

Bid 26-07-4215DB

ADDENDUM #1

~~**BID 26-07-415DB**~~

PROJECT: ADMINISTRATION OFFICE OF THE COURTS WAREHOUSE DESIGN—BUID-services for JUDICIAL BRANCH located in Window Rock, AZ.

MANDATORY PROJECT SITE VISIT: July 28, 2026 at 10:00am.

RFP COST PROPOSAL DUE: August 06, 2026 at 4:00 pm
Administration Office of the Courts (AOC) building.

The Navajo Nation , Judicial Branch (herein called the “Owner”) hereby attached the addendum One (1) for the vendors information.

- ***Revised Design-Build Cost Proposal break down.***
- ***Geotechnical report***
- ***Civil drawings sheets C13-15, FP100, and FP101***
- ***AOC Conceptual Warehouse Renderings 3,000 S.F.***

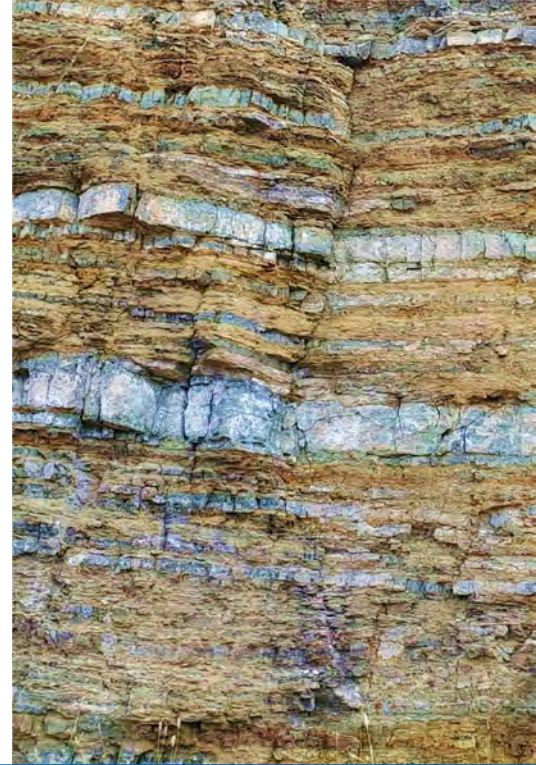
The RFP Package contains all the laws, regulations, terms, and conditions governing this procurement and the contract to be awarded for this project shall remain the same unless otherwise modified by Navajo Nation Judicial Branch.



07/28/26

Andy Thomas, Navajo Naton Judicial Branch Project Manager.

Date:



GEOTECHNICAL ENGINEERING REPORT

WINDOW ROCK PEACEMAKING ADMINISTRATION BUILDING WINDOW ROCK, ARIZONA

Submitted To:

Mr. Andy Thomas

Administrative Office of the Courts

Navajo Nation Judicial Branch

P.O. Box 520

Window Rock, Arizona 86515

GEOMAT PROJECT NO. 252-5622

June 25, 2026





915 Malta Avenue ♦ Farmington, NM 87401 ♦ Tel (505) 327-7928 ♦ Fax (505) 326-5721

June 25, 2026

Mr. Andy Thomas

Administrative Office of the Courts
Navajo Nation Judicial Branch
P.O. Box 520
Window Rock, Arizona 86515

RE: Geotechnical Engineering Report
Window Rock Peacemaking Administration Building
Window Rock, Arizona
GEOMAT Project No. 252-5622

GEOMAT LLC (GEOMAT) has completed the geotechnical engineering exploration for the Window Rock Peacemaking Administration Building project to be located in Window Rock, Arizona. This study was performed in general accordance with our Proposal No. 252-09-84, dated September 25, 2025.

The results of our engineering study, including the geotechnical recommendations, site plan, boring records, and laboratory test results are attached. Based on the geotechnical engineering analyses, subsurface exploration and laboratory test results, the site is considered suitable for the proposed construction. Other design and construction details, based upon geotechnical conditions, are presented in the report.

We have appreciated being of service to you in the geotechnical engineering phase of this project. If you have any questions concerning this report, please contact us.

Sincerely yours,

GEOMAT LLC

Chase J. Beckstead, P.E. (NM)
Geotechnical Project Manager



Matthew J. Cramer, P.E.
President, Principal

Copies to: Addressee (1)

TABLE OF CONTENTS

	<u>Page No.</u>
EXECUTIVE SUMMARY	III
1.0 INTRODUCTION	1
2.0 PROPOSED CONSTRUCTION	1
3.0 SITE EXPLORATION	1
3.1 Field Exploration	2
3.2 Laboratory Testing	2
4.0 SITE CONDITIONS	2
5.0 SUBSURFACE CONDITIONS.....	4
5.1 Soil Conditions.....	4
5.2 Groundwater Conditions	4
5.3 Laboratory Test Results	4
6.0 CONCLUSIONS AND RECOMMENDATIONS.....	5
6.1 Geotechnical Considerations	5
6.2 Foundations	6
Shallow Spread or Monolithic Turned Down Footings Bearing on Engineered Fill.....	6
6.3 Floor Slab Design and Construction.....	8
6.4 Site Classification	9
6.5 Corrosion and Cement Type	10
Corrosion of Concrete	10
Corrosion of Metals.....	11
6.6 Pavement Design and Construction	12
Construction Recommendations for Asphalt and Concrete Pavements.....	13
Asphalt Pavements.....	14
Concrete Pavements	14
General Pavement Considerations.....	15
6.7 Lateral Earth Pressures	15
Seismic Lateral Pressures	16
6.8 Slopes	17
6.9 Earthwork.....	17
General Considerations	17
Site Clearing.....	17
Excavation.....	18
Foundation Preparation	18
Fill Materials	18
Placement and Compaction	20
Compliance	20
6.10 Drainage	21
Surface Drainage	21
Subsurface Drainage.....	21
7.0 GENERAL COMMENTS.....	21

LIST OF APPENDICES

APPENDIX A

Site Plan
Logs of Borings
Unified Soil Classification
Drilling and Exploration Procedures

APPENDIX B

Summary of Soils Tests
Consolidation Test Results
Laboratory Test Procedures

APPENDIX C

Important Information About This Geotechnical Engineering Report (Taken From GBA)

EXECUTIVE SUMMARY

The project consists of the construction of a peacemaking building, amphitheater, administration of the courts (AOC) building and parking areas as discussed in more detail in section 2.0. The following summarizes our general conclusions and recommendations in support of the project:

- Based on the geotechnical engineering analyses, subsurface exploration and laboratory test results, the site is considered suitable for the proposed structures.
- The proposed structures can be supported on shallow spread or monolithic turned down footings bearing on engineered fill, as described in the conclusions and recommendations section.
- Based on the International Building Code 2021, a Seismic Site Class of D is estimated to be appropriate for the site. Parameters for Risk Category II are provided. Parameters for other risk categories can be provided upon request.
- Based on the International Building Code 2021, corrosivity testing indicates that the soils are characterized as having a **Sulfate Exposure Class S0** and are characterized as **moderately corrosive** toward ferrous metals.

1.0 INTRODUCTION

This report contains the results of our geotechnical engineering exploration for the Window Rock Peacemaking Administration Building Project to be located in Window Rock, Arizona, as shown on the Site Plan in Appendix A of this report.

The purpose of these services is to provide information and geotechnical engineering recommendations about:

- | | |
|--|--|
|  subsurface soil conditions |  earthwork |
|  groundwater conditions |  foundation design and construction |
|  lateral soil pressures |  drainage |

The opinions and recommendations contained in this report are based upon the results of field and laboratory testing, engineering analyses, and experience with similar soil conditions, structures, and our understanding of the proposed project as stated below.

2.0 PROPOSED CONSTRUCTION

The proposed project will consist of the construction of two new single-story buildings at the site, approximately 10,000 – 12,000 square feet in plan size, and an amphitheater. In the drawings provided the two buildings are designated as Building ‘B’ – Peacemaking Building and Boulding ‘C’ Administration of the Courts (AOC) building, respectively. We anticipate the new buildings will be steel or wood frame construction and will utilize conventional shallow spread footings, and concrete slab-on-grade ground floors. Maximum wall and column loads are anticipated to be on the order of 5 kips/lf for wall loads and 100 kips for column loads. We further anticipate that no basements or other below grade structures are planned. We understand that minor cut/fill earthwork may be required to level the building area, and that paved parking and driveway areas are planned.

3.0 SITE EXPLORATION

Our scope of services performed for this project included a site reconnaissance, a subsurface exploration program, laboratory testing and engineering analyses.

3.1 Field Exploration:

Subsurface conditions at the site were explored on February 23, 2026, by drilling a total of nine (9) exploratory borings at approximate client designated locations, four (4) within the proposed structure footprints and five (5) borings within the proposed parking and driveways at the approximate locations shown on the Site Plan in Appendix A.

The borings were advanced using a CME-45 truck-mounted drill rig with continuous-flight, 7.25-inch O.D. hollow-stem auger. The borings were continuously monitored by a staff engineer from our office who examined and classified the subsurface materials encountered, obtained representative samples, observed groundwater conditions, and maintained a continuous log of each boring.

Soil samples were obtained from the borings using a combination of standard 2-inch O.D. split spoon and 3-inch O.D. ring lined barrel samplers. The samplers were driven using a 140-pound hammer falling 30 inches. The standard penetration resistance was determined by recording the number of hammer blows required to advance the sampler in six-inch increments. Representative bulk samples of the subsurface materials were also obtained.

Groundwater evaluations were made in each boring at the time of site exploration. Soils were classified in accordance with the Unified Soil Classification System described in Appendix A. Boring logs were prepared and are presented in Appendix A.

3.2 Laboratory Testing:

Samples retrieved during the field exploration were transported to our laboratory for further evaluation. At that time, the field descriptions were confirmed or modified as necessary, and laboratory tests were performed to evaluate the engineering properties of the subsurface materials.

4.0 SITE CONDITIONS

The proposed site is located approximately 0.2 miles northeast of the Window Rock Fire Department located approximately 1000 feet east of Route 12 in Window Rock, Arizona. The site is bound by Indian Route 100 to the north and west, Navajo Hill Drive to the east and Circle Hill Drive to the south. The undeveloped site was surfaced by grass, weeds and trees and consisted

of undulating hills across the site at the time of our exploration. The following photographs depict the site at the time of our exploration.



Overview of the Site, View Toward the Southwest



Overview of the Site, View Toward the West

5.0 SUBSURFACE CONDITIONS

5.1 Soil Conditions:

As presented on the Boring Logs in Appendix A, in all borings, we generally encountered various classifications of sandy soils to the depths explored. In borings B-3 and B-4, we also encountered interbedded clayey soils between depths of approximately 6 to 18 feet below existing ground surface.

The sandy soil encountered was generally tan to brown/red, fine to medium-grained, medium dense to very dense, and slightly damp. The clayey soil encountered was generally brown to gray/white, stiff to hard, and slightly damp.

5.2 Groundwater Conditions:

Groundwater was not encountered during our time of exploration. Groundwater elevations can fluctuate over time depending upon precipitation, irrigation, runoff, and infiltration of surface water. We do not have any information regarding the historical fluctuation of the groundwater level in this vicinity.

5.3 Laboratory Test Results:

Laboratory analyses of representative samples indicate that the sandy soils have a fines content (silt- and/or clay-sized particles passing the U.S. No. 200 sieve) ranging from approximately 17 to 45 percent, and plasticity indices of non-plastic to 14. The in-place dry densities of the sandy soil ranged from approximately 101 to 106 pounds per cubic foot (pcf), with natural moisture contents ranging from approximately 2 to 6 percent.

Representative samples of the clayey soil tested had in-place dry densities of approximately 110 to 115 pcf and a natural moisture content of approximately 12 percent.

Laboratory consolidation/expansion testing was performed on undisturbed ring samples of the sandy soils beneath the proposed structures. Results of these tests indicate that the sandy soil undergoes slight to moderate compression when subjected to anticipated foundation stresses at the existing moisture contents. When subjected to increased moisture conditions at these stresses, the sandy soil undergoes slight to moderate compression, followed by slight to significant compression under increased loading.

A corrosivity analysis was conducted on a representative sample collected from boring B-2. The results are discussed in the [Corrosion and Cement Type](#) section of this report. Results of all laboratory tests are presented in Appendix B.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 [Geotechnical Considerations:](#)

The site is considered suitable for the proposed structures based on the geotechnical conditions encountered and tested for this report. The results of our field and laboratory testing indicate that the sandy soils encountered during our exploration are generally compressible in response to increases in moisture content and loading. Structures supported on these soils could experience distress due to soil movements. With the potential for moisture infiltration in conjunction with compressible soil characteristics, we recommend supporting the building on shallow spread or monolithic turned down footings bearing on engineered fill.

It is of paramount importance to provide good positive drainage away from the structures to ensure that surface water is transmitted away from the structures. Consideration should be given to paving adjacent to the structure on all sides or otherwise surfacing with a low-permeability material to prevent surface water infiltration next to the structures. Raising the site grade may also help improve drainage and reduce the potential for the underlying soils to become wet.

The recommendations contained herein are based upon the conditions encountered in our borings, but variation in subsurface conditions may become evident during earthwork activities. GEOMAT should be contacted to review the recommendations contained herein should differing subsurface conditions be encountered.

If there are any significant deviations from the assumed elevations, structure locations and/or loads noted at the beginning of this report, the opinions and recommendations of this report should be reviewed and confirmed/modified as necessary to reflect the final planned design conditions.

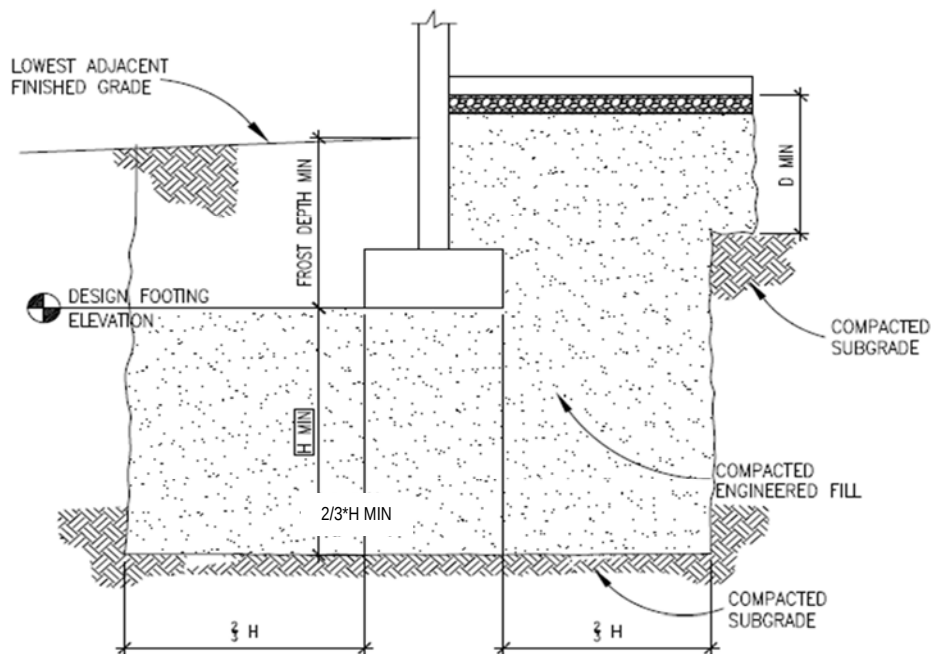
6.2 Foundations:

Shallow Spread or Monolithic Turned Down Footings Bearing on Engineered Fill

Based on our understanding of the type of structures to be built and the results of our field subsurface exploration and laboratory testing, the buildings could be founded on conventional shallow spread footings bearing on engineered fill as described herein.

The engineered fill should be provided for a depth below the footings, H , of not less than two (2.0) feet. The engineered fill should extend beyond the edge of the footing for a minimum distance of $2/3 \cdot H$. If the entire building area is excavated for the engineered fill placement, the engineered fill should extend at least five (5) feet beyond the perimeter of the buildings. If any existing fill material is encountered during excavations, it should be completely removed from beneath the new building areas and replaced with engineered fill.

A generalized depiction of a shallow spread footing and floor slab supported on engineered fill is shown in the diagram below.



Two (2.0) feet and sixteen (16.0) inches are the minimum recommended widths of square and continuous footings, respectively.

Materials and compaction criteria for the engineered fill should follow recommendations in the [Earthwork](#) section of this report. Adequate drainage should be provided to prevent the engineered fill and underlying soil from undergoing significant moisture changes.

Footings bearing on engineered fill should bear a minimum of thirty (30) inches below finished grade to provide protection against frost heaving. The recommended design bearing capacity and footing depth are presented in the following table.

Recommended Allowable Bearing Capacity		
Footing Depth ¹ (ft)	Allowable Bearing Pressure (psf)	Bearing Material
2.5 ²	2,000	Engineered Fill
¹ Footing depth referenced below lowest adjacent finished grade. Finished grade is the lowest adjacent grade for perimeter footings and floor level for interior footings.		
² Minimum footing depth for frost protection.		

Total and differential settlements resulting from the assumed structural loads are estimated to be on the order of 3/4 inch or less. Proper drainage should be provided in the final design and during construction and areas adjacent to the structures should be designed to prevent water from ponding or accumulating next to the structures.

Total and differential settlements should not exceed predicted values, provided that:

- Foundations are constructed as recommended, and;
- Essentially no changes occur in water contents of foundation soils.

For foundations adjacent to descending slopes, a minimum horizontal setback of five (5) feet should be maintained between the foundation base and slope face. In addition, the setback should be such that an imaginary line extending downward at 45 degrees from the nearest foundation edge does not intersect the slope.

Footings and foundations should be reinforced as necessary to reduce the potential for distress caused by differential foundation movement.

Foundation excavations should be observed by GEOMAT. If the subsurface conditions encountered differ significantly from those presented in this report, supplemental recommendations will be required.

6.3 Floor Slab Design and Construction

In reference to the diagram found above in the [Foundations](#) section of this report, the ground floor slabs should be placed on a minimum thickness, D, of two (2.0) feet of engineered fill. On-site or imported soils with low expansive potentials should be used in fills that will support the floor slabs. The native subgrade soils below fill should be prepared as described in the [Site Clearing](#) portion of this report prior to placement of the engineered fill.

Some differential movement of a slab-on-grade floor system is possible if the subgrade soils become elevated in moisture content. Such movements are considered within general tolerance for normal slab-on-grade construction. To reduce potential slab movements, the subgrade soils should be prepared as outlined in the [Earthwork](#) section of this report.

For structural design of concrete slabs-on-grade, a modulus of subgrade reaction of 200 pounds per cubic inch (pci) may be used for floors supported on compacted engineered fill.

Additional floor slab design and construction recommendations are as follows:

- ✦ Control joints should be provided in slabs to control the location and extent of cracking. Joint spacing should be designed by the structural engineer.
- ✦ Interior trench backfill placed beneath slabs should be compacted in accordance with recommended specifications outlined below.
- ✦ In areas subjected to normal loading, a minimum 4-inch layer of clean-graded gravel, aggregate base course should be placed beneath interior slabs. For heavy loading, re-evaluation of slab and/or base course thickness may be required.
- ✦ Other design and construction considerations, as outlined in the ACI Design Manual, Section 302.1R are recommended.
- ✦ If moisture sensitive floor coverings are used on interior slabs, consideration should be given to the use of membranes to help reduce the potential for vapor rise through the slab.

Subgrade preparation and moisture control recommendations provided in this report help to reduce soil related problems that may result in distress of concrete floor slabs on grade. However, concrete drying shrinkage, temperature induced volume change and curling can create

cracking and distress in the concrete slab on grade. To reduce distress from these causes, properly proportioned concrete mixes with adequate curing and proper joint spacing must be provided. These options should be discussed with the project Architect/Engineer.

6.4 Site Classification:

Based on the subsurface conditions encountered in the borings, we estimate that Site Class D is appropriate in accordance with the International Building Code (IBC) 2021. This parameter was estimated based on extrapolation of data beyond the deepest depth explored, using methods allowed by the code. Actual shear wave velocity testing/analysis and/or exploration to a depth of 100 feet were not performed as part of our scope of services for this project.

Seismic design parameters for the project site were determined in accordance with the procedure in IBC 2021. These values are based on a Risk Category of II and Site Class of D. The seismic design parameters are presented in the table below.

Recommended Seismic Design Parameters	
Parameter	Value
S_S	0.144g
S_1	0.049g
S_{MS}	0.231g
S_{M1}	0.117g
S_{DS}	0.154g
S_{D1}	0.078g
S_S = mapped spectral response acceleration at short periods S_1 = mapped spectral response acceleration at 1-second period S_{MS} = maximum considered earthquake spectral response acceleration for short periods S_{M1} = maximum considered earthquake spectral response acceleration for 1-second period S_{DS} = five percent damped design spectral response acceleration at short periods S_{D1} = five percent damped design spectral response acceleration at 1-second period g = gravitational acceleration, approximately 9.8 m/sec ² or 32.2 ft/sec ²	

6.5 Corrosion and Cement Type

A representative sample of the material from boring B-2 was tested to evaluate the potential for the on-site soils to corrode buried metal and/or concrete. The sample was tested for pH, electrical resistivity, and soluble sulfates. Results of these tests are summarized in the following table.

Laboratory Corrosivity Test Results					
Sample No.	Boring No.	Sample Depth (ft)	pH	Resistivity (ohm-cm)	Sulfates (%)
34878	B-2	1 – 2	6.76	2,100	< 0.02

Corrosion of Concrete

American Concrete Institute (ACI) 318-19 Table 19.3.1.1, (as referenced in the 2021 International Building Code) presents the following exposure categories and classes for the water-soluble sulfate (SO_4^{2-}) content in soil. Exposure category S applies to concrete in contact with soil or water containing deleterious amounts of water-soluble sulfate ions.

Exposure Class			
Category	Class	Condition	
		Water-Soluble Sulfate (SO_4^{2-}) in soil, percent by mass ^[1]	Dissolved sulfate (SO_4^{2-}) in water, ppm ^[2]
Sulfate (S)	S0	$\text{SO}_4^{2-} < 0.10$	$\text{SO}_4^{2-} < 150$
	S1	$0.10 \leq \text{SO}_4^{2-} < 0.20$	$150 \leq \text{SO}_4^{2-} < 1,500$ or seawater
	S2	$0.20 \leq \text{SO}_4^{2-} < 2.00$	$1,500 \leq \text{SO}_4^{2-} < 10,000$
	S3	$\text{SO}_4^{2-} > 2.00$	$\text{SO}_4^{2-} > 10,000$

^[1] Percent sulfate by mass in soil shall be determined by ASTM C1580.

^[2] Concentration of dissolved sulfates in water, in ppm, shall be determined by ASTM D516 or ASTM D4130.

The soluble sulfate content of the sample tested was less than 0.10 percent by mass as determined by ASTM C1580. Based on this test result and the table above, this sample is characterized as **Sulfate Exposure Class S0**.

American Concrete Institute (ACI) 318-19 Table 19.3.2.1 presents the requirements shown in the table below for concrete by water-soluble sulfate (SO_4^{2-}) exposure class. The project engineers or architects should review the applicable building codes to confirm the accuracy of the information presented below and any possible project specific considerations. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the ACI.

Laboratory Corrosivity Test Results						
Exposure Class	Maximum w/cm ^[1,2]	Minimum f'_c , psi	Cementitious Materials ^[4] - Types			Calcium Chloride Admixture
			ASTM C150	ASTM C595	ASTM C1157	
S0	N/A	2,500	No type restriction	No type restriction	No type restriction	No restriction
S1	0.50	4,000	II ^{[5][6]}	Types (MS) designation	MS	No restriction
S2	0.45	4,500	V ^[6]	Types (HS) designation	HS	Not permitted
S3	Option 1	0.45	V plus pozzolan or slag cement ^[7]	Types (HS) designation plus pozzolan or slag cement ^[7]	HS plus pozzolan or slag cement ^[7]	Not permitted
	Option 2	0.40	V ^[8]	Types (HS)	HS	Not permitted

^[1] The w/cm is based on all cementitious and supplementary cementitious materials in the concrete mixture.

^[2] The maximum w/cm limits do not apply to lightweight concrete.

^[3] For plain concrete, the maximum w/cm shall be 0.45 and the minimum f'_c shall be 4,500 psi.

^[4] Alternative combinations of cementitious materials to those listed are permitted for all sulfate exposure classes when tested for sulfate resistance and meeting the criteria in Table 19.3.2.1 in 26.4.2.2(c) of the ACI 318-19.

^[5] For seawater exposure, other types of portland cements with tricalcium aluminate (C_3A) contents up to 10 percent are permitted if the w/cm does not exceed 0.40.

^[6] Other available types of cement such as Type I or Type III are permitted in Exposure Classes S1 or S2 if the C_3A contents are less than 8 percent for Exposure Class S1 or less than 5 percent for Exposure Class S2.

^[7] The amount of the specific source of the pozzolan or slag cement to be used shall be at least the amount that has been determined by service record to improve sulfate resistance when used in concrete containing Type V cement. Alternatively, the amount of the specific source of the pozzolan or slag cement to be used shall be at least the amount tested in accordance with ASTM C1012 and meeting the criteria in 26.4.2.2(c) of the ACI 318-19.

^[8] If Type V cement is used as the sole cementitious material, the optional sulfate resistance requirement of 0.040 percent maximum expansion in ASTM C150 shall be specified.

Corrosion of Metals

Corrosion of buried ferrous metals can occur when electrical current flows from the metal into the soil. As the resistivity of the soil decreases, the flow of electrical current increases, increasing the potential for corrosion. A commonly accepted correlation between soil resistivity and corrosion of ferrous metals is shown in the following table.

Metal Corrosion Potential	
Resistivity (ohm-cm)	Corrosivity
0 to 1,000	Severely Corrosive
1,000 to 2,000	Corrosive
2,000 to 10,000	Moderately Corrosive
>10,000	Mildly Corrosive

The sample tested had a resistivity value of 2,100 ohm-cm. Based on these laboratory results and the table above, the on-site soils would be characterized as **moderately corrosive** toward ferrous metals. The potential for corrosion should be considered during the design process. If using metals resistant to these corrosive conditions presents an economic consideration for this project, we recommend performing a field resistivity test to compare to the laboratory test.

6.6 Pavement Design and Construction

We are providing separate recommendations for light vehicle parking areas and areas subjected to heavy-duty traffic. Options for both flexible (asphalt) and rigid (concrete) pavement sections are presented. We are also presenting a heavy-duty rigid pavement section for areas that will be subjected to heavy, sustained, concentrated loads, such as dumpster and truck loading areas.

Design of pavements for the project has been based on the procedures outlined in the *Guideline for Design of Pavement Structures* by the American Association of State Highway and Transportation Officials (AASHTO), and on the *Guide for the Design and Construction of Concrete Parking Lots* by the American Concrete Institute (ACI 330). Based upon the results of our subsurface exploration and laboratory testing an estimated subgrade R-value of 40 was used for the design. Any fill material, native or imported, that may be required to achieve final site grades should have a minimum R-value of 40.

Anticipated traffic volumes were not available at the time of this report. As such, we are providing pavement sections that we consider to be relatively reliable based upon estimated anticipated traffic volumes for similar projects. GEOMAT should be contacted to review and provide updated pavement section recommendations should traffic data become available. The recommended pavement sections are presented in the tables below.

Recommended Pavement Sections for Light Vehicle Parking Areas

Options	Hot Mix Asphalt (inches)	Aggregate Base Course (inches)	Geogrid	Portland Cement Concrete (inches)
Asphalt	3.0	6.0	--	--
Concrete	--	4.0	--	5.0

Recommended Pavement Sections for Heavy-Duty Parking /Drive Lanes and Truck Traffic

Options	Hot Mix Asphalt (inches)	Aggregate Base Course (inches)	Geogrid	Portland Cement Concrete (inches)
Asphalt	4.5	9.0	--	--
Concrete	--	5.0	--	6.0

Recommended Heavy Duty Pavement Section (Trash Enclosure, etc..)

Portland Cement Concrete (inches)	Aggregate Base Course (inches)
7.0	4.0

Construction Recommendations for Asphalt and Concrete Pavements

In areas to be paved, the exposed ground surface should be scarified to a minimum depth of 12 inches and moisture conditioned as necessary to bring the upper 1.0 foot to optimum to plus three percent of optimum moisture content and compacted to a minimum of 90 percent of ASTM D1557 maximum dry density prior to placement of fill or construction of pavement sections.

After preparation of the pavement subgrade, the areas to be paved should be proof rolled under the observation of a representative of GEOMAT. The proof-rolling should be conducted utilizing a fully loaded, single axle water truck with a minimum 2,000-gallon capacity or other vehicle that will provide an equivalent weight on the subgrade. The proof-rolling should consist of driving the truck across all the areas to be paved with asphalt at a slow speed (less than 5 mph) and observing any deflections or distress caused to the subgrade. Areas that show distress should be repaired by removing and replacing the soft material with suitable fill. If used, geogrid should be placed directly on prepared subgrade.

Asphalt Pavements

Aggregate base course should conform to Section 304 of the ADOT specifications for Type I Base Course. Aggregate base course should be placed in lifts not exceeding 6 inches and should be compacted to a minimum of 95% Modified Proctor density (ASTM D1557), within a moisture content range of 4 percent below, to 2 percent above optimum. In any areas where base course thickness exceeds 6 inches, the material should be placed and compacted in two or more lifts of equal thickness.

If the hot-mix asphalt (HMA) is placed in more than one mat, the surface of each underlying mat should be treated with a tack coat immediately prior to placement of the subsequent mat of hot-mix asphalt.

Asphalt concrete should be obtained from an engineer-approved mix design prepared in accordance with ADOT specifications. The hot-mix paving should be placed and compacted in accordance with ADOT specifications.

Concrete Pavements

Concrete should be placed directly on the prepared subgrade. Reinforcing steel and dowels are not required or recommended for rigid pavement sections. Concrete used for pavement sections should have a nominal aggregate size of $\frac{3}{4}$ -inch or greater, be air-entrained to have an air content of 6 +/- 1.5 percent and have a minimum 28-day compressive strength of 4,500 pounds per square inch (psi). Concrete materials and placement including jointing should be in accordance with recommendations in the latest edition of ACI-330R of the American Concrete Institute *"Guide for the Design and Construction of Concrete Parking Lots"*.

General Pavement Considerations

The performance of the recommended pavement sections can be enhanced by minimizing excess moisture that can reach the subgrade soils. The following recommendations should be considered at minimum.

- Site grading at a minimum 2% grade away from the pavements.
- Compaction of any utility trenches to the same criteria as the pavement subgrade.

The recommended pavement sections are considered minimal sections based on the anticipated traffic volumes and the subgrade conditions encountered during our exploration. They are expected to perform adequately when used in conjunction with preventive maintenance and good drainage. Preventive maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment.

6.7 Lateral Earth Pressures:

For soils above any free water surface, recommended equivalent fluid pressures for unrestrained foundation elements are presented in the following table:

Lateral Earth Pressures				
Parameter	Equivalent Fluid Pressures (psf/ft)			Coefficient
	Active	At-Rest*	Passive	
Granular soil backfill	35/54**	50	--	0.41***
Shallow foundation walls	--	--	250	--
Shallow column footings	--	--	350	--
Base Friction	--	--	--	0.40****
*Where the design includes restrained elements; the following equivalent fluid pressures are recommended.				
**Seismic Active Earth Pressure				
*** Active coefficient provided based on a moist soil unit weight value of 120 pcf.				
****The coefficient of base friction should be reduced to 0.30 when used in conjunction with passive pressure.				

Fill against grade beams and retaining walls should be compacted to densities specified in [Earthwork](#). Medium to high plasticity clay soils should not be used as backfill against retaining walls. Compaction of each lift adjacent to walls should be accomplished with hand-operated tampers or other lightweight compactors. Over compaction may cause excessive lateral earth

pressures that could result in wall movement.

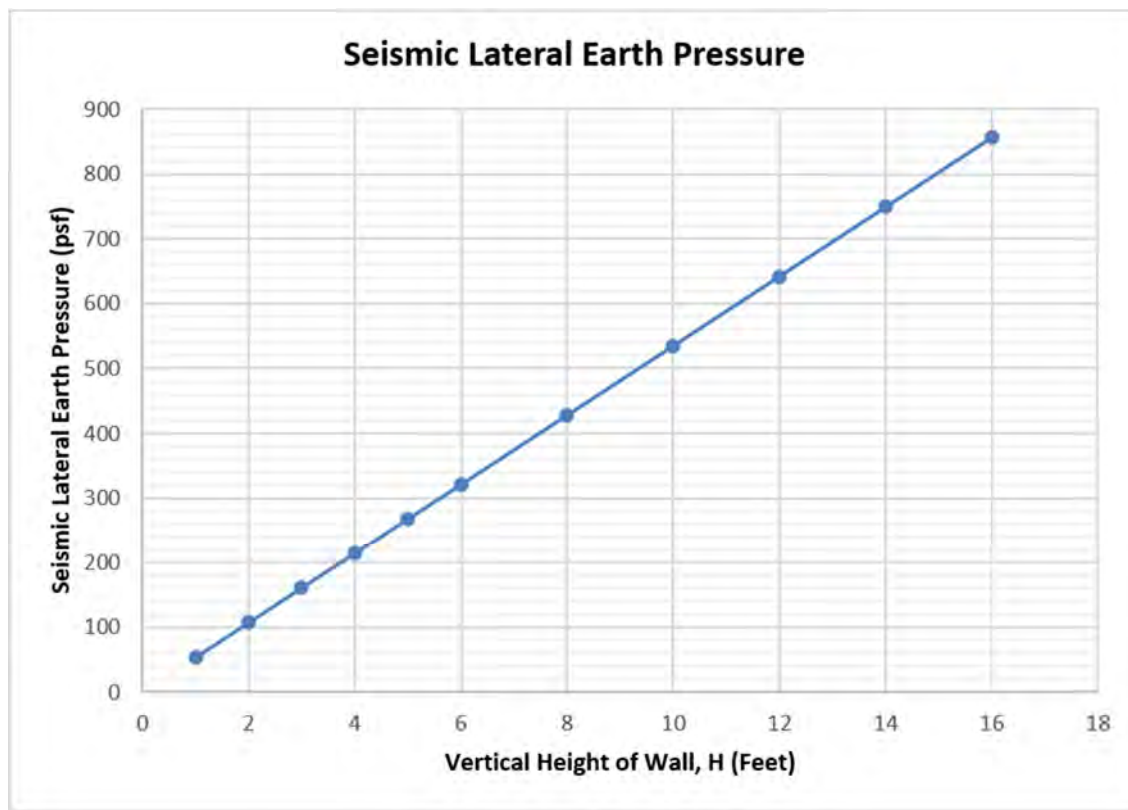
Seismic Lateral Pressures

Seismic lateral earth pressures on the proposed retaining walls were evaluated using the Mononobe–Okabe (M–O) method for a yielding wall condition. The analysis assumes a level backfill, a vertical wall face, and drained granular backfill characterized by an internal friction angle, unit weight, and wall–soil friction angle consistent with the project soil conditions.

For each wall height, the seismic active earth pressure coefficient, K_{AE} , was computed using the Mononobe–Okabe formulation. The total active seismic lateral thrust, P_{AE} , was then calculated as:

$$P_{AE} = \frac{1}{2} \gamma K_{AE} H^2$$

Seismic lateral earth pressures were evaluated for wall heights of 6, 9, 12, and 15 feet as shown in the chart below:



6.8 Slopes

Assuming fill specifications, compaction requirements, and recommended setbacks provided in this report are followed, cut and fill slopes as steep as to 3:1 (horizontal:vertical) should be stable for temporary and permanent installation. Depending upon specific project conditions, adequate factors of safety against slope failure may be available for steeper configurations. However, such determination would require additional analysis.

6.9 Earthwork

General Considerations:

The opinions contained in this report for the proposed construction are contingent upon compliance with recommendations presented in this section. Although underground facilities such as foundations, septic tanks, cesspools, basements, and irrigation systems were not encountered during site reconnaissance, such features could exist and might be encountered during construction.

Site Clearing:

The following site clearing recommendations should be considered at minimum:

- ✦ Strip and remove all existing pavement, fill, debris, and other deleterious materials from the proposed building areas. Any existing structures should be completely removed from below the building area, including foundation elements and any associated development such as underground utilities, etc. All exposed surfaces below footings should be free of mounds and depressions which could prevent uniform compaction.
- ✦ If unexpected fills or underground facilities are encountered during site clearing, we should be contacted for further recommendations. All excavations should be observed by GEOMAT prior to backfill placement.
- ✦ Stripped materials consisting of vegetation and organic materials should be removed from the site or used to re-vegetate exposed slopes after completion of grading operations. If it is necessary to dispose of organic materials on-site, they should be placed in non-structural areas, and in fill sections not exceeding five feet in height.

- Sloping areas steeper than 5:1 (horizontal:vertical) should be benched to reduce the potential for slippage between existing slopes and fills. Benches should be level and wide enough to accommodate compaction and earth moving equipment.
- All exposed areas which will receive fill, once properly cleared and benched where necessary, should be scarified to a minimum depth of eight inches, conditioned to near optimum moisture content, and compacted to at least 95% of modified proctor (ASTM D1557). All loose material should be removed from the surface of the bottom of excavation and GEOMAT should observe the conditions prior to placement.

Excavation:

We present the following general comments regarding our opinion of the excavation conditions for the designers' information with the understanding that they are opinions based on our boring data. More accurate information regarding the excavation conditions should be evaluated by contractors or other interested parties from test excavations using the equipment that will be used during construction. Based on our subsurface evaluation, it appears that excavations in soils at the site will be possible using standard excavation equipment.

Foundation Preparation:

Footings should bear on engineered fill as recommended in the [Foundations](#) section of this report. All loose and/or disturbed soils should either be compacted or removed from the bottoms of footing excavations prior to placement of reinforcing steel and/or concrete.

Fill Materials:

Based upon the conditions encountered and tested, it is anticipated that the sandy soils onsite are marginally suitable for use as structural (engineered) fill, based on the plasticity of the fines tested. It is not anticipated that clay soils will be encountered during overexcavation based upon the depths they were encountered in our borings. However, variations in depths may occur and if clay soils are encountered during overexcavation, they should not be used as engineered fill. It is the responsibility of the contractor to determine the appropriate methods for providing suitable engineered fill material prior to bidding the work. Periodic testing should be performed before or during construction to confirm the suitability of the native or import soils for use as engineered fill, if applicable.

Native or imported soils with low expansive potentials could be used as fill material for the following, provided they meet the criteria given in this section below:

- general site grading
- foundation areas
- foundation backfill

Select granular materials should be used as backfill behind walls that retain earth. On site or imported soils to be used in structural (engineered) fills should conform to the following:

Recommended Engineered Fill Properties

Sieve Size or Diameter (in)	Percent Finer by Weight (ASTM C136)
3" Sieve	100
No. 4 Sieve	50 – 100
No. 200 Sieve	50 Max
Plasticity Index	12 Max
Maximum Expansive Potential (%)*	+1.5

* Measured on a sample compacted to approximately 95 percent of the ASTM D1557 maximum dry density at about 3 percent below optimum water content. The sample is confined under a 144-psf surcharge and submerged.

Additional fill material recommendations are as follows:

- The contractor should be responsible for determining the most appropriate method for providing the required structural (engineered) fill (i.e., removal/replacement vs. blending vs. import) to meet the recommended requirements.
- Aggregate base should conform to Type I Base Course as specified in Section 304 of the ADOT specifications for Base Course

Placement and Compaction:

The following placement and compaction recommendations should be considered at minimum:

- Place and compact fill in horizontal lifts, using equipment and procedures that will produce recommended moisture contents and densities throughout the lift.
- Un-compacted fill lifts should not exceed 10 inches loose thickness.
- On-site and imported soils should be compacted at moisture contents near optimum.
- Materials should be compacted to the following:

Recommended Field Compaction		
	Material	Minimum Percent (ASTM D1557)
	Subgrade soils beneath fill areas	95
On-site or imported soil fills:	Beneath footings and slabs on grade	95
	Aggregate base beneath slabs	95
	Miscellaneous backfill	90

Compliance:

Recommendations for slabs-on-grade and foundation elements supported on compacted fills depend upon compliance with [Earthwork](#) recommendations. To assess compliance, observation and testing should be performed by GEOMAT. GEOMAT cannot be held liable, in any manner, if the necessary observation and testing to confirm the conditions we have inferred to exist is not performed.

6.10 Drainage

Surface Drainage:

Positive drainage should be provided during construction and maintained throughout the life of the proposed project. Infiltration of water into utility or foundation excavations must be prevented during construction.

In areas where sidewalks or paving do not immediately adjoin the structures, we recommend that protective slopes be provided with a minimum grade of approximately 5 percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration.

Downspouts, roof drains or scuppers should discharge into splash blocks or extensions when the ground surface beneath such features is not protected by exterior slabs or paving.

Subsurface Drainage:

Free-draining, granular soils containing less than five percent fines (by weight) passing a No. 200 sieve should be placed adjacent to walls which retain earth. A drainage system consisting of either weep holes or perforated drain lines (placed near the base of the wall) should be used to intercept and discharge water which would tend to saturate the backfill. Where used, drain lines should be embedded in a uniformly graded filter material and provided with adequate clean-outs for periodic maintenance. An impervious soil should be used in the upper layer of backfill to reduce the potential for water infiltration.

7.0 GENERAL COMMENTS

It is recommended that GEOMAT be retained to provide a general review of final design plans and specifications in order to confirm that grading and foundation recommendations in this report have been interpreted and implemented. In the event that any changes of the proposed project are planned, the opinions and recommendations contained in this report should be reviewed and the report modified or supplemented as necessary.

GEOMAT should also be retained to provide services during excavation, grading, foundation, and construction phases of the work. Observation of footing excavations should be performed prior to placement of reinforcing and concrete to confirm that satisfactory bearing materials are present and is considered a necessary part of continuing geotechnical engineering services for the project. Construction testing, including field and laboratory evaluation of fill, backfill, pavement materials, concrete and steel should be performed to determine whether applicable project requirements have been met.

The analyses and recommendations in this report are based in part upon data obtained from the field exploration. The nature and extent of variations beyond the location of test borings may not become evident until construction. If variations then appear evident, it may be necessary to re-evaluate the recommendations of this report.

Our professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities at the same time. No warranty, express or implied, is intended or made. We prepared the report as an aid in design of the proposed project. This report is not a bidding document. Any contractor reviewing this report must draw his own conclusions regarding site conditions and specific construction equipment and techniques to be used on this project.

This report is for the exclusive purpose of providing geotechnical engineering and/or testing information and recommendations. The scope of services for this project does not include, either specifically or by implication, any environmental assessment of the site or identification of contaminated or hazardous materials or conditions. If the owner is concerned about the potential for such contamination, other studies should be undertaken. This report has also not addressed any geologic hazards that may exist on or near the site.

This report may be used only by the Client and only for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on and off site), or other factors may change over time and additional work may be required with the passage of time. Any party, other than the Client, who wishes to use this report, shall notify GEOMAT in writing of such intended use. Based on the intended use of the report, GEOMAT may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements, by the Client or anyone else, will release GEOMAT from any liability resulting from the use of this report by an unauthorized party.

Appendix A



PREPARED BY
GEOMAT LLC
Farmington, New Mexico

PROJECT
Name: Window Rock Peacemaking
Administration Building
Number: 252-5622

LOCATION
Window Rock, AZ
35.675184, -109.054352

SYMBOL KEY
 Soil Boring
 Site Location



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.375419/-109.054500

SOIL BORING: B-1

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6285'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Peacemaking Building
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
105.4	17	NP	4.1	11-12-11	SS		SM		1	Silty SAND, brown/red/orange, fine- to medium-grained, medium dense, slightly damp
									2	
									3	trace calcareous veins
									4	
101.4			5.9	13-22-28	Ring				5	trace calcareous veins
									6	
									7	
				8-13-15	SS				8	
									9	trace to some calcareous veins and clay lenses
				15-40-50/3"	Ring				10	very dense
									11	
									12	some calcareous veins and clay lenses
									13	
									14	
				15-16-15	SS				15	dense
									16	
									17	
									18	
									19	trace clay lenses and black mottling
				15-27-38	Ring				20	medium dense
									21	
21.5										

Total depth 21 1/2 feet

SM

Ring - Lined Barrel Sampler

SS - 2" Split Spoon

-



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.675267/-109.054197

SOIL BORING: B-2

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6861'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Peacemaking Building
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
106.0	34	4	4.2	18-30-43	Grab	■	SC-SM		1	Silty, Clayey SAND, light brown/red, fine- to medium-grained, slightly damp
					Ring	●			2	
102.3			3.6	6-11-10	SS	⊗	SM		3	Silty SAND, brown/red/orange, fine- to medium-grained, trace calcareous veins, medium dense, slightly damp
					Ring	●			4	
				9-12-15	SS	⊗			5	
					Ring	●			6	
				35-50/6"	SS	⊗			7	
					Ring	●			8	
				8-9-14	SS	⊗			9	
					Ring	●			10	
					SS	⊗			11	
					Ring	●			12	
									13	trace gravel lens, fine to coarse grained
									14	
									15	
									16	
									17	
									18	
									19	
									20	
									21	
Total depth 21 ½ feet										21.5
 SC-SM						 Ring - Lined Barrel Sampler		 Grab - Grab Sample		-
 SM						 SS - 2" Split Spoon		-		-



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674956/-109.054881

SOIL BORING: B-3

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6854'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Amphitheater Building
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks		
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)									
103.7	28	4	2.6	22-19-11	Grab	■	SC-SM		1	Silty, Clayey SAND, light brown/white, fine- to medium-grained, trace calcareous veins, slightly damp		
					SS			2				
					16-17-17	Ring	●	SM		3	Silty SAND, light brown/orange/white, fine- to medium-grained, trace calcareous veins, medium dense, slightly damp	
										4		
										5		light brown/red/orange
										6		
					6-10-11	SS			7			
									8			
									9	trace gravel lens, fine to coarse grained		
									10			
114.8			12-38-50/6"	Ring	●	CL		11	Sandy Lean CLAY, light brown/orange/white, very stiff to hard, slightly damp			
								12				
									13			
									14			
				9-13-11	SS					15		
										16		
										17		
										18	Silty SAND, brown/red/orange, fine- to medium-grained, medium dense, slightly damp	
				10-15-23	Ring			●	SM			19
												20
			21									
Total depth 21 ½ feet												
SC-SM						CL			Ring - Lined Barrel Sampler		-	
SM						SS - 2" Split Spoon			Grab - Grab Sample		-	



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674636/-109.055186

SOIL BORING: B-4

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6847'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	AOC Administration Building
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
103.0	27	3	2.4	15-17-18	Grab	■	SM		1	Silty SAND, light brown, fine- to medium-grained, trace clay lenses, medium dense, slightly damp
					Ring	●			2	
									3	light brown/white, trace to some calcareous veins
	109.6		12.6	8-12-16	SS	⊗	CL		4	
									5	
				30-44-50/6"	Ring	●			6	Sandy Lean CLAY, light brown/white, trace calcareous veins, hard, slightly damp
									7	
				11-16-16	SS	⊗			8	trace black mottling
							SM		9	
									10	light brown/red/white, trace gray
									11	
									12	
									13	
				16-23-38	Ring	●			14	Silty SAND, light brown/orange/white, fine- to medium-grained, medium dense to dense, slightly damp
									15	
									16	
									17	
									18	trace gravel
				10-13-20	SS	⊗			19	
									20	
									21	

Total depth 21 1/2 feet

SM	● Ring - Lined Barrel Sampler	■ Grab - Grab Sample	-
CL	⊗ SS - 2" Split Spoon	-	-



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674139/-109.055439

SOIL BORING: B-5

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6841'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Parking and Drive Area
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
	45	14			Grab		SC		1 2 3 4 5	Clayey SAND, light brown/white, fine- to medium-grained, slightly damp trace calcareous veins
Total depth 5 feet										5

 SC	 Grab - Grab Sample	-	-
--	--	---	---



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674228/-109.054750

SOIL BORING: B-6

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6839'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Parking and Drive Area
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
							SC-SM		1	Silty, Clayey SAND, light brown/white, fine- to medium-grained, slightly damp
									2	
									3	
					Grab				4	
									5	

Total depth 5 feet

SC-SM	Grab - Grab Sample	-	-
-------	--------------------	---	---



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674422/-109.054389

SOIL BORING: B-7

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6846'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Parking and Drive Area
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
							SM		1	Silty SAND, light brown/white, fine- to medium-grained, slightly damp brown
									2	
									3	
					Grab				4	
									5	

Total depth 5 feet

SM	Grab - Grab Sample	-	-
----	--------------------	---	---



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674947/-109.054103

SOIL BORING: B-8

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6855'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Parking and Drive Area
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
							SM		1	Silty SAND, light brown/red, fine- to medium-grained, slightly damp
									2	trace clay lenses and calcareous veins
					Grab				3	trace yellow
									4	
									5	

Total depth 5 feet

 SM	 Grab - Grab Sample	-	-
--	--	---	---



915 Malta Ave. Farmington,
New Mexico
Office: (505)327-7928

Window Rock Peacemaking Administration...

Lat/Lon: 35.674803/-109.053861

SOIL BORING: B-9

Project Name:	Window Rock Peacemaking Administration Building	Date Drilled:	02/23/2026
Project Number:	252-5622	Location Accuracy:	Estimated from Google Maps
Client:	Navajo Nation Judicial Branch	Elevation:	~6863'
Project Location:	Window Rock, AZ	Hole Location:	See Site Plan
Rig Type:	CME-45	Groundwater depth:	Not Encountered
Tooling:	7-1/4" Hollow Stem Auger	Logged By:	BB
Hammer Weight:	140 lbs	Comments:	Parking and Drive Area
Hammer Drop:	30 inches		

Lab				Blow Counts/6"	Sample Type	Sample Graphic	USCS	Soil Graphic	Depth (ft)	Soil Description and Remarks
Dry Density (PCF)	Percent Passing #200 Sieve	Plasticity Index	Moisture Content (%)							
	29	1			Grab		SM		1 2 3 4 5	Silty SAND, light brown/orange/white, fine- to medium-grained, trace calcareous veins, slightly damp
Total depth 5 feet										5

 SM	 Grab - Grab Sample	-	-
--	--	---	---

UNIFIED SOIL CLASSIFICATION SYSTEM						CONSISTENCY OR RELATIVE DENSITY CRITERIA																													
Major Divisions				Group Symbols	Typical Names																														
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels 50% or more of coarse fraction retained on No. 4 sieve	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines		Standard Penetration Test Density of Granular Soils Penetration Resistance, N (blows/ft.) Relative Density			Ring-Lined Sampler Density of Granular Soils Penetration Resistance, N (blows/ft.) Relative Density																										
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines																															
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures		0-4	Very Loose	0-11	Very Loose																										
			GC	Clayey gravels, gravel-sand-clay mixtures																															
	Sands More than 50% of coarse fraction passes No. 4 sieve	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines						5-10	Loose	12-26	Loose																						
			SP	Poorly graded sands and gravelly sands, little or no fines																															
		Sands with Fines	SM	Silty sands, sand-silt mixtures										11-30	Medium Dense	27-74	Medium Dense																		
			SC	Clayey sands, sand-clay mixtures																															
		<u>Standard Penetration Test</u> Density of Fine-Grained Soils			<u>Ring-Lined Sampler</u> Density of Fine-Grained Soils																														
		Penetration Resistance, N (blows/ft.) Consistency Unconfined Compressive Strength (Tons/ft2)			Penetration Resistance, N (blows/ft.) Consistency Unconfined Compressive Strength (Tons/ft2)																														
Fine-Grained Soils 50% or more passes No. 200 sieve	Silts and Clays Liquid Limit 50 or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands		<2	Very Soft	<0.25	<3	Very Soft	<0.25																								
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays																															
			OL	Organic silts and organic silty clays of low plasticity																															
	Silts and Clays Liquid Limit greater than 50		MH	Inorganic silts, micaceous or diatomaceous free sands or silts, elastic silts								2-4	Soft	0.25-0.50	3-6	Soft	0.25-0.50																		
			CH	Inorganic clays of high plasticity, fat clays																															
			OH	Organic clays of medium to high plasticity																															
																		5-8	Medium Stiff	0.50-1.00	7-12	Medium Stiff	0.50-1.00												
					9-15																			Stiff	1.00-2.00	13-25	Stiff	1.00-2.00							
				16-30		Very Stiff	2.00-4.00	26-65	Very Stiff	2.00-4.00																									
											>30																		Hard	>4.0	>65	Hard	>4.0		
Highly Organic Soils												PT	Peat, mucic & other highly organic soils																						
U.S. Standard Sieve Sizes																																			
>12" 12" 3" 3/4" #4 #10 #40 #200																																			
Boulders		Cobbles			Gravel							Sand			Silt or Clay																				
		coarse fine		coarse medium fine																															

MOISTURE CONDITIONS

Dry	Absence of moist, dusty, dry to the touch
Slightly Damp	Below optimum moisture content for compaction
Moist	Near optimum moisture content, will moisten the hand
Very Moist	Above optimum moisture content
Wet	Visible free water, below water table

MATERIAL QUANTITY

trace	0-5%
few	5-10%
little	10-25%
some	25-45%
mostly	50-100%

OTHER SYMBOLS

R	Ring Sample
S	SPT Sample
B	Bulk Sample
▼	Ground Water

BASIC LOG FORMAT:

SOILS - Group name, Group symbol, color, consistency or relative density, grain size, moisture. Additional comments: odor, presence of roots, mica, gypsum, coarse particles, etc.

ROCK - Name, color, planing, porosity, moisture, weathering, relative strength, additional comments.

EXAMPLES:

SILTY SAND w/trace silt (SM-SP), Brown, loose to med. Dense, fine to medium grained, damp

BASALT, gray/black, irregular planes, porous, slightly damp, slightly weathered, medium strong (R3)

UNIFIED SOIL CLASSIFICATION SYSTEM

TEST DRILLING EQUIPMENT & PROCEDURES

Description of Subsurface Exploration Methods

Drilling Equipment – Truck-mounted drill rigs powered with gasoline or diesel engines are used in advancing test borings. Drilling through soil or softer rock is performed with hollow-stem auger or continuous flight auger. Carbide insert teeth are normally used on bits to penetrate soft rock or very strongly cemented soils which require blasting or very heavy equipment for excavation. Where refusal is experienced in auger drilling, the holes are sometimes advanced with tricone gear bits and NX rods using water or air as a drilling fluid.

Coring Equipment – Portable electric core drills are used when recovery of asphalt or concrete cores is necessary. The core drill is equipped with either a 4” or 6” diameter diamond core barrel. Water is generally used as a drilling fluid to facilitate cooling and removal of cuttings from the annulus.

Sampling Procedures - Dynamically driven tube samples are usually obtained at selected intervals in the borings by the ASTM D1586 test procedure. In most cases, 2” outside diameter, 1 3/8” inside diameter, samplers are used to obtain the standard penetration resistance. “Undisturbed” samples of firmer soils are often obtained with 3” outside diameter samplers lined with 2.42” inside diameter brass rings. The driving energy is generally recorded as the number of blows of a 140-pound, 30-inch free fall drop hammer required to advance the samplers in 6-inch increments. These values are expressed in blows per foot on the boring logs. However, in stratified soils, driving resistance is sometimes recorded in 2- or 3-inch increments so that soil changes and the presence of scattered gravel or cemented layers can be readily detected and the realistic penetration values obtained for consideration in design. “Undisturbed” sampling of softer soils is sometimes performed with thin-walled Shelby tubes (ASTM D1587). Tube samples are labeled and placed in watertight containers to maintain field moisture contents for testing. When necessary for testing, larger bulk samples are taken from auger cuttings. Where samples of rock are required, they are obtained by NX diamond core drilling (ASTM D2113).

Boring Records - Drilling operations are directed by our field engineer or geologist who examines soil recovery and prepares boring logs. Soils are visually classified in accordance with the Unified Soil Classification System (ASTM D2487), with appropriate group symbols being shown on the logs.

Appendix B

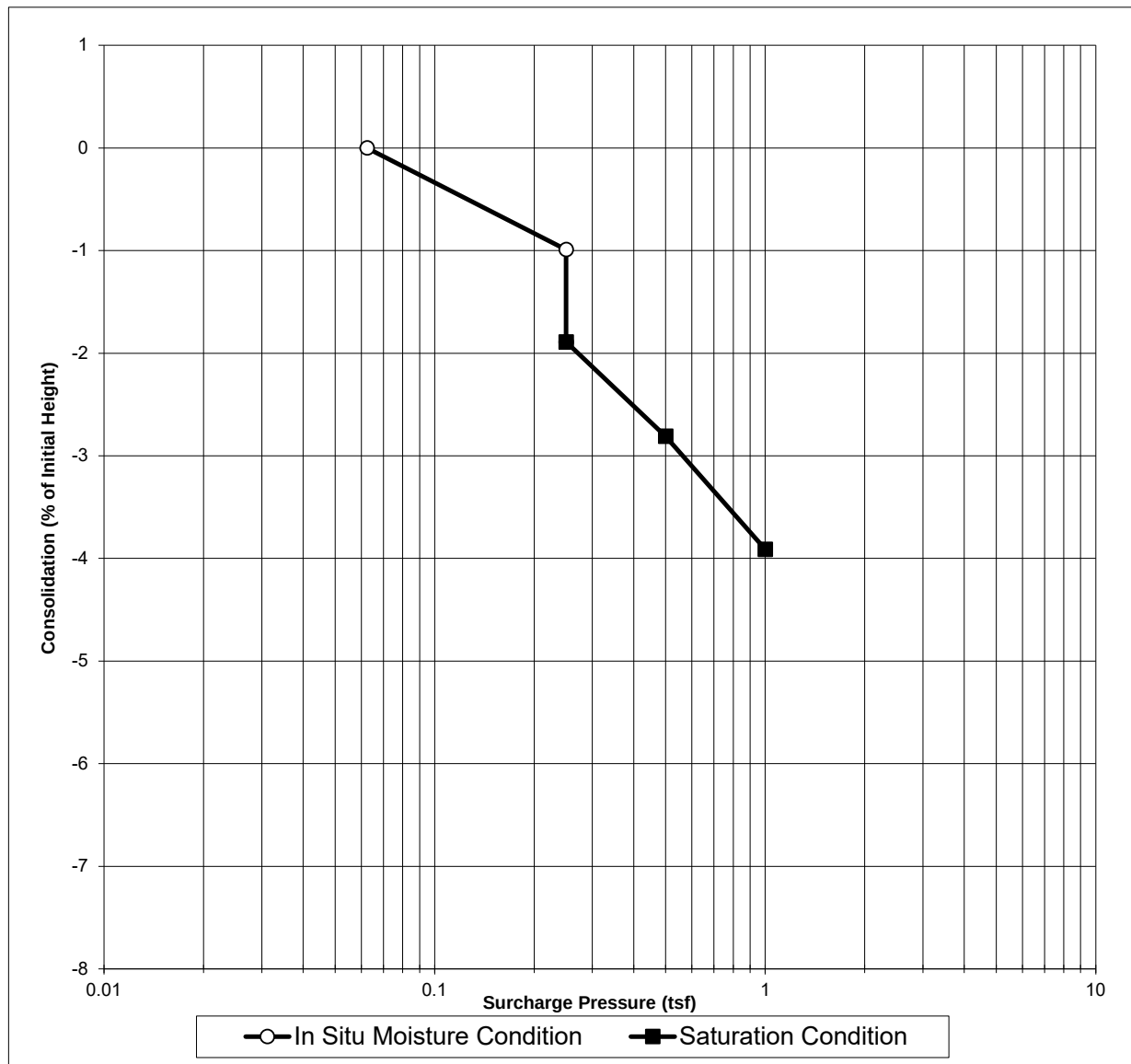
LAB NO.	BORING NO.	SAMPLE DEPTH (ft)	SIEVE ANALYSIS, CUMULATIVE PERCENT PASSING (%)									ATTERBERG LIMITS			CONSOLIDATION	IN-SITU			CLASSIFICATION
			No. 4	No. 8	No. 10	No. 16	No. 30	No. 40	No. 50	No. 100	No. 200	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX		MOISTURE CONTENT (%)	WET DENSITY (pcf)	DRY DENSITY (pcf)	
34874	B-1	2 ½	-	-	-	-	-	-	-	-	17	NLL	NPL	NP	-	-	-	-	Silty SAND (SM)
34875	B-1	5	-	-	-	-	-	-	-	-	-	-	-	-	Attached	4.1	109.7	105.4	Silty SAND (SM)
34876	B-1	10	-	-	-	-	-	-	-	-	-	-	-	-	-	5.9	107.4	101.4	Silty SAND (SM)
34878*	B-2	1 - 2	-	100	99	99	97	95	89	60	34	20	16	4	-	-	-	-	Silty, Clayey SAND (SC-SM)
34879	B-2	2 ½	-	-	-	-	-	-	-	-	-	-	-	-	Attached	4.2	110.5	106.0	Silty SAND (SM)
34880	B-2	7 ½	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6	106.0	102.3	Silty SAND (SM)
34881	B-3	1 - 2	-	-	-	-	-	-	-	-	28	20	16	4	-	-	-	-	Silty, Clayey SAND (SC-SM)
34882	B-3	5	-	-	-	-	-	-	-	-	-	-	-	-	Attached	2.6	106.4	103.7	Silty SAND (SM)
34883	B-3	10	-	-	-	-	-	-	-	-	-	-	-	-	-	12.2	128.8	114.8	Sandy Lean CLAY (CL)
34884	B-4	2 ½	-	-	-	-	-	-	-	-	-	-	-	-	Attached	2.4	105.5	103.0	Silty SAND (SM)
34885	B-4	5	-	-	-	-	-	-	-	-	27	21	18	3	-	-	-	-	Silty SAND (SM)
34886	B-4	7 ½	-	-	-	-	-	-	-	-	-	-	-	-	-	12.6	123.4	109.6	Sandy Lean CLAY (CL)
34887	B-5	2 - 3	100	98	98	96	93	92	88	67	45	33	19	14	-	-	-	-	Clayey SAND (SC)
34888	B-9	2 - 3	100	99	99	98	95	93	87	58	29	18	17	1	-	-	-	-	Silty SAND (SM)
 SUMMARY OF SOIL TESTS Page 1 of 1												Project Name			Window Rock Peacemaking Administrative Building				
												Project No.			252-5622				
												Location			Window Rock, Arizona				
												Date(s) of Exploration			2/23/2026				

PROJECT: Window Rock Peacemaking Administration Building
CLIENT: Navajo Nation Judicial Branch
MATERIAL: Silty SAND (SM)
SAMPLE SOURCE: B-1 @ 5'
SAMPLE PREP.: In Situ

JOB NO: 252-5622
WORK ORDER NO: N/A
LAB NO: 34875
DATE SAMPLED: 2/23/2026
SAMPLED BY: BB

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES OF SOILS (ASTM D2435)

INITIAL VOLUME (cu.in)	4.60	FINAL VOLUME (cu.in)	4.42
INITIAL MOISTURE CONTENT	4.1%	FINAL MOISTURE CONTENT	16.7%
INITIAL DRY DENSITY(pcf)	105.4	FINAL DRY DENSITY(pcf)	109.1
INITIAL DEGREE OF SATURATION	14%	FINAL DEGREE OF SATURATION	61%
INITIAL VOID RATIO	0.58	FINAL VOID RATIO	0.52
ESTIMATED SPECIFIC GRAVITY	2.651	SATURATED AT	0.25 tsf

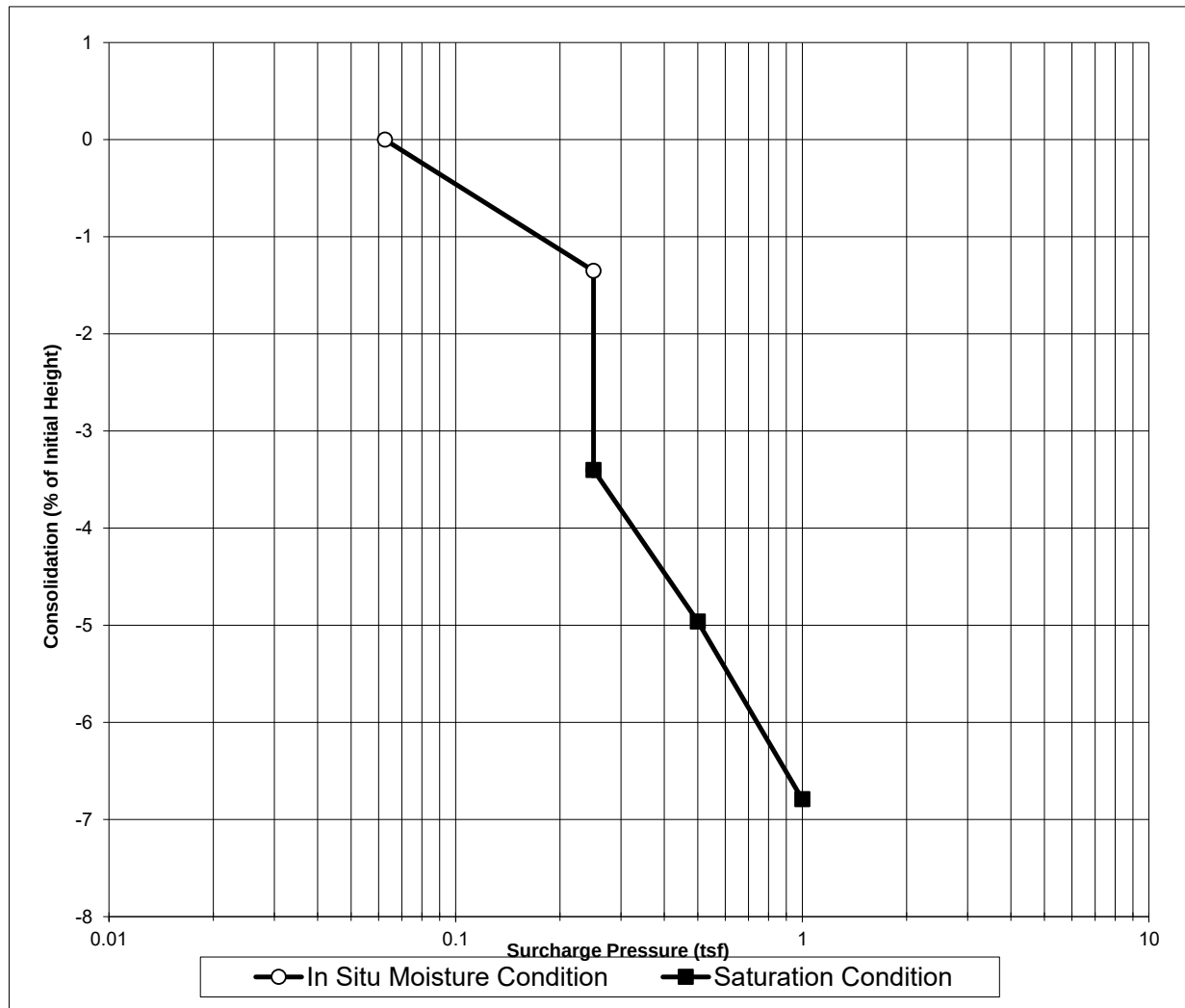


PROJECT: Window Rock Peacemaking Administration Building
CLIENT: Navajo Nation Judicial Branch
MATERIAL: Silty SAND (SM)
SAMPLE SOURCE: B-2 @ 2 1/2'
SAMPLE PREP.: In Situ

JOB NO: 252-5622
WORK ORDER NO: N/A
LAB NO: 34879
DATE SAMPLED: 2/23/2026
SAMPLED BY: BB

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES OF SOILS (ASTM D2435)

INITIAL VOLUME (cu.in)	4.60	FINAL VOLUME (cu.in)	4.29
INITIAL MOISTURE CONTENT	4.2%	FINAL MOISTURE CONTENT	15.8%
INITIAL DRY DENSITY(pcf)	106.0	FINAL DRY DENSITY(pcf)	113.2
INITIAL DEGREE OF SATURATION	15%	FINAL DEGREE OF SATURATION	63%
INITIAL VOID RATIO	0.57	FINAL VOID RATIO	0.46
ESTIMATED SPECIFIC GRAVITY	2.651	SATURATED AT	0.25 tsf

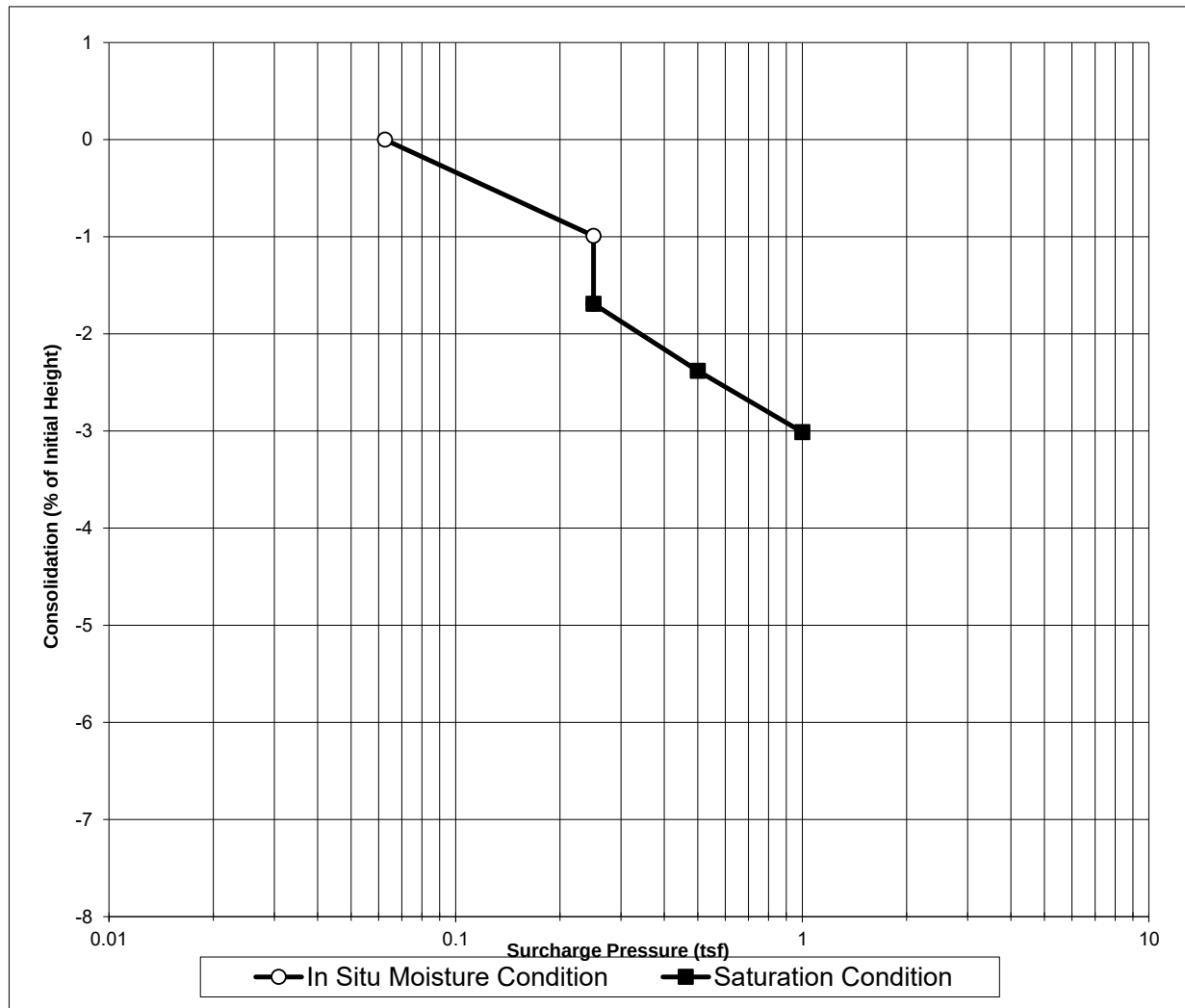


PROJECT: Window Rock Peacemaking Administration Building
CLIENT: Navajo Nation Judicial Branch
MATERIAL: Silty SAND (SM)
SAMPLE SOURCE: B-3 @ 5'
SAMPLE PREP.: In Situ

JOB NO: 252-5622
WORK ORDER NO: N/A
LAB NO: 34882
DATE SAMPLED: 2/23/2026
SAMPLED BY: BB

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES OF SOILS (ASTM D2435)

INITIAL VOLUME (cu.in)	4.60	FINAL VOLUME (cu.in)	4.47
INITIAL MOISTURE CONTENT	2.6%	FINAL MOISTURE CONTENT	18.1%
INITIAL DRY DENSITY(pcf)	103.7	FINAL DRY DENSITY(pcf)	106.4
INITIAL DEGREE OF SATURATION	9%	FINAL DEGREE OF SATURATION	63%
INITIAL VOID RATIO	0.60	FINAL VOID RATIO	0.55
ESTIMATED SPECIFIC GRAVITY	2.651	SATURATED AT	0.25 tsf

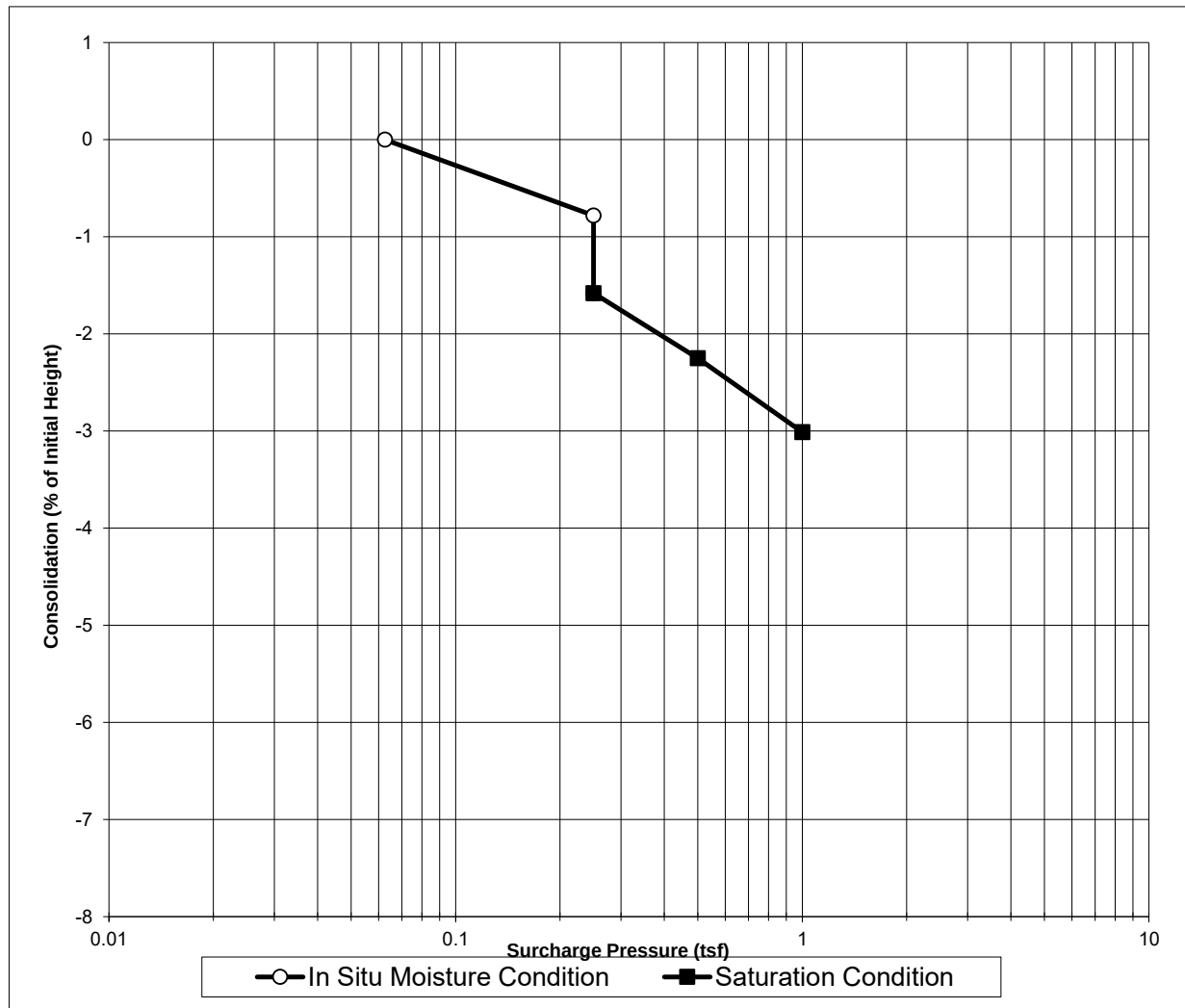


PROJECT: Window Rock Peacemaking Administration Building
CLIENT: Navajo Nation Judicial Branch
MATERIAL: Silty SAND (SM)
SAMPLE SOURCE: B-4 @ 2 1/2'
SAMPLE PREP.: In Situ

JOB NO: 252-5622
WORK ORDER NO: N/A
LAB NO: 34884
DATE SAMPLED: 2/23/2026
SAMPLED BY: BB

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES OF SOILS (ASTM D2435)

INITIAL VOLUME (cu.in)	4.60	FINAL VOLUME (cu.in)	4.47
INITIAL MOISTURE CONTENT	2.4%	FINAL MOISTURE CONTENT	18.1%
INITIAL DRY DENSITY(pcf)	103.0	FINAL DRY DENSITY(pcf)	105.6
INITIAL DEGREE OF SATURATION	8%	FINAL DEGREE OF SATURATION	62%
INITIAL VOID RATIO	0.61	FINAL VOID RATIO	0.57
ESTIMATED SPECIFIC GRAVITY	2.651	SATURATED AT	0.25 tsf



LABORATORY TESTING PROCEDURES

Laboratory testing is performed by trained personnel in our accredited laboratory or may be subcontracted by GEOMAT through a qualified outside laboratory if necessary. Actual types and quantities of tests performed for any project will be dependent upon subsurface conditions encountered and specific design requirements.

The following is an abbreviated table of laboratory testing that may be performed by GEOMAT with the applicable standards listed. Testing for a specific project may include all or a selected subset of the laboratory work listed. Laboratory testing beyond those listed may be available and could be incorporated into the project scope at the discretion of GEOMAT.

PROCEDURE	ASTM	AASHTO
Moisture Content	D2216	T 265
Sieve Analysis	C136	T 27
Fines Content	D1140	T 11
Hydrometer	D7928	T 88
Atterberg Limits	D4318	T 89/T 90
Water Soluble Sulfate	C1580	T 290
pH of Soil for Use in Corrosion Testing	G51	T 289
Soil Resistivity Using 2-Electrode Soil Box Method	G187	T 288
Carbonate Content	D4373	-
Soil Compression/Expansion	D2435	T 216
Soil Classification	D2487	M 145
Direct Shear	D3080	T 236
Unconfined Compressive Strength of Soils	D2166	T 208
Unconfined Compressive Strength of Rock Cores	D4543	-

Appendix C

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it.* A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you’ve included the material for information purposes only. To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



GEOPROFESSIONAL
BUSINESS
ASSOCIATION

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

NAVAJO NATION JUDICIAL COMPLEX PLAN & PROFILE-NEW 6" PE WATER LINE

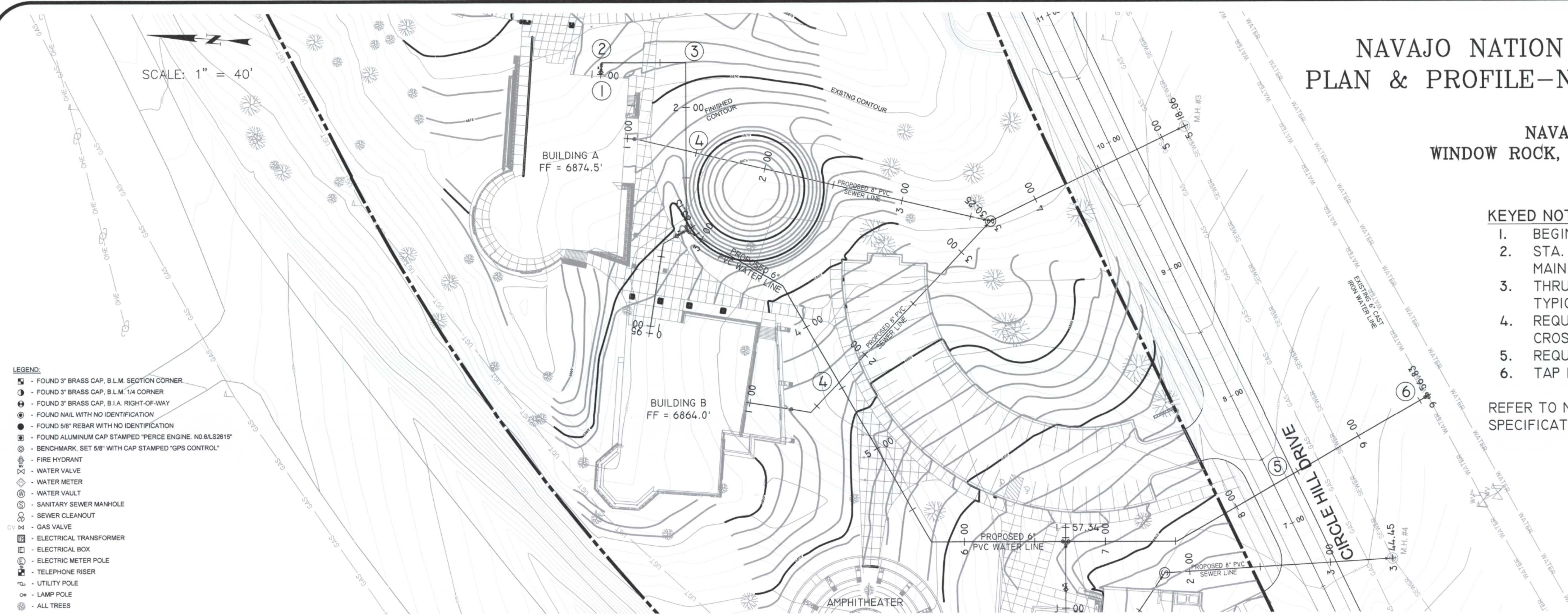
NAVAJO NATION
WINDOW ROCK, APACHE COUNTY, AZ

KEYED NOTES:

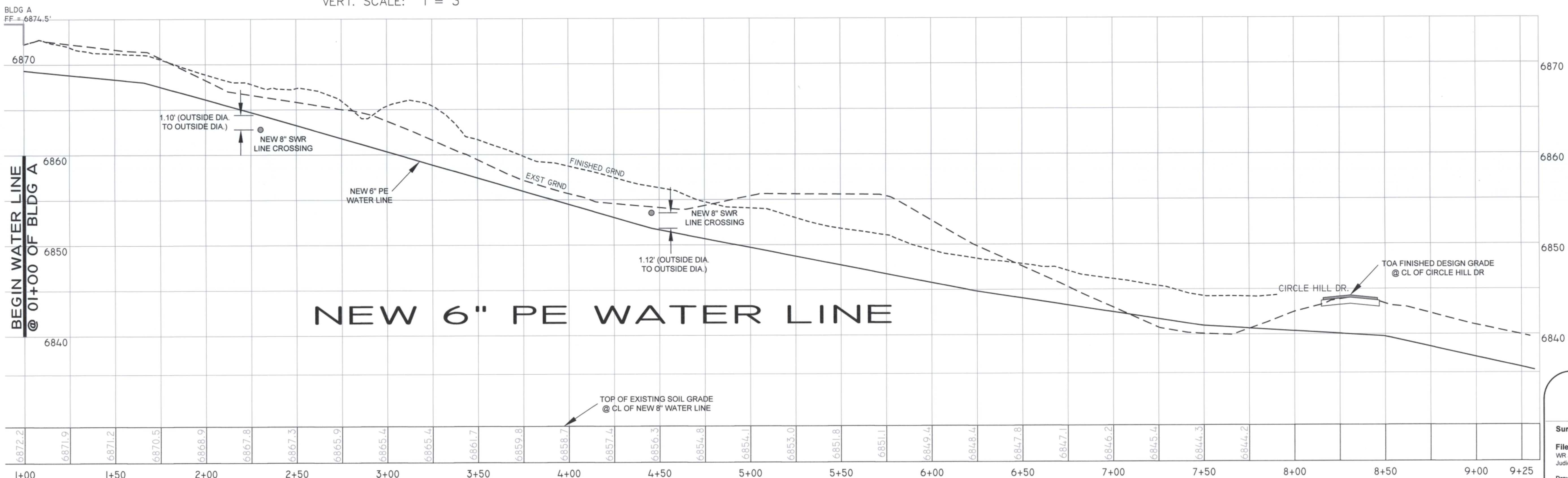
1. BEGIN @ STA. 01+00; 2" SERVICE WATER LINE TAP.
2. STA. 1+10, 2" SRV. WATER LINE TIE INTO NEW 6" MAIN.
3. THRUST BLOCK AT EACH BEND AND/OR ANGLE, TYPICAL.
4. REQUIRES NTUA WATER LINE/SEWER LINE CROSSING SPECIFICATION.
5. REQUIRES NTUA ROAD CROSSING SPECIFICATION.
6. TAP INTO EXISTING NTUA 6" C. I. WATER MAIN.

REFER TO NTUA WATER & SEWER CONSTRUCTION SPECIFICATIONS FOR ALL INDIVIDUAL DETAIL VIEWS.

- LEGEND:
- FOUND 3" BRASS CAP, B.L.M. SECTION CORNER
 - FOUND 3" BRASS CAP, B.L.M. 1/4 CORNER
 - FOUND 3" BRASS CAP, B.L.M. RIGHT-OF-WAY
 - FOUND NAIL WITH NO IDENTIFICATION
 - FOUND 5/8" REBAR WITH NO IDENTIFICATION
 - FOUND ALUMINUM CAP STAMPED "PERCE ENGINE, NO. 6/LS2615"
 - BENCHMARK, SET 5/8" WITH CAP STAMPED "GPS CONTROL"
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - SANITARY SEWER MANHOLE
 - SEWER CLEANOUT
 - GAS VALVE
 - ELECTRICAL TRANSFORMER
 - ELECTRICAL BOX
 - ELECTRIC METER POLE
 - TELEPHONE RISER
 - UTILITY POLE
 - LAMP POLE
 - ALL TREES



HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



END NEW WATER LINE
@ 09+56.8 TO EXST. 6"
C.I. WATER LINE

BIGHORSE ENGINEERS

P.O. BOX 2325 WINDOW ROCK, AZ 86515
PH: (505)870-7395 FAX: (928)752-0584

Surveyed: January 2011

File: C:\My Documents\DESIGN_DWG\2009\WR JUDICIAL MAR262012 11\1045 Window Rock Judicial.dwg

Drawn by: BIGHORSE ENGINEERS

Checked by: BIGHORSE ENGINEERS

Revised: JUNE 25, 2012

Scale:

SHEET: C13 of 15



Max L. Bighorse, P.E.

NAVAJO NATION JUDICIAL COMPLEX PLAN/PROFILE-NEW 2" PE WATER SERVICE

NAVAJO NATION
WINDOW ROCK, APACHE COUNTY, AZ

KEYED NOTES:

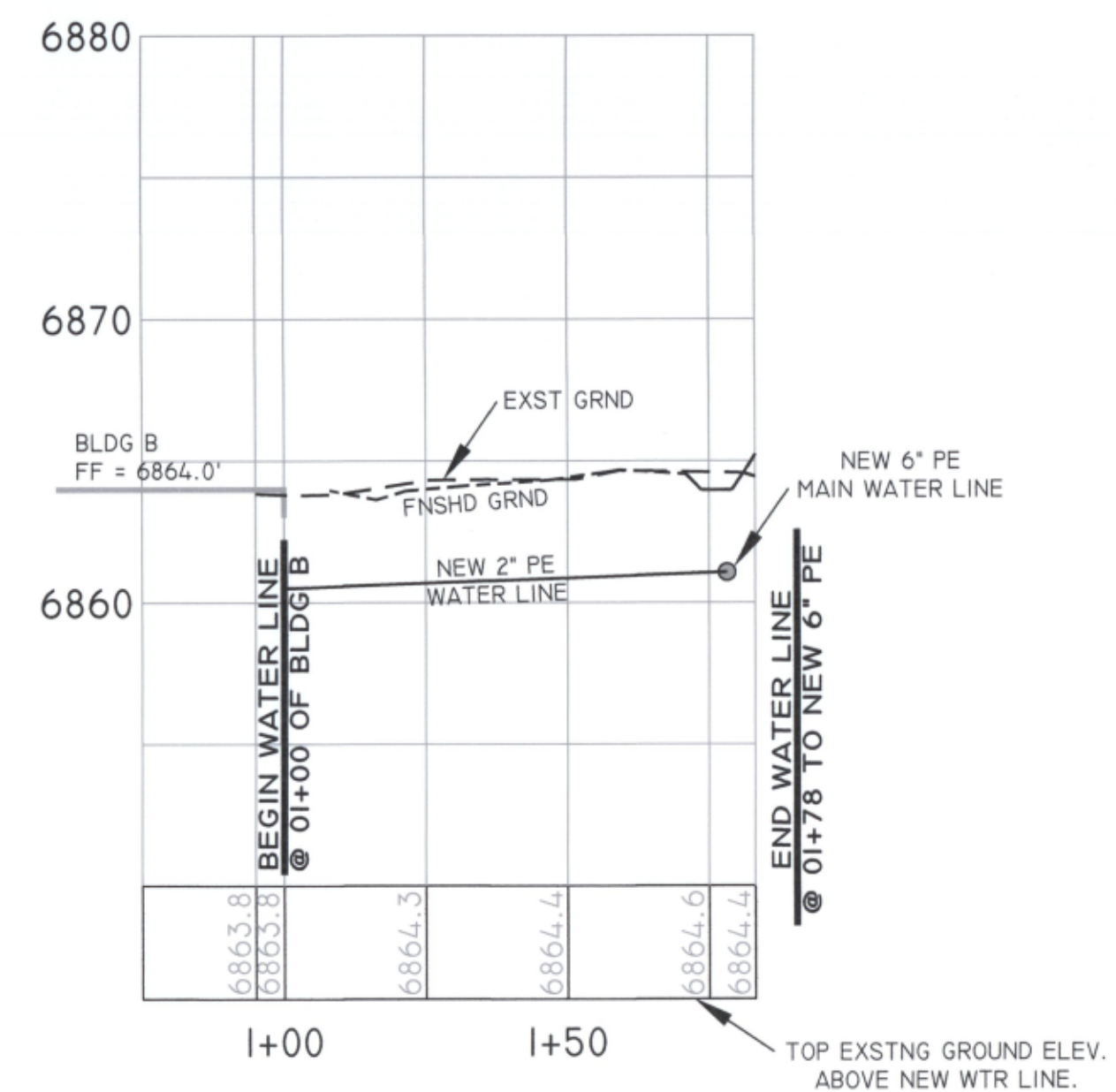
1. BEGIN @ STA. 01+00; 2" SERVICE WATER LINE TAP.
2. 2" SERVICE WATER LINE TIE INTO NEW 6" MAIN.
3. THRUST BLOCK AT EACH BEND AND/OR ANGLE, TYPICAL.
4. REQUIRES NTUA WATER LINE/SEWER LINE CROSSING SPECIFICATION.
5. REQUIRES NTUA ROAD CROSSING SPECIFICATION.
6. TAP INTO EXISTING NTUA 6" C. I. WATER MAIN.

REFER TO NTUA WATER & SEWER CONSTRUCTION SPECIFICATIONS FOR ALL INDIVIDUAL DETAIL VIEWS.

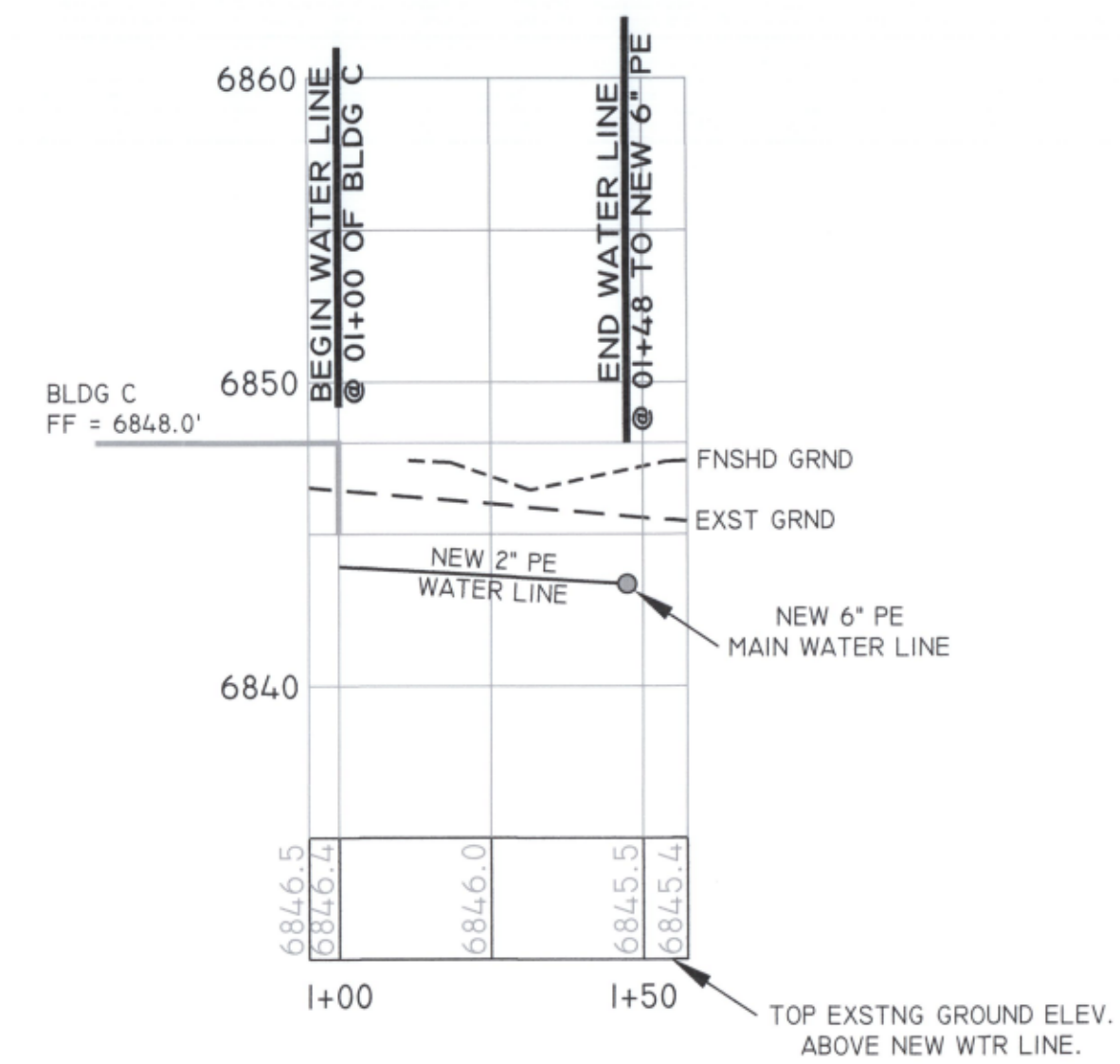
- LEGEND:
- FOUND 3" BRASS CAP, B.L.M. SECTION CORNER
 - FOUND 3" BRASS CAP, B.L.M. 1/4 CORNER
 - FOUND 3" BRASS CAP, B.L.A. RIGHT-OF-WAY
 - FOUND NAIL WITH NO IDENTIFICATION
 - FOUND 5/8" REBAR WITH NO IDENTIFICATION
 - FOUND ALUMINUM CAP STAMPED "PERCE ENGINE, NO. 6LS2615"
 - BENCHMARK, SET 5/8" WITH CAP STAMPED "GPS CONTROL"
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - SANITARY SEWER MANHOLE
 - SEWER CLEANOUT
 - GAS VALVE
 - ELECTRICAL TRANSFORMER
 - ELECTRICAL BOX
 - ELECTRIC METER POLE
 - TELEPHONE RISER
 - UTILITY POLE
 - LAMP POLE
 - ALL TREES

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'

NEW 2" PE WATER LINE @ BLDG B



NEW 2" PE WATER LINE @ BLDG C



BIGHORSE ENGINEERS

P.O. BOX 2325 WINDOW ROCK, AZ 86515
PH: (505)870-7395 FAX: (928)752-0584

Surveyed: January 2011

File: C:\My Documents\DESIGN_DWGS_2009\WR JUDICIAL\MAR262012\11045 Window Rock Judicial.dwg

Drawn by: BIGHORSE ENGINEERS

Checked by: BIGHORSE ENGINEERS

Revised: JUNE 25, 2012

Scale:

SHEET: C13A of 15

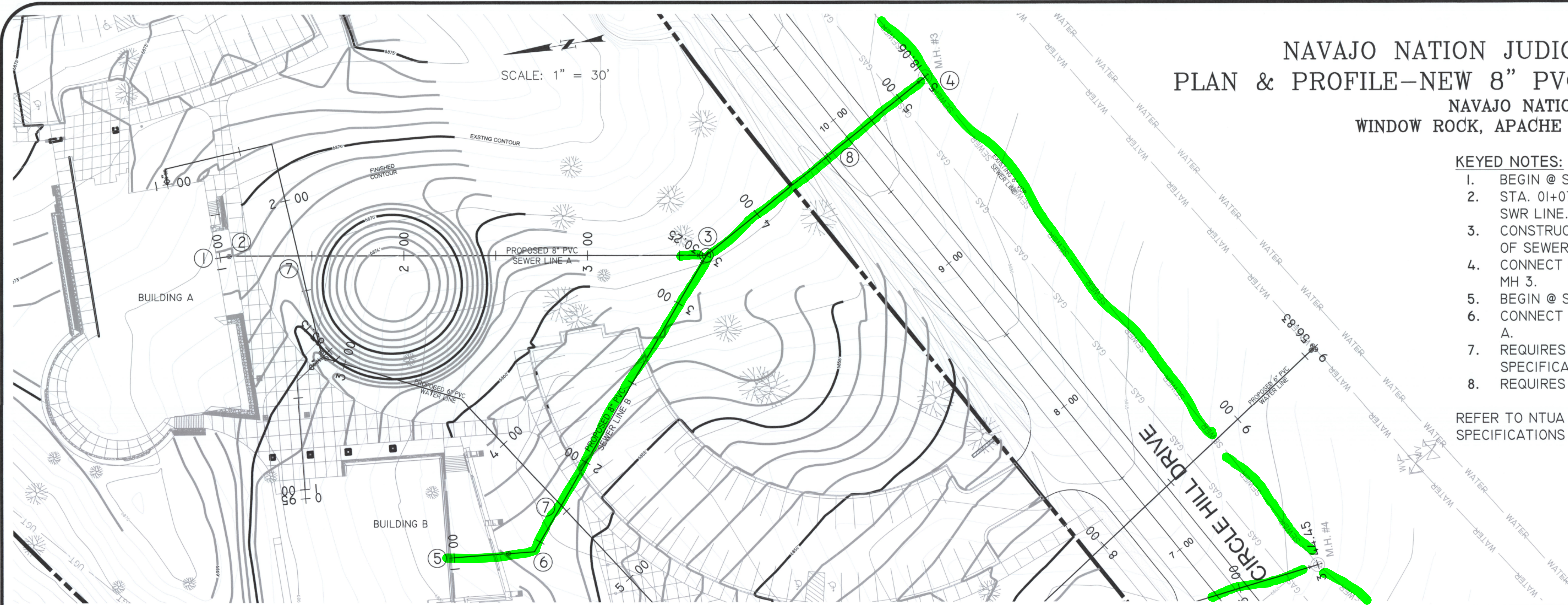


NAVAJO NATION JUDICIAL COMPLEX PLAN & PROFILE-NEW 8" PVC SEWER LINE A & B NAVAJO NATION WINDOW ROCK, APACHE COUNTY, AZ

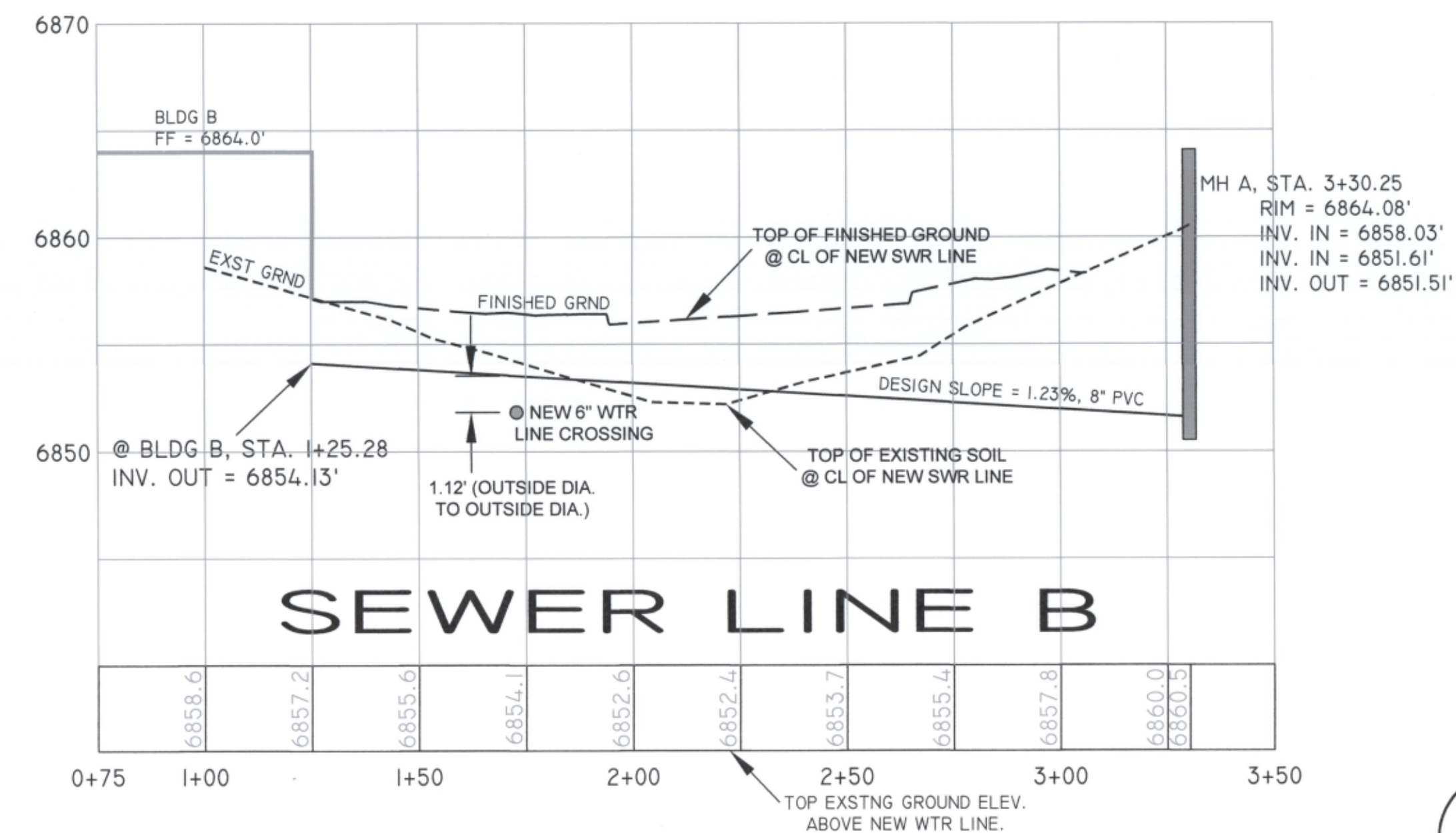
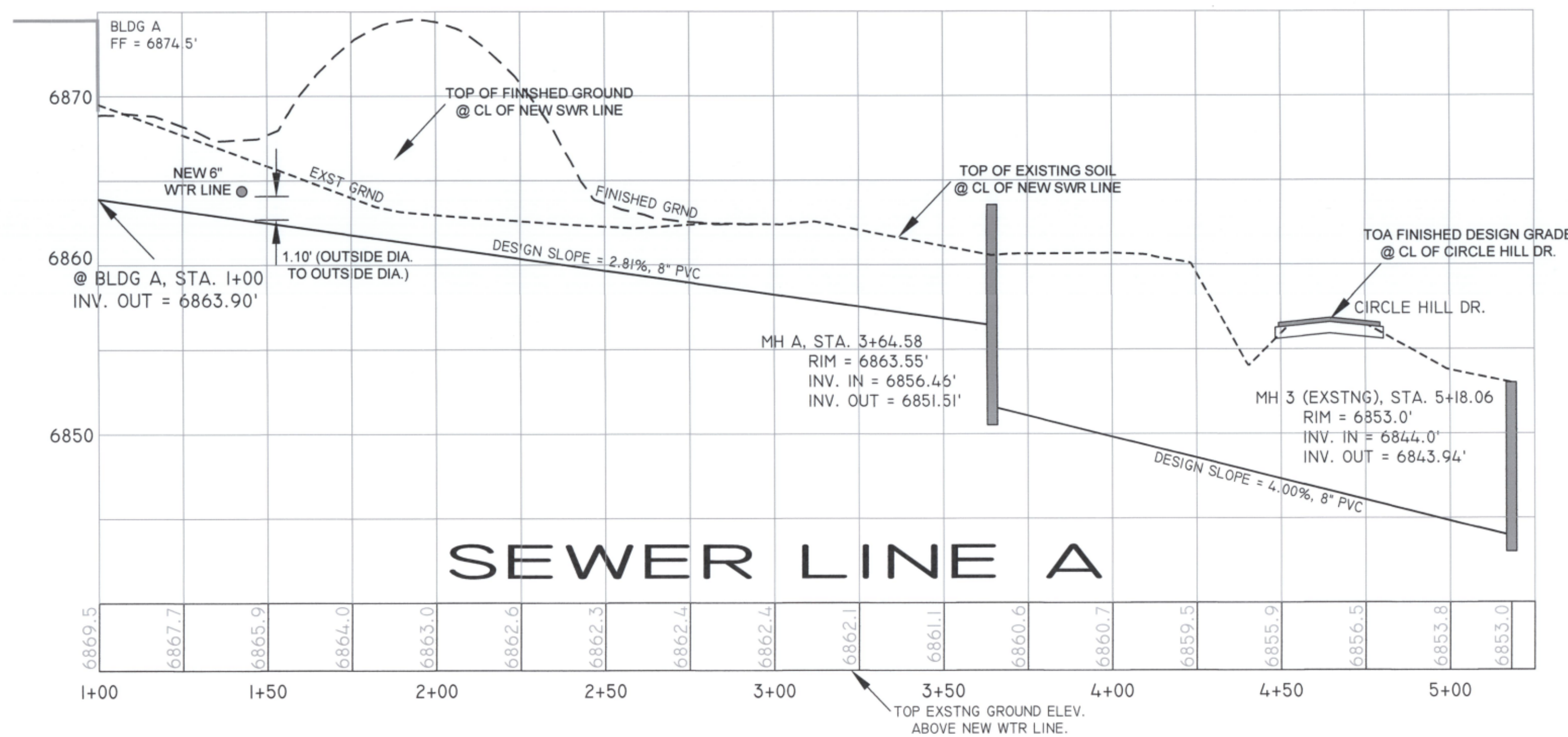
KEYED NOTES:

1. BEGIN @ STA. 0I+00; 4" PVC SERVICE SEWER LINE A.
2. STA. 0I+07; CONNECT 4" PVC SWR TO NEW 8" PVC SWR LINE.
3. CONSTRUCT NEW SEWER MANHOLE A; INLET/OUTLET OF SEWER LINES A & B.
4. CONNECT NEW 8" SWR LINE A INTO EXISTING SWR MH 3.
5. BEGIN @ STA. 0I+00; 4" PVC SERVICE SWR LINE B.
6. CONNECT 4" PVC SWR LINE TO NEW 8" PVC SWR LINE A.
7. REQUIRES NTUA WATER LINE/SEWER LINE CROSSING SPECIFICATION.
8. REQUIRES NTUA ROAD CROSSING SPECIFICATION.

REFER TO NTUA WATER & SEWER CONSTRUCTION SPECIFICATIONS FOR ALL INDIVIDUAL DETAIL VIEWS.



HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



BIGHORSE ENGINEERS

P.O. BOX 2325 WINDOW ROCK, AZ 86515
PH: (505)870-7395 FAX: (928)752-0584

Surveyed: January 2011

File: C:\My Documents\DESIGN_DWGS_2009\WR JUDICIAL MAR262012 111045 Window Rock Judicial.dwg

Drawn by: BIGHORSE ENGINEERS

Checked by: BIGHORSE ENGINEERS

Revised: JUNE 25, 2012

Scale: 1" = 30'

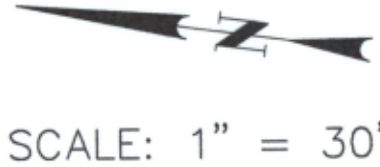
SHEET: C14 of 15



NAVAJO NATION JUDICIAL COMPLEX
PLAN & PROFILE-NEW 8" PVC SEWER LINE C
NAVAJO NATION
WINDOW ROCK, APACHE COUNTY, AZ

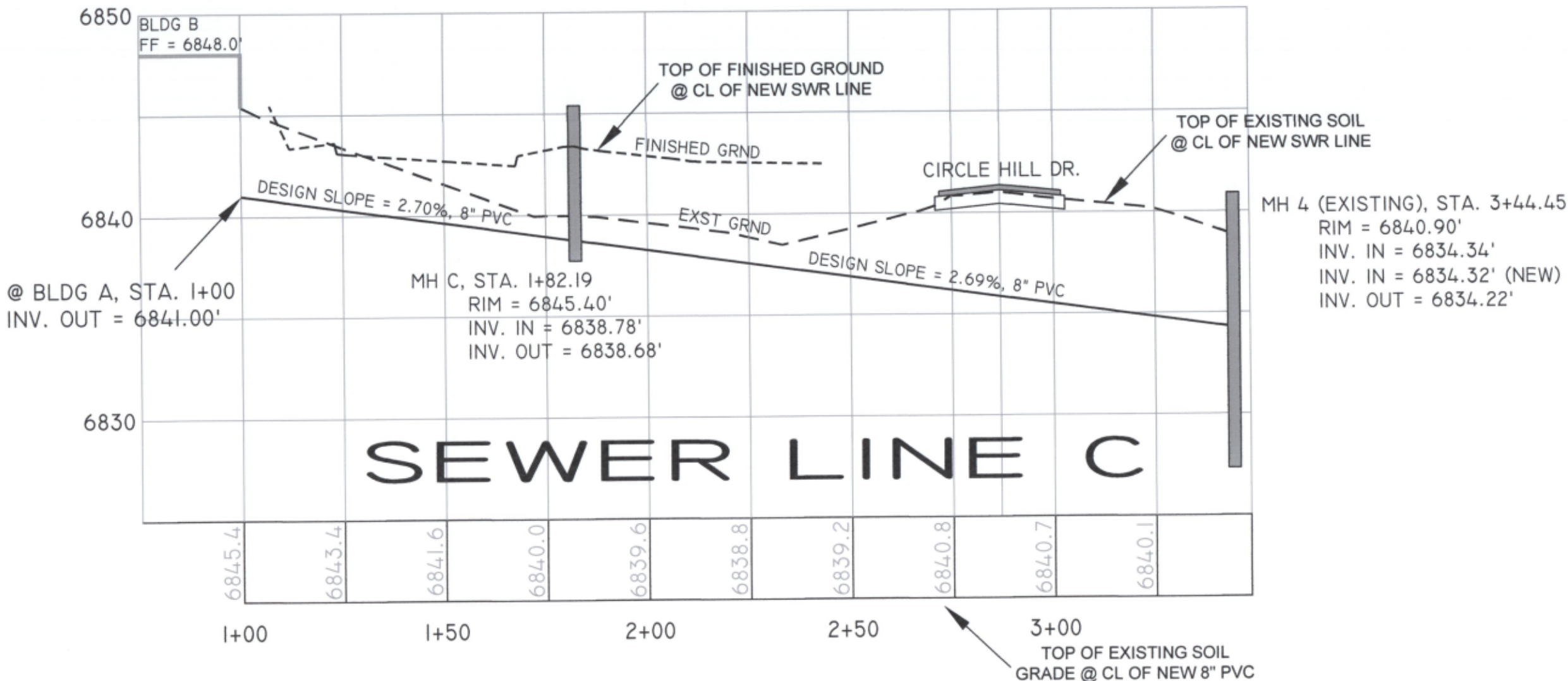
- KEYED NOTES:
1. BEGIN @ STA. 01+00; 4" PVC SERVICE SEWER LINE A.
 2. STA. 01+05; CONNECT 4" PVC SWR TO NEW 8" PVC SWR LINE.
 3. CONNECT SWR LINE C INTO NEW SEWER MANHOLE C.
 4. CONNECT NEW 8" SWR LINE C INTO EXISTING SWR MH 4.
 5. REQUIRES NTUA ROAD CROSSING SPECIFICATION.

REFER TO NTUA WATER & SEWER CONSTRUCTION SPECIFICATIONS FOR ALL INDIVIDUAL DETAIL VIEWS.



- LEGEND:
- FOUND 3" BRASS CAP, B.L.M. SECTION CORNER
 - FOUND 3" BRASS CAP, B.L.M. 1/4 CORNER
 - FOUND 3" BRASS CAP, B.L.M. RIGHT-OF-WAY
 - FOUND NAIL WITH NO IDENTIFICATION
 - FOUND 5/8" REBAR WITH NO IDENTIFICATION
 - FOUND ALUMINUM CAP STAMPED "PERCE ENGINE, NO. 6152615"
 - BENCHMARK, SET 5/8" WITH CAP STAMPED "GPS CONTROL"
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER VAULT
 - SANITARY SEWER MANHOLE
 - SEWER CLEANOUT
 - GAS VALVE
 - ELECTRICAL TRANSFORMER
 - ELECTRICAL BOX
 - ELECTRIC METER POLE
 - TELEPHONE RISER
 - UTILITY POLE
 - LAMP POLE
 - ALL TREES

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"= 3'



BIGHORSE ENGINEERS
P.O. BOX 2325 WINDOW ROCK, AZ 86515
PH: (505)870-7395 FAX: (928)752-0584

Surveyed: January 2011

File: C:\My Documents\DESIGN_DWGS_2009\WR JUDICIAL MAR262012 11\1045 Window Rock Judicial.dwg

Drawn by: BIGHORSE ENGINEERS

Checked by: BIGHORSE ENGINEERS

Revised: JUNE 25, 2012

Scale: 1" = 30'

SHEET: C15 of 15



Max L. Bighorse, P.E.



1. FIRE PROTECTION PIPING SHOWN ON THESE SHEETS IS SCHEMATIC ONLY TO SHOW OVERALL DESIGN INTENT. CONTRACTOR SHALL SURETY THE SERVICES OF A LICENSED FIRE PROTECTION ENGINEER TO PROVIDE FINAL SHOP DRAWINGS OF THE FIRE PROTECTION PIPING, PUMP HOUSE, FIRE TANK, AND FIRE SPRINKLERS.
2. INSTALL ALL FIRE PROTECTION PIPING AS PER MINUTTA STANDARDS. SEE SPECIFICATIONS.
3. INSTALL ALL FIRE PROTECTION PIPING AT MINIMUM DEPTH OF 5'-0" BELOW FINISHED GRADE INSTANT IN TRENCH ADJACENT TO DOMESTIC WATER PIPING. SEE CIVIL FOR DOMESTIC WATER PIPING ROUTING.
4. INSTALL WATER TANK WITH MINIMUM COVER OF 3'-0" ABOVE ELEVATION OF TANK DEEPER IF NEEDED TO COORDINATE WITH OTHER SITE UTILITIES. PROVIDE ADHEM ANCHORS AND REBERG AS STAIRS AS RECOMMENDED BY TANK MANUFACTURER. ATTACH ANCHORS TO 12" CONCRETE REINFORCED SLAB BELOW WATER TANK. SLAB SIZE SHALL BE 24" LARGER THAN TANK PERIMETER. CONCRETE SLAB TO BE PROVIDED BY GENERAL CONTRACTOR
5. PROVIDE 6" CONCRETE HOUSEKEEPING PAD SIZED TO BE 24" LARGER THAN PUMP HOUSE PERIMETER FOR PUMPHOUSE SUPPORT. PROVIDE THICKENED SLAB EDGE. SEE DETAIL FOR MORE INFORMATION.
6. PUMP HOUSE DIMENSIONS SHOWN ON THIS PLAN ARE DIAGRAMATIC. PUMP HOUSE DIMENSIONS WILL CHANGE BASED ON APPROVED MANUFACTURER. COORDINATE DIMENSION CHANGES WITH ARCHITECT.
7. PUMP HOUSE WILL BE PREFINISHED IN THE FACTORY. CUSTOM COLOR SELECTED BY ARCHITECT.

2107 FIRE HYDRANT SEE DETAIL A4/FP200
2108 4" JOHN MANSVILLE "BLUE BRUTE" OR EQUIVILANT. CONNE
TO FIRE PIPING FROM ROCK GAP ENGINEERING.

Navajo Nation, Window Rock AZ

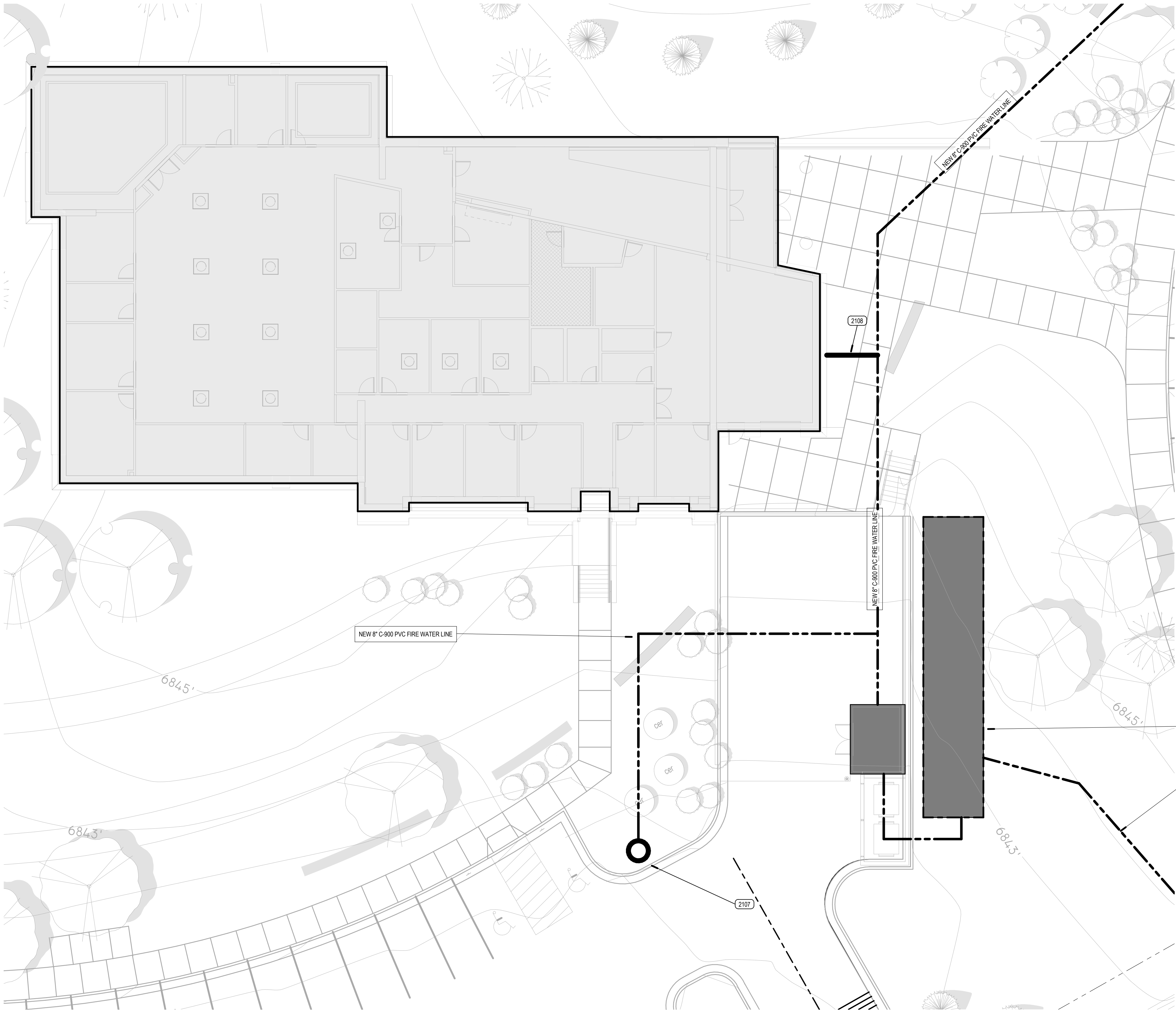
100% OWNER REVIEW SET

Rev #	Date	Description
-------	------	-------------

Job # 10115
CAD File
Drawn Author Checked
Date 06 - 15 - 2012
Owner #
Ins. #

FIRE PROTECTION
OVERALL

FP100



- FIRE PROTECTION NOTES**
1. FIRE PROTECTION PIPING SHOWN ON THESE SHEETS IS SCHEMATIC ONLY TO SHOW OVERALL DESIGN INTENT. CONTRACTOR SHALL PROCURE THE SERVICES OF A LICENSED FIRE PROTECTION ENGINEER TO PROVIDE FINAL SHOP DRAWINGS OF THE FIRE PROTECTION PIPING, PUMP HOUSE, FIRE TANK, AND FIRE SPRINKLERS.
 2. INSTALL ALL FIRE PROTECTION PIPING AS PER NTUA STANDARDS. SEE SPECIFICATIONS.
 3. INSTALL ALL FIRE PROTECTION PIPING AT MINIMUM DEPTH OF 5'-0" BELOW FINISHED GRADE. INSTALL IN TRENCH ADJACENT TO DOMESTIC WATER PIPING. SEE CIVIL FOR DOMESTIC WATER PIPING ROUTING.
 4. INSTALL WATER TANK WITH MINIMUM COVER OF 3'-0". ADJUST ELEVATION OF TANK DEEPER IF NEEDED TO COORDINATE WITH OTHER SITE UTILITIES. PROVIDE DEADMEN, ANCHORS WITH FIBERGLASS STRAPS AS RECOMMENDED BY TANK MANUFACTURER. ATTACH ANCHORS TO 12" CONCRETE REINFORCED SLAB BELOW WATER TANK. SIZE SLAB TO BE 24" LARGER THAN TANK PERIMETER. CONCRETE SLAB TO BE PROVIDED BY GENERAL CONTRACTOR.
 5. PROVIDE 6" CONCRETE HOUSEKEEPING PAD SIZED TO 6" LARGER THAN PUMP HOUSE PERIMETER FOR PUMPHOUSE SUPPORT. PROVIDE THICKENED SLAB EDGE. SEE DETAIL FOR MORE INFORMATION.
 6. PUMP HOUSE DIMENSIONS SHOWN ON THIS PLAN ARE DIAGRAMATIC. PUMP HOUSE DIMENSIONS WILL CHANGE BASED ON APPROVED MANUFACTURER. COORDINATE DIMENSION CHANGES WITH ARCHITECT.
 7. PUMP HOUSE WILL BE PREFINISHED IN THE FACTORY. CUSTOM COLOR SELECTED BY ARCHITECT.

- KEYED NOTES**
- | | |
|------|---|
| 2107 | FIRE HYDRANT. SEE DETAIL A4/FP200. |
| 2108 | 4" JOHN MANSVILLE "BLUE BRUTE" OR EQUIVILANT. CONNECT TO FIRE PIPING FROM ROCK GAP ENGINEERING. |

B1 ENLARGED FIRE PROTECTION PLAN
SCALE: 1" = 10'-0"



ARCHITECTURE
VALENTINER
CRANE
BRUNJES
ONYON



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Phone: (801) 575-8800
Fax: (801) 531-9850
WWW: www.vcbo.com

Navajo Nation Supreme Court
Navajo Nation, Window Rock AZ
100% OWNER REVIEW SET

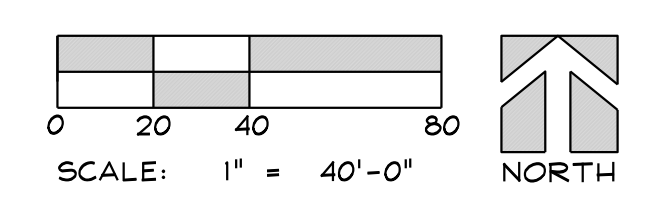
Rev #	Date	Description
-------	------	-------------

Job #	10115
CAD File	
Drawn	Author
Checked	Checker
Date	06 - 15 - 2012
Owner #	
Ins. #	

FIRE PROTECTION
OVERALL

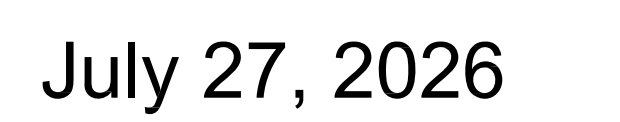


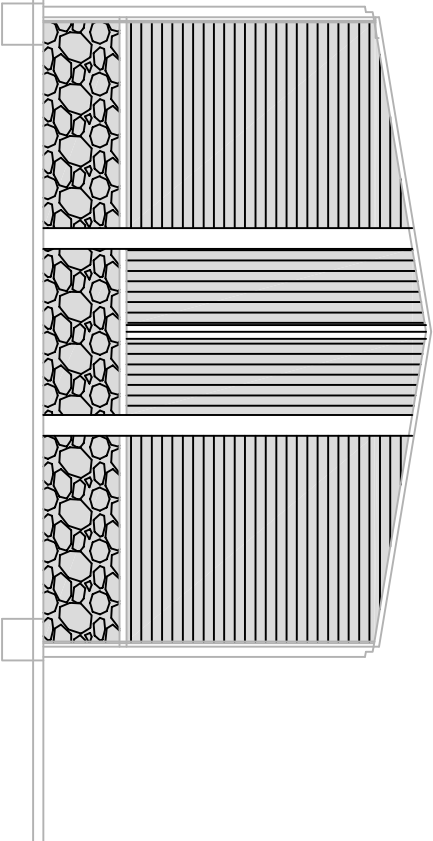
phase 1



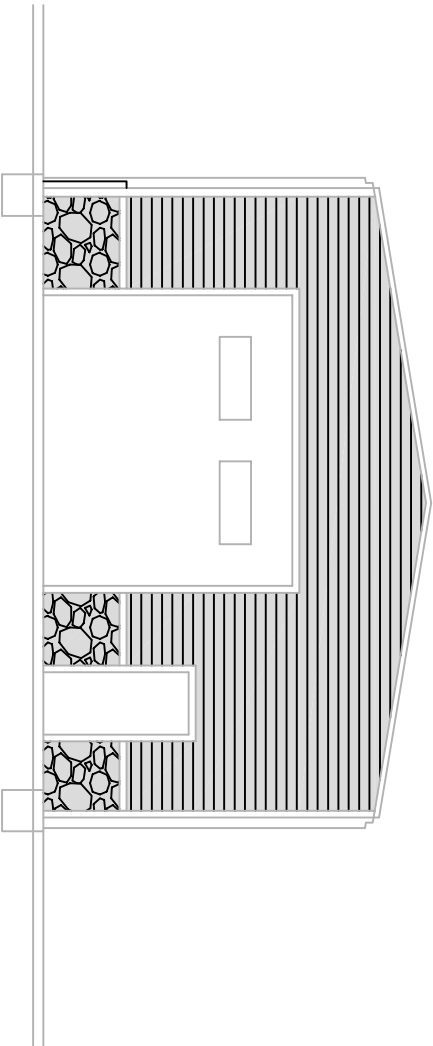
SCALE: 1" = 40'-0"

July 27, 2026



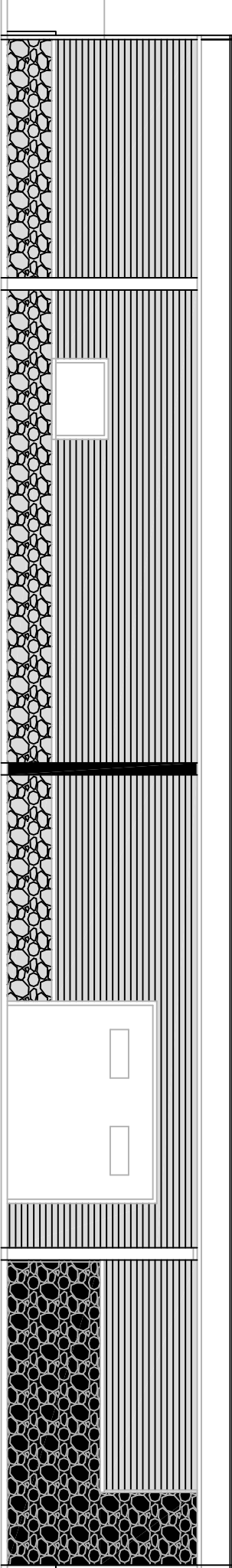


1 WEST ELEVATION
A1.1 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION
ALL SCALE: 1/8" = 1'-0"



REQUEST FOR PROPOSAL (“RFP”) PACKAGE

FOR THE JUDICIAL BRANCH PROJECT SEEKING DESIGN-BUILD SERVICES
FOR THE ADMINISTRATION OFFICE OF THE COURTS WAREHOUSE
BUILDING LOCATED AT THE JUDICIAL COMPLEX, NAVAJO NATION
(APACHE COUNTY, ARIZONA)

BID NO. # 26-07-4215DB

*THIS RFP PACKAGE CORRESPONDS TO THE ADVERTISEMENT WEBSITE/ONLINE SHOWN IN THE
JUDICIAL BRANCH DATED July 23, 2026*



JUDICIAL BRANCH
of the **NAVAJO NATION**

For additional information, please contact:

WINDOW ROCK JUDICIAL BRANCH
ADMINISTRATION OFFICE OF COURTS (AOC)
P.O. Box 520
Window Rock, Navajo Nation AZ 86515
Phone No: (928) 871-6776
Fax No: (928) 871-6761
Email: andy.thomas@navajo-nsn.gov

TABLE OF CONTENTS

<u>I. INTRODUCTION.</u>	Pgs. 4-6
A. DEFINITION OF TERMS.	Pgs. 4-5
B. PURPOSE OF THIS RFP.	Pg. 5
C. PROJECT LOCATION.	Pg. 6
D. PROJECT MANAGER CONTACT INFORMATION.	Pg. 6
<u>II. REQUIREMENTS FOR THIS PROCUREMENT.</u>	Pgs. 6-9
A. GENERALLY; ACKNOWLEDGEMENT RECEIPT OF FORM.	Pg. 6, Tab A
B. MANDATORY COMPLIANCE STATEMENT.	Pg. 7, Tab B
C. NAVAJO NATION LAWS & REGULATIONS.	Pg. 7
D. ACCEPTANCE OF REQUIREMENTS.	Pg. 7
E. OWNERSHIP OF DOCUMENTS.	Pg. 7
F. AUTHORITY TO INVESTIGATE.	Pg. 8
G. SUBMISSION OF QUESTIONS.	Pg. 8
H. SUBMISSION OF COST PROPOSALS - DEADLINE.	Pg. 8
I. OPENING OF COST PROPOSALS.	Pg. 8
J. CONFIDENTIALITY.	Pg. 8
K. SUBCONTRACTORS.	Pg. 8
L. SELECTION COMMITTEE & EVALUATION.	Pg. 9
M. ETHICS VIOLATIONS.	Pg. 9
N. TABLE SUMMARY OF EVENTS & SCHEDULE.	Pg. