



# DR. BUU NYGREN *PRESIDENT*

# RICHELLE MONTOYA *VICE PRESIDENT*

The Navajo Nation | Yideeskáądi Nitsáhákees

Request for Proposal  
Tuba City Juvenile Detention Center  
Facility Infrastructure and Boiler Systems Upgrade  
**BID# 26-04-4116DB revised**

Tuba City Juvenile Detention Center is in search of a qualified and licensed General Contractor to provide comprehensive services and a five – year preventative maintenance program for critical facility systems. There will be an on-site pre-bid meeting and walk through on May 26, 2026, from 10 AM DST at the Tuba City Juvenile Detention Center.

Interested parties must submit a response to be received at the Tuba City Juvenile Detention Center, 900 N. Main Street, P.O. Box 1702, Tuba City AZ 86045 no later than 3:00 PM DST on June 16, 2026. LATE PROPOSALS WILL NOT BE ACCEPTED.

Responses to this Bid shall be sent in sealed envelope, including a return address, and clearly marked on the outside of the envelope the Following: BID# 26-04-4116DB; Navajo Nation Department of Corrections-Tuba City Juvenile Detention Center; Facility Infrastructure and Systems Upgrade.

Contact Jennifer Babbitt, Corrections Lieutenant at [jbabbitt@navajo-nsn.gov](mailto:jbabbitt@navajo-nsn.gov) or Sammy Manyules, Building Maintenance Supervisor at [sammy.manymules@navajo-nsn.gov](mailto:sammy.manymules@navajo-nsn.gov)

TUBA CITY JUVENILE DETENTION CENTER  
900 N Main Street  
P.O. Box 1702  
TUBA CITY, AZ 86045  
Phone: (928) 280-7369/7378/7377

**BID NO: 26-04-4116DB revised**

GENERAL INFORMATION AND GUIDELINES FOR THIS RFP

Facility Infrastructure and Boiler Systems Upgrade Tuba City JUVENILE DETENTION  
CENTER  
TUBA CITY, AZ

**1. DESCRIPTION OF THE ORGANIZATION**

The Navajo Nation Tuba City Juvenile Detention Facility is a correction facility for juveniles. The Facility needs domestic hot water heater with water treatment systems upgrade, HVAC Service, install backflow preventer on the main water line to the facility, preventative maintenance service on generator, HVAC duct cleaning and install secure rooftop access ladder.

**2. SCOPE OF THE CONTRACT**

The Navajo Nation Tuba City Juvenile Detention Center intends to enter into a professional services contract with the (1) one responsible, qualified and independent General Contractor to provide work as described in Tuba City, Arizona.

**3. RESPONDENT REQUIREMENTS**

All respondents must have the capabilities listed herein, including sufficient detailed information with regard to experience and expertise in meeting the following requirements:

- a. A legitimate and credible vendor with a minimum of 5 years' experience and a history facility infrastructure upgrades and systems enhancements.
- b. A resume & Statement of Qualifications
- c. The Navajo Business Opportunity Act 5 NNC § 201, 205 will apply.
- d. All workmanship and materials shall comply with applicable Safety Codes.
- e. A detailed scope of work.

**4. SCOPE OF WORK**

The Navajo Nation Tuba City Juvenile Detention Center is seeking a General Contractor that can provide and conduct all of the following services:

- a. Water Heater System
  - i. Provide labor and materials for removal and disposal of existing four(4) water heater systems and piping. Inspect existing water heaters and replace them with same like materials.
  - ii. Install new water heaters, and piping with backflow preventer, ensure safe isolation and disconnection of electrical, water, and gas piping. Perform modifications of domestic water piping, gas piping, blending valves, and electrical connections to temperature systems.
  - iii. Furnish equipment, rigging labor and material for installation.

- iv. Electrical and Minor Controls (between water heaters) as detailed: Provide and install new conduit and wire and required for electrical connection to new water heaters.
  - v. Provide and install new domestic hot water and gas piping as detail: New copper pipe and fittings for domestic water. New schedule 40 carbon steel pipe and fittings for gas piping. New domestic hot water insulation to match existing. Modify existing pipe layout as required for new equipment installation. Install of the new valves for manual water heater isolation and unit switch over.
  - vi. Verify operation on startup and testing for leaks and ensure proper temperature setting.
  - vii. Provide 5 – Year preventative maintenance on equipment, parts, and labor.
- b. Installation of a 3 -inch Backflow Preventer
- i. Provide and install one (1) new domestic water backflow preventer on main water line to the building as detailed: furnish equipment, piping, fittings rigging, labor and material for installation of above equipment.
  - ii. Provide factory startup of above listed equipment.
  - iii. Provide 5 – Year Preventative Maintenance on equipment, parts and labor.
- c. HVAC – Gas Pack Units and Cooling Units Service
- i. Provide labor and equipment for providing an equipment service on 18 existing gas pack units and cooling units.
  - ii. Service will include cleaning heating unit and cooling unit, check filters, change as needed, verify refrigerant pressures and levels, check propane line, check heating unit, check coil cleaning and verify coil condition, check burner and heater flame, Voltage and amp draw. Inspect compressor and condenser fan motors, compressors and electrical components.
  - iii. Startup and performance testing on full heat and cooling cycles to confirm proper operation and efficiency.
  - iv. Any repairs that are required will require estimate per repair.
  - v. Provide a scissor lift for rooftop AC unit access; anticipated rental period is approximately two weeks.
- d. HVAC Duct Cleaning and Evaluation
- i. Provide labor and equipment to clean the supply and return air ducts throughout the juvenile facility.

