DOCUMENTS

All documents and materials contained in this RFP Package are the property of the Navajo Nation . All documents and materials contained in all submitted Proposals shall be the property of the Navajo Nation and not be returned to the submitting Party unless the RFP is cancelled; all such documents and materials shall be either retained or discarded by CPMD, and if kept, all proprietary information shall be treated as confidential in accordance with the Navajo Nation Privacy Act.

AUTHORITY TO INVESTIGATE

The Project Manager, CPMD Staff, the Selection Committee, and other Navajo Nation staff as necessary, may make such inquiries and investigations of any persons or entities as necessary and reasonable to determine the Responsibility of any Interested Party, including eligibility for a Contract Award under Navajo Nation or other applicable laws or regulations, and to determine the Responsiveness of any Proposals submitted for the project. Interested Parties failing to submit any information, documents, or materials requested by CPMD, in a reasonably timely manner, shall be disqualified.

OFFEROR'S RIGHT TO WITHDRAW PROPOSAL

To withdraw a proposal, the Offeror must submit a written request, signed by an authorized representative, prior to the proposal submission deadline. Offerors may withdraw their proposals at any time before the deadline.

PROJECT MANAGER CONTACT

Leonard Hardy, Senior Programs & Projects Specialist
Capital Projects Management Department
Navajo Nation Division of Community Development
P.O. Box 1510
Window Rock, AZ 86515
Email: leonard_hardy@nndcd.org

Ricky Begay, Project Manager
Capital Projects Management Department
Navajo Nation Division of Community Development
P.O. Box 1510
Window Rock, AZ 86515
Email: rickyrbegay@nndcd.org

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INQUIRIES, ADDENDA

Should a proposer find discrepancies in, or omissions from the scope of work-related documents, or should they be in doubt to their meaning, the offeror shall at once notify the Project Manager, Capital Project Management Department, Window Rock, Arizona, who will send a written addendum to all proposers. Neither Owner nor Project Manager will be responsible for oral instruction or information. Questions received less than 48 hours before the proposal date cannot be answered.

Any Addenda issued by the Project Manager during the time of proposing are to be included in the Proposal, and will become a part of the contract. Acknowledge Receipt of Addenda on the Proposal Form in space provided.

SUBSTITUTIONS OF MATERIALS:

Submit material submittals to the Project Manager for approval prior to installation. No substitutions will be considered after submittals have been approved.

COST INCURRED

The Procuring Party shall not be liable for any costs incurred by the Offeror in the preparation of a proposal or for any expenses incurred prior to the execution of a signed contract resulting from this RFP.

BID SECURITY - MANDATORY

Bid Security shall be required for all construction related contracts. Bid security shall be in an amount equal to at least ten percent (10%) of the proposal amount.

All proposals over \$ 50,000.00 shall require a 10 percent Bid Security at the submittal of proposal.

PROPOSALS

Proposals must be made upon the "PROPOSAL FORM" provided, all blank spaces filled, the signature shall be longhand and the completed form shall be without alterations or erasures. Where a proposer is a corporation, the proposal must be signed by the legal names of the corporation, followed by the name of State of Incorporation and the legal signature or an office authorized to bind the corporation to a contract.

Proposals shall be made out to the order of the Owner and delivered in an enclosed sealed envelope, marked "TOLANI LAKE SENIOR CENTER RENOVATION, DO NOT OPEN", shall bear the name of the proposer and the proposer's address as it appears in the Navajo Nation Business Regulatory Source List- Latest Edition. Provide Navajo Nation Business Regulatory priority number assigned to the firm on OUTSIDE of the envelope.

Proposer agrees to commence work on this Project on or before the date specified in the Notice-to-Proceed and to show evidence he is able to complete the work fully within 365 consecutive calendar days thereafter.

All proposals shall remain firm for a period to approval of the Navajo Nation 164 contract approval process. Contractor shall be beginning construction within thirty (30) days after the contract NN164 approval.

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Proposals may not be modified after submittal. Proposers may withdraw proposals at any time before the proposal opening, but may not resubmit them. No proposal may be modified or withdrawn after the proposal opening.

All applicable permits, deposits, fees, federal, state, and tribal taxes shall be included in the proposal. The Owner reserves the right to reject any or all proposals or to waive any informalities in any proposals.

RANKING SHEET FOR GENERAL CONTRACTORS

For Contractor proposals, proper objective criteria for the determination of responsive proposals must be listed, and all contractors who submitted proposals must be ranked accordingly. Proposals shall be opened in accordance with the Navajo Nation Procurement Act and Regulations and the Navajo Business Opportunity Act (NBOA), 5 N.N.C. § 201 et seq. The contractor selected for the contract must be as least minimally qualified (i.e., a responsive proposal) and should be a Priority No. 1 or No. 2 certified firm. If no Priority 1 or Priority 2 firms have submitted a responsive proposal, then the non-Navajo firm selected must have the lowest price of all responsive proposals submitted by non-Navajo firms.

No.	Ranking items	Evaluation Criteria	
1	Site Visit conducted and verified through a signed Site Visit Confirmation Document.	30	
2	State License in the State of Project Location	5	
3	List of Sub-Contractors	5	
4	Current W-9 Form, completed and signed	5	
5	Certification of Debarment and Suspension	5	
6	Navajo Nation Affidavit of Responsibility for Sub-Contractors	5	
7	Navajo Nation Contractors Affidavit of Non-Collusion	5	
8	For proposals exceeding \$50,000, a bid security equal to 10% of the proposal amount is required.	10	
9	Cost Proposal		30
	Base Proposal	\$	
	Alternative Proposal	\$	
	Total Cost of Proposal	\$	
Total Score		100	

The following point criteria will be used by the Proposal Committee in the selection process for the contract award. Proposals will be evaluated to determine the best contractor.

Notice of Award – The CPMD will notify the finalist in writing of the final selection.

WAIVER OR LIENS

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The Contractor is responsible for the payment of all labor and material costs incurred by themselves and any subcontractors on this Project. The Contractor shall also provide the Owner with duplicate copies of Waivers of Lien from themselves and each subcontractor, if any. At the time of submission, the Contractor must certify that the waivers cover all applicable subcontractors

COMPLIANCE WITH LAWS AND REGULATIONS

Proposers are advised of applicable statutes and regulations concerning worker safety, hours of work, workers' compensation insurance, prevailing wage rates, labor preferences and prohibitions, anti-discrimination requirements, and other laws affecting the proposed work. Compliance with all relevant municipal regulations, rules, and ordinances is also required.

1. Preference: In performing the work, the Contractor shall comply with all applicable laws, rules, and regulations of the Navajo Nation, including without limitation, the Navajo Preference in Employment Law, 15 N.T.C., Section 601 et seq. (the "NPEA") and the Navajo Nation Business Preference Law, 5 N.T.C., Section 201, et seq. (the "NNBPL"). The terms and provisions of the NPEA and NNBPL are specially incorporated in, and become a part of, the contract and breach by the Contractor of any terms and provisions of such laws shall constitute a breach of this agreement and provide grounds for the suspension or termination of the Agreement of other appropriate remedy as specified in the NPEA and NNBPL.
2. Labor Standards: In accordance with the policy of the Navajo Nation to Pay Pre-Determined rates on Tribal Contract Construction, the determined wage scale of the contract work provides that all labor and mechanics employed by the project be paid wages at rates not less than those prevailing. A current wage is available from Navajo Nation Office of Labor.

CONTRACTOR'S LICENSE

If the services proposed are ones for which licensure by the State of Arizona or another agency is required, state license or membership number (e.g., Professional Architect, Professional Engineer, General Contractor) shall be provided. Contractor shall have and maintain a State Contractor's license throughout the project.

The Owner or their authorized representative, interprets the intent of this section to be for the regulation of the conduct of those engaged in the business of contractor so as to discourage certain bad practices which might be indulged into the detriment of the public and to protect the Navajo Nation against unscrupulous and unqualified persons purporting to have the capacity, knowledge, and qualifications of a Contractor.

ACCESS TO RECORDS

The Owner may, within 10 days written notice shall have access to all books, records, and papers of the Contractor and Subcontractors pertinent to their contract for a period of not less than three years after completion of the project.

RIGHT TO WAIVE MINOR IRREGULARITIES

The Selection Committee reserves the right to waive minor irregularities. The Selection Committee also reserves the right to waive mandatory requirements provided that all the otherwise responsive proposals fail to meet the same mandatory requirements and the failure to do so does not otherwise materially affect the procurement. The right is at the sole discretion of the Selection Committee.

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TERMINATION

The Owner may, within 10 days written notice to the Contractor, terminate the contract documents for any of the following reasons:

1. The Contractor defaults in performance of any provisions under the contract.
2. The Contractor fails to carry out the construction in accordance with the provisions of the contract.

In such event, the Owner may assume the responsibility of performing the terminated work, by contract or otherwise, and may take possession of and utilize in completing the work such material, appliances, plant and equipment that may be on the site of the work. Damages, if any, are to be determined in accordance with General Conditions and Supplementary Conditions. Final payment to the Contractor for unpaid work, if any, will be made on the basis of the submission of a final periodical estimate by the Contractor. The final payment due, if any, will be subject to the documentation of the claimed work.

The Contractor may on 30 days written notice to the Owner, terminate the contract with the Owner before the specified completion date when for a period of 30 days after a progress payment is due, through no fault of the Contractor, the Owner fails to make payment.

INDEMNIFICATION

The selected contractor will be required to indemnify the Navajo Nation, pursuant to the following Contract Clause: the Contractor agrees to hold harmless and indemnify the Navajo Nation and its divisions, departments, chapters, offices, agencies, boards, commissions, committees, enterprises, employees, officers, officials, and agents against any and all losses, cost, damages, claims, expenses, or other liabilities whatsoever, including but not limited to any accident or injury to any persons or property, arising out of or connected with any work performed or services provided under this Contract, and any other related activities by the Selected Contractor, except for accident or injury arising out of the Selected Contractor's performance of work or services that is determined to be professionally and adequately performed with the due competence and professional skill generally exercised in the industry and in accordance with applicable industry standards set forth in relevant laws and regulations of the Navajo Nation, the Federal Government, or the State of Arizona.

INSURANCE REQUIREMENTS

Insurance – The Offeror shall be required to procure and maintain, during the life of the Contract, adequate insurance coverage as recommended and verified by the Navajo Nation Risk Management Program (RMP). Such insurance shall be verified by a Certificate of Insurance prior to the execution of the Contract and shall name the Navajo Nation as an additional insured. The Offeror must include a provision for a two- day written notification to the CPMD Project Manager if a policy has been materially changed or canceled.

At the time of award, the selected Contractor or “offeror” shall furnish one copy each of Certificates of Insurance required for each copy of the Agreement, which shall specifically set forth evidence of all coverage required once determined by the RFP, naming the Navajo Nation as an Insured.

1. The Navajo Nation should require the following minimum insurance requirements:
 - a. Commercial General Liability coverage, ISO CG 0001 Form or equivalent with minimum limits of \$1,000,000 per occurrence, \$2,000,000 aggregate;

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- b. Auto Liability minimum limit of \$1,000,000 per accident and should include non-owned autos;
- c. Workers' Compensation coverage with statutory benefits and Employers Liability coverage with minimum limits of \$1,000,000/\$1,000,000/\$1,000,000.
- d. **The Navajo Nation shall be named as additional insured for general and auto liability coverages only.**

Approval of insurance: Even though a "Notice to Proceed" may have been given by the CPMD, the "offeror" and subcontractors(s) shall not begin work under this Contract, or solicitation until the required insurance has been obtained and the proper Certificate of Insurance (or insurance policies) has been filed with CPMD. Neither approval nor failure to approve certificates, policies, or insurance by the CPMD shall relieve the Contractor or subcontractor(s) of full responsibility to maintain the required insurance in full force and effect.

CONFIDENTIALITY

The contents of all Proposals and related materials shall be kept confidential until CPMD has issued a written notice of a Contract Award to the selected Contractor. At that time, all Proposals shall be made publicly available, except for information or materials that have been identified by the submitting Party as proprietary or confidential.

PERFORMANCE AND LABOR BONDS

The submitting Party shall provide a Performance Bond to guarantee such Party's full performance of all duties under the Contract for the Project. Generally, the Performance Bond must be in a dollar amount equal to one-hundred percent (100%) of the final Contract awarded to the Selected Contractor; however, a lesser Bond amount of fifty percent (50%) shall be allowed if the Selected Contractor (in addition to providing a 50% Performance Bond amount) either (1) provides an irrevocable Letter of Credit for fifty percent (50%) of the Contract amount, or (2) agrees to a retainage of fifty percent (50%) of the Contract amount. The Performance Bond must be provided by a state-licensed or state-registered surety or bonding company.

The submitting Party shall also provide a Payment Bond to cover all of its obligations and liabilities to any and all subcontractors, suppliers, laborers, and other persons or entities that will be performing work on the Project or providing materials for the Project. The Payment Bond must be in a dollar amount sufficient to cover all such obligations and liabilities, and must be provided by a state-licensed or state-registered surety or bonding company.

Submitted proposals need not initially include the required Bonds; however, such Bonds must be provided prior to final Contract Award, and any Party not providing such Bonds in a timely manner may be Disqualified - at CPMD's or the Navajo Nation's sole discretion; for purposes of this provision, a "timely" submission of such Bonds (i.e., deadline for submission) shall be determined by CPMD.

RIGHT TO REFUSE CONTRACT

The Navajo Nation reserves its right to refuse to execute a Contract for the Project if the Navajo Nation Attorney General, or his/her designee, determines in writing that any of the following has occurred prior to the Navajo Nation's execution of this Contract:

1. Lack of Documents; the Navajo Nation has not received all required supporting documents, or other reasonably requested information;

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2. Faulty Procurement; a document, procedure, decision, action, or other event pertaining to the Procurement of this Contract, or to any related Pre-Procurement Activities, or to the awarding of this Contract, is in violation of any applicable Navajo Nation, Federal, or State laws or regulations governing said Procurement; or
3. Ineligibility; the Selected Contractor, or any other related person or firm, is ineligible for the awarding of this Contract, pursuant to applicable Navajo Nation, Federal, or State laws or regulations governing said Procurement; or
4. Change to Scope of Work or other requirements; there has been a change to the Scope of Work or any other mandatory requirement, as specifically described in this RFP Package or in any addenda; in which case additional procedures under Section XIII (A) of the Navajo Nation Procurement Rules and Regulations shall be required and a Contract shall not be executed until the completion of such procedures; or
5. Change to the Budget/MFC; there has been a revision (whether increase or decrease) of the Budget or the Maximum Feasible Cost that was originally established for this Project by CPMD prior to the initiation of the Procurement process for this Contract; in which case additional procedures under Section XIII (A) if the Navajo Nation Procurement Rules and Regulations shall be required and a Contract shall not be executed until the completion of such procedures: or
6. Protest filed; a protest has been timely filed in accordance with 12 N.N.C. §360(A), unless a written determination has been made to proceed with a Contract Award pursuant to 12 N.N.C. §360(F); or
7. Navajo Nations interest; the Navajo Nation Attorney General, or his/her designee, determines in writing that refusal to enter into this Contract is in the best interest of the Navajo Nation.

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SCOPE OF WORK

TOLANI LAKE SENIOR CENTER RENOVATION

By Leonard Hardy

Navajo Nation Capital Projects Management Department

PROJECT DETAILS

1. Project Location: Tolani Lake Senior Center in Tolani Lake, AZ.
2. Renovation: CPMD met with the Tolani Lake Senior Center to plan the project, draft a Scope of Work, and identify necessary equipment for this project.
3. Scope of Services Requested: Senior Center Renovation
4. Field-verify all equipment prior to ordering and installation

BASE BID

A. DEMOLITION

Removed materials shall be transported to an EPA approved landfill.

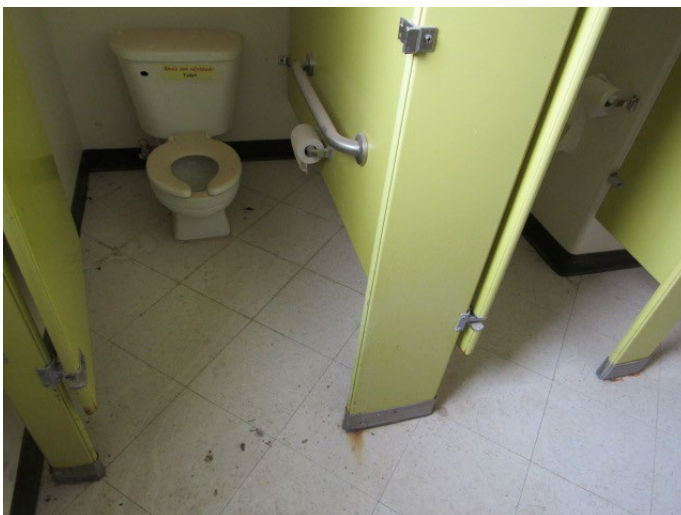
1. RESTROOMS

- a. Gut out both rooms, remove all plumbing fixtures, supply and waste line, electrical system, heating vents and exhaust fans.
- b. Remove all sheetrock from walls and ceiling, remove floor tiles, and damaged subfloor.
- c. Remove affected area of the floor joist for new drainage location.
- d. Remove existing drainage piping to reconnect to sewer line.
- e. Remove partitions, interior doors and frames.

2. KITCHEN

- a. Gut out room, remove all plumbing fixtures, supply and waste lines, electrical system, heating vents and exhaust fans.
- b. Remove the range hood.
- c. Remove the Ansul system.
- d. Remove the base counter and wall cabinets.
- e. Remove all sheetrock from walls and ceiling, remove floor tiles and damaged subfloor.
- f. Remove exterior and interior doors and frames.

B. MEN'S AND WOMEN'S RESTROOMS



1. Relocate new water supply lines and drains to accommodate for new ADA-compliant toilet and lavatory.
2. Repair and provide new finish flooring.
3. Provide new vinyl slider dual pane insulated window. Approximately 31" x 16".

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4. Provide new metal door frame, no bore composite hollow wood door and lever door knobs, kickplates, room plaque, and door closure.
5. Provide new sheetrock – tape, texture, and paint walls and ceiling.
6. Provide and install new VCT tiles and 4” vinyl base.
7. Install new valve, supply lines, ADA-compliant toilet and urinal in men’s restroom and 2 ADA-compliant toilets in the women’s restroom.
8. Provide and install ADA-compliant lavatories, complete with lever type faucets.
9. Provide accessories, including toilet dispensers, mirrors, soap and towel dispensers, metal wastebaskets with lids, and wall mounted air fresheners.
10. Install new LED light fixtures with new switch box and switch.
11. Provide emergency light fixture and smoke detector.
12. Install new metal partition and grab bars – Handicapped to swing to exterior of stall.
13. Install one commercial type GFCI receptacle.
14. Provide and install handicap drain wrap.
15. Install new exhaust fan complete with roof cap, ducts complete with switch.

C. COMMERCIAL KITCHEN



1. RANGE HOOD

- a. Provide and install proper sized range hood.
- b. Complete with new vents, roof jack, exhaust and supply units, electrical branch, safety switch, fuses, liquid tight conduits, connect power supply.
- c. Provide lights under hood with light and

fan switches.

- d. Provide and install new halon fire suppression.

2. CEILING

- a. Repair ceiling where damaged from moisture.
- b. Provide new sheetrock.
- c. Tape, texture, and paint the kitchen and pantry ceiling.

3. FIRE EXTINGUISHERS

- a. Provide and install all new #10 Dry Chemical ABC extinguishers in building (75 feet apart).
- b. Provide and install a Type-K extinguisher in the kitchen.

4. COUNTERS

- a. Provide and install 16-gauge stainless steel counters with 4 inch back splash, two drawers and undershelf (length will depend on measurement on site).

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- b. Counters shall be installed on both sides of the range, in front of the pass-through window, with an open space of approximately 24 inches.
- 5. WORK TABLES
 - a. Two 60-inch stainless steel tables.
- 6. PASS THROUGH WINDOW
 - a. Provide and install a minimum 36-inch-wide stainless-steel unit.
- 7. DOORS
 - a. Provide and install new 36-inch metal door frames with exterior hollow metal doors with panic bars, door closers, weather stripping, exterior door hooks, kick plates, pull handles, keyed exterior tumblers, and interior tumbler locks.
 - b. Provide and install new 36-inch interior no bore composite wood door with lever door knobs, kick plates, room plaques, and door closures.
 - c. Provide and install metal thresholds for all doors.
 - d. Prime and paint all exterior doors.
- 8. EXIT LIGHTS
 - a. Provide and install new EXIT light fixtures with emergency lights.
- 9. COMMERCIAL KITCHEN APPLIANCES
 - a. Provide and install new 56-inch freezer.
 - b. Provide and install new 56-inch refrigerator.

D. EXTERIOR HANDICAP ACCESS FOR ENTIRE BUILDING



1. MAIN ENTRANCE AND NORTHEAST ENTRANCE

- a. Demo the existing walkway.
- b. Remove existing ramp with handrails and steps at all entrances.
- c. Main door entrance will be an ADA-compliant with a commercial door opener, including locks and all other hardware.
- d. Provide and install new concrete ADA ramps with slope and new concrete steps.
 - Landing must be 5' x 5' and even with finished floor.
- e. Construct a new ADA-compliant concrete walkway around the perimeter of the building.

ALTERNATE BID

E. DEMOLITION

- 1. STORAGE & PANTRY ROOMS
 - a. Gut out room, remove all electrical systems, heating vents and exhaust fans.
 - b. Remove all wooden shelves.

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- c. Remove all sheetrock from walls and ceiling.
- d. Remove floor tiles and damaged subfloor.
- e. Remove interior doors and frames.
- 2. MECHANICAL AND JANITOR ROOMS
 - a. Gut out room, remove all electrical systems, heating vents, and exhaust fans.
 - b. Remove wooden shelves.
 - c. Remove all sheetrock from walls and ceiling.
 - d. Remove floor tiles and damaged subfloor.
 - e. Remove interior doors and frames.
- 3. ASSEMBLY, DINING, OFFICE, AND OTHER ROOMS
 - a. Gut out room, remove all electrical lighting and receptacles, heating diffuser, and exhaust fans.
 - b. Remove all wooden shelves.
 - c. Remove damaged sheetrock from walls and ceiling.
 - d. Remove floor tiles and damaged subfloor.
- 4. ROOF
 - a. Demo existing roof shingles, gutters, drip edge, vent jacks, and underlayment.
- 5. WINDOWS
 - a. Carefully remove the exterior building membrane to the existing windows.
Transport all existing windows to a certified landfill.
- F. STORAGE AND PANTRY ROOMS
 - 1. Per Owner – Construct a new wood frame 3' x 8' room.
 - 2. DOORS
 - a. Provide and install new metal door frames with no bore composite hollow core doors with keyed lever door knobs, kickplates, and room plaques.
 - b. Provide two keys to the Owner.
 - 3. TILES
 - a. Provide and install new vinyl floor tiles.
 - b. Provide and install new 4-inch base.
 - 4. SHEETROCK
 - a. Provide and install new sheetrock for walls and ceiling.
 - b. Tape, texture, and paint walls and ceiling.
 - 5. ROOM EQUIPMENT
 - a. Provide and install new metal shelves.
 - b. Provide and install new LED light fixtures and switch.
 - c. Provide and install new exhaust fans with electric power from nearby switch.
- G. ASSEMBLY, DINING, AND ACTIVITY ROOMS
 - 1. LIGHTS
 - a. Provide and install new LED light fixtures and switches throughout the building.
 - 2. RECEPTACLES
 - a. Remove existing receptacles and replace with new commercial type receptacles both GFCI and 20-amp types.
 - 3. FLOOR TILES
 - a. Provide and install new vinyl tiles.
 - b. Provide and install new 4-inch vinyl base.

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4. EXIT LIGHTS
 - a. Provide and install at all exterior doors an EXIT light fixture with emergency lights.
5. DOORS
 - a. Provide and install new 36-inch metal door frames with no bore composite hollow core doors with keyed lever door knobs, kickplates, and room plaques.
6. ROOM EQUIPMENT
 - a. Provide and install new metal diffusers for heat and cool.
 - b. Provide and install new smoke detectors (30 feet apart).
 - c. Provide and install new receptacles and light switches.
7. HIGH CEILING
 - a. Provide and install new suspended ceiling at 9 feet.
 - b. Extend the heat and cool ducts to new ceiling.
 - c. Provide and install new metal diffusers and return air diffusers.
 - d. Provide and install new LED type lay-in light fixtures.
- H. OFFICE
 1. DOORS
 - a. Provide and install new 36-inch metal door frames with no bore composite hollow core doors with keyed lever door knobs, kickplates, and room plaques.
 2. FLOOR TILES
 - a. Provide and install new vinyl tiles.
 - b. Provide and install new 4-inch vinyl base.
 3. LIGHTS
 - a. Provide and install new LED light fixture and switch.
- I. EXTERIOR WINDOWS
 - a. Measure existing window space.
 - b. Provide and install new vinyl windows.
 - c. Repair exterior and interior of the window to match the existing building.
 - d. Provide and install welded rebar over all the windows.
- J. EXTERIOR WALL SURFACES
 - a. Resurface and apply one coat of stucco to all exterior walls.
 - b. Provide paint for walls, soffits, and fascia on the perimeter of the building.
- K. GREASE TRAP
 - a. Provide and install four 6-inch concrete filled metal bollard around the grease trap enclosure.
 - b. Provide and install a new grease trap including connections.
- L. WATER LINE
 - a. Provide and install new back flow preventer with cover where water enters building as per NTUA requirements.
 - b. Provide and install a GFCI outlet under the unit cover.
 - c. Provide and install a water pipe heater rope.

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M. HEATING/COOLING UNITS

- a. Provide and install new roof top unit heating and cooling combo unit.
- b. Provide new roof curbs and connections to existing building ducts.
- c. Provide and install proper size branch circuits and overcurrent devices.
- d. Provide and install new thermostats.
- e. Check the electrical panel to receive the circuit breakers and check for over loading.

N. CANOPY

- a. Construct an 8' x 8' Entry Canopy with roof panels.
- b. Provide and install new roof drain gutter system with downspouts and brackets.

O. GENERAL

- a. Provide new paint through the interior rooms of the building.
- b. Provide new paint throughout the exterior of the building.
- c. Remove overgrowth of trees and shrubs.
- d. Provide new gutters, downspouts, and splash boxes.
- e. Uninstall playground equipment.

FINISH AND CLEANUP

1. Touch up any scratches or damaged surfaces.
2. Remove and dispose of all construction debris.
3. Provide all warranties and maintenance instructions.

QUALITY ASSURANCE

Ensure that all work meets local building codes and regulations. Regular inspections will be conducted to ensure the quality and safety of the installation.

CONCLUSION

The successful completion of this renovation project will provide Tolani Lake Senior Center with a fully functional Senior Center for meetings and events. Clear communication and adherence to the defined scope of work will ensure the project is completed on time and within budget.

SUBMITTAL REQUIREMENTS/EVALUATION

1. GUIDELINES

The following guidelines shall be adhered to by offerors for consideration in the selection process of offeror to perform the services for the project described. Proposals, which do not include all of the listed information may be considered incomplete and non-responsive and may not be considered by the selection committee.

2. MANDATORY SUBMITTAL REQUIREMENTS

- Site Visit Acknowledgement Form signed and dated by the Contractor and Senior Center
- Proof of General Contract Licensing
- List of Sub-Contractors

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- Navajo Nation Certificate of Debarment and Suspension
- Current IRS W-9, completed and executed
- Navajo Nation Affidavit of Responsibility for Sub-Contractors
- Navajo Nation Contractor Affidavit of Non-Collusion
- **For proposals exceeding \$50,000, a Bid Security equal to 10% of the total proposal amount is required.**
- Cost Proposal in a separate Sealed Envelope labeled: TOLANI LAKE SENIOR CENTER RENOVATION COST PROPOSAL

ATTACHMENT SUMMARY

- ATTACHMENT A - Site Visit Acknowledge Form
- ATTACHMENT B – Cost Proposal Form
- ATTACHMENT C - Navajo Nation Debarment and Suspension
- ATTACHMENT D - W-9 Form
- ATTACHMENT E - Navajo Nation Affidavit of Responsibility for Sub-Contractors
- ATTACHMENT F – Navajo Nation Contractor Affidavit of Non-Collusion

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ATTACHEMENT A

Tolani Lake Senior Center Renovation Site Visit Acknowledgement Form

Project Location: Tolani Lake, AZ

Chapter/Community: Tolani Lake Senior Center

This letter serves as formal documentation confirming that a site visit was conducted at the above-referenced project location on the date indicated. The purpose of the site visit was to:

- Visually assess the existing conditions of the facility and surrounding area.
- Identify potential challenges, hazards, and access limitations.
- Collect technical information relevant to the planning and execution of the renovation project.
- Collaborate with project stakeholders and site representatives to initiate and define the preliminary Scope of Work (SOW).

Following this site visit, a preliminary Scope of Work was developed and documented. This scope outlines the anticipated work items, renovation requirements, and site-specific considerations.

Organization: _____

Date: _____ / _____ / _____

Signature: _____

Senior Center's Signature: _____

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ATTACHEMENT B

PROPOSAL FORM

TO : THE NAVAJO NATION
Herein after called "OWNER"

The undersigned, having examined the proposed Contractor Documents titled:

**TOLANI LAKE SENIOR CENTER RENOVATION
COCONINO COUNTY, ARIZONA
BID NUMBER: 25-10-3887DB**

Having visited the site and examined the conditions affecting the Work, hereby proposes and agrees to furnish all labor, materials, and equipment, and to perform operations necessary to complete the Construction Work. The aforementioned Work will be identified as "Base Proposal", for the stipulated sum in both words and figures. **(In case of discrepancy, the amount in words will govern.)**

BASE PROPOSAL: _____
_____ (\$_____).

Where additional funds are available, the listing from the scopes of work as alternate proposals shall be added and presented here.

Alternate Proposal: _____
_____ (\$_____).

Number of Calendar days; 365 from issue of a Notice to Proceed.

Proposers acknowledge receipt of the following Addendum(s):

Addendum No. _____ Dated _____
Addendum No. _____ Dated _____

I understand the Owner reserves the right to reject this proposal, but that this proposal shall remain open and not be withdrawn.

If written acceptance of this proposal is mailed or delivered to the undersigned after the date for opening of this proposal, the undersign will accept and return the Letter of Acceptance to the Owner in accordance with this proposal as accepted and will also agree and deliver to the Owner proof of Insurance coverage proposal delivery in the mail of the notification of acceptance of this proposal.

Notice of acceptance, or request for additional information, may be addressed to the undersigned at the address set forth below.

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IMPORTANT NOTICE: If proposer or other interested person is a corporation, give legal name of corporation, state where incorporated, and names of president and secretary; of a partnership, give name of firm and names of all individuals, co-partner composing of firms; if proposer or other interested person is an individual, give first and last names in full.

Licensed in accordance with an act for the registration of contractors and with License Number _____, in the State of Arizona.

SIGN HERE:

SIGNATURE OF PROPOSER: _____

NOTE: If proposer is a corporation, set forth the legal name(s) of the corporation together with the signature of the officers authorized to sign contracts on behalf of the corporation. If proposer is a partnership, set forth the name(s) of the partnership.

BUSINESS ADDRESS:

TELEPHONE NUMBER:

DATE OF PROPOSAL:

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ATTACHEMENT C

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
 - iii. 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

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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

TOLANI LAKE SENIOR CENTER RENOVATION
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ATTACHEMENT D

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
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Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<div>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</div> <div>2 Business name/disregarded entity name, if different from above.</div> <div><div>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)</div><div>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/></div></div> <div>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)</div>	
	<div>5 Address (number, street, and apt. or suite no.). See instructions.</div> <div>6 City, state, and ZIP code</div> <div>7 List account number(s) here (optional)</div>	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	<div>Social security number <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td></tr></table></div> <div>or Employer identification number <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td><td style="width: 5%;"> </td></tr></table></div>																								

Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.	
Sign Here	<div><div>Signature of U.S. person</div><div>Date</div></div>

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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ATTACHEMENT E

AFFIDAVIT OF RESPONSIBILITY FOR SUBCONTRACTORS

for _____ services for the _____ Project
architectural, engineering, design-build, construction, etc. description of project

located in the _____ Chapter of the Navajo Nation

State of _____) ss.

County of _____)

Affiant: _____, being first duly sworn, hereby deposes and says:

1. that he/she is the _____ of _____, the Business Entity
owner, partner, officer, representative, agent company, firm, partnership, etc.
that has submitted/is submitting to the Navajo Nation a Proposal or Statement of Qualifications (SOQ) or Bid for the above-named Project;
2. that he/she is authorized to represent said Business Entity for purposes of the declarations set forth herein, and that all such declarations are made on behalf of said Entity and all of its owners, partners, officers, members, employees, officials, agents, or parties-in-interest;
3. that, as of the date of signature below, said Entity intends to use the subcontractors listed on "Exhibit A" attached hereto, for the above-named Project;
4. that none of the subcontractors so listed are debarred, suspended, or otherwise ineligible to receive a contract from the Federal Government, any State Government, the Navajo Nation, or from any other Tribal Government in the United States;
5. that none of the subcontractors listed are the subject of any imminent debarment, suspension, or other determination of ineligibility from the Federal, any State, Navajo Nation, or other Tribal Government;
6. no subcontractors are currently, or have been within the past ten (10) years, under any criminal indictment or under any civil complaint or charge by the Federal, any State, Navajo Nation, or other Tribal Government, for fraudulent activities, forgery, falsification, theft, bribery, destruction of records, obstruction of justice, receiving stolen property, or other offense related to the receipt or administration of a government contract;
7. no subcontractors have had a contract with such Government terminated, either for cause or convenience;
8. that the Entity named in Line 1 herein shall assume all legal responsibility for the work of all such subcontractors on the Project, and shall perform all subcontractors' duties as necessary, or shall replace any subcontractor as necessary, in order to guarantee successful completion of all Contract duties for the Project;
9. that all statements set forth herein, and in said Proposal/SOQ/Bid submitted to the Navajo Nation, are true.

Affiant acknowledges and agrees that, if any statement herein is determined to be false or misleading, such will be grounds for immediate termination of the subject Contract or Agreement with the Navajo Nation, and that the Navajo Nation may pursue appropriate legal remedies related to such termination and any false or misleading statements.

Signature of Affiant: _____

printed Name of Affiant: _____

Title of Affiant: _____

Name of Business Entity: _____

Type of Entity (LLC, Partnership, etc.): _____

Address of Business Entity: _____

Business Entity's EIN: _____

NOTARY:

Subscribed and sworn to before me this _____ day
of _____, 20____.

Notary Signature _____

My commission expires _____, 20____.

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ATTACHMENT F

NAVAJO NATION CONTRACTOR AFFIDAVIT OF NON-COLLUSION

For _____ (service type) for the _____ (name) Project,
located in the _____ (location) 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 _____ (Entity Name), the Entity that has submitted/is submitting a Proposal, Statement of Qualification, or Bid to the Navajo Nation for the above-named Project;
2. is authorized to represent this Entity for purposes of the declarations set forth herein, and that all such declarations are made on behalf of said Entity and all of its owners, partners, officers, members, employees, officials, agents, or parties-in-interest;
3. is fully informed with respect to the preparation and contents of the Proposal, Statement of Qualification, or Bid submitted by said Entity for the above-named Project, and with respect to all pertinent circumstances regarding submission of said Proposal, Statement of Qualification, or Bid to the Navajo Nation.
4. Said Proposal, Statement of Qualification, or Bid is genuine and not collusive or sham;
5. Said Entity has not in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other entity, bidder, or person, to:
 - a. submit a sham Proposal, Statement of Qualification, or Bid to the Navajo Nation in connection with the proposed contract for which said Proposal, Statement of Qualification, or Bid was/is being submitted, or
 - b. refrain from submitting a Proposal, Statement of Qualification, or Bid to the Navajo Nation in connection with the proposed contract;
6. Said Entity has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any other entity, bidder, or person, to:
 - a. fix any price or fee relating to any Proposal, Statement of Qualification, or Bid of said Entity or of any other entity, bidder, or person, or
 - b. to fix any price, overhead, profit, reimbursement, or cost element of said Proposal, Statement of Qualification, or Bid, or that of any entity, bidder, or person;
7. Said Entity has not, through any collusion, conspiracy, connivance, or unlawful written or oral agreement, secured any advantage against the Navajo Nation or against any other entity, bidder, or person interested in the proposed contract for the above-named Project;
8. All statements set forth herein, and in said Proposal, Statement of Qualification, or Bid submitted to the Navajo Nation, are true.

NOTARY:

Signature of Affiant

Printed name of Affiant

Title of Affiant

Name of Entity

Address of Entity

Entity Employer Identification Number (EIN)

Subscribed and Sworn before me this _____

day of _____, 20____

Notary Signature _____

My Commission expires _____