- ii. Inspect air duct connections, airflow, and insulation for proper performance.
  - iii. Any repairs that are required will require an estimate per repair.
  - iv. Provide a scissor lift for access to air ducts; anticipated rental period is approximately one month.
- e. Annual Testing and Preventative Maintenance Generac Generator Testing
  - i. Perform Annual Propane Gas Generator Testing
  - ii. Operational testing under load or simulated load to verify proper setup, transfer, voltage output, and shutdown sequence.
  - iii. Preventative maintenance, replace oil, filters, spark plugs and inspect belts, hoses, battery and cooling system.
  - iv. Inspect propane gas line, regulator, and fittings for corrosion or leaks.
  - v. Test transfer switch on automatic for proper operation and communication with generator.
  - vi. Any repairs that are required will require estimate per repair.
- f. Upgrade Water Treatment Plant
  - i. Provide labor and materials for removal and disposal of two (2) existing water softeners, one (1) expansion tank and piping systems.
  - ii. Provide and install anti – scale system, four (4) each Oneflow scale prevention device using no salt or chemical additives.
  - iii. Provide and install one (1) expansion tank.
  - iv. Provide piping, fittings, and materials.
  - v. Provide one year warranty on parts, labor and equipment.
- g. Roof top Access
  - i. Install from ground to rooftop 18 feet access ladder with modified a secure mechanism with locking non – access, restricting entry to authorized personnel only.
  - ii. Install and modify on rooftop access ladder, two (2) each 13’, one (1) each 5’ access ladder, and eight (8) each 4’ access ladder.
- h. Include 10% contingency of the base cost.
- i. Meet a stringent schedule to meet the needs of the Tuba City Juvenile Detention Center.

## 5. REQUIREMENTS

The respondent will furnish all requested (required) information as specified in the SOW Section 4 and Proposal Content and required information

## 6. PROPOSAL CONTENT AND REQUIRED INFORMATION

Please utilize the outline described below with 5 copies.

- a. Organization letter expressing your interest and a brief description of your proposed services.  
(DO NOT REVEAL OR MAKE REFERENCE TO THE COST IN THIS LETTER)
- b. *Costs are to be submitted in a separate sealed envelope. (Detailed breakdown of costs: Materials, Labor, and other applicable costs: Tuba City Chapter Tax 6%).***
- c. Organization qualifications and project experience on the Navajo Nation. Include project site(s), and site contact information.
- d. Scope of Work.
- e. Product Specification including cut sheets.
- f. Design (detailed plans).
- g. Project schedule.
- h. Copies of licenses, certifications, certificate of liability insurance, Recent IRS W-9 form (3/2024), Navajo Nation Debarment Form, and USDOJ Debarment and Suspension Form.
- i. Compliance: Any proposal that does not adhere to this format and does not address each specification, requirement, or scope of work as outlined, may be deemed non-responsive and rejected on that basis.

## 7. EVALUATION PROCESS (Pre-qualifying process)

- a. Evaluation Criteria
  - i. Qualifications and credentials, 5 years' work experience on the Navajo Nation. This includes the capabilities to provide all requested services. (20 points)
  - ii. Recommended Solution. (20 points)
  - iii. Quality of products, ability to install, and warranty services. (25 points)
  - iv. Project Schedules. (20 points)
  - v. Cost (separate sealed envelope). (15 points)
- b. Applicable Federal Requirements (25 CFR 900, OMB Circular A-87, GSA qualified vendor, etc.)
- c. The Navajo Nation Department Tuba City Juvenile Detention Center reserves the right to interview respondents if deemed necessary due to tied scores or other legitimate matters. This may entail a presentation from the respondent for clarification and/or details on products or other requirements. The presentation will be scheduled to be presented in Tuba City, AZ (if necessary). It is the intention TCJDC to award One (1) to provide all services as specified.

## **8. TYPE OF CONTRACT**

The Navajo Nation will utilize a standard Professional Services Contract for the procurement of goods and services for this project.

## **9. TAX**

All appropriate taxes should be included in cost of services including the Tuba City Chapter Sales Tax. All work performed in Tuba City within the territorial jurisdiction of the Navajo Nation is subject to the 6% sales tax of the Tuba City Local Government. To'nanees'dizi Local Government Tax Code Sales Tax Regulations Section 1-105

CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAXES PAYABLE TO THE TUBA CITY CHAPTER.

## **10. TERM**

The Navajo Nation will not relinquish any of its sovereignty rights.

## **11. COMPLIANCE WITH LAWS AND REGULATIONS**

The successful Vendor shall comply with all Federal, Tribal, State and Local Laws, regulations and Navajo Nation rules and policies pertaining to work under are charge, and shall, at its expense, procure any permits that may be required.

## **12. PERIOD OF PERFORMANCE**

The period of the performance will be determined and negotiated based on the scheduled proposed by the respondent and the contract implementation date.

## **13. TECHNICAL DIRECTION**

The Navajo Nation TCJDC point of contact is Sammy Manymules, Building Maintenance Supervisor. For inquiries related to specifications, and other matters email: [sammy.manymules@navajo-nsn.gov](mailto:sammy.manymules@navajo-nsn.gov).

## **14. PAYMENT AND SUBMISSION OF INVOICES**

The Navajo Nation Professional Service Contract will describe this section.

## **15. RIGHTS**

The Navajo Nation reserves the right to reject any and all proposals, in whole or part based on the requirements set forth in this RFP.

## **16. AGREEMENTS TERMS AND CONDITIONS**

The Navajo Nation Professional Services Contract will provide all the legal and contractual obligations, terms, and requirements of this project.

## **17. OTHER**

**Exhibit A – IRS Form W9 (March2024)**

**Exhibit B – Navajo Nation Debarment Form and Suspension Form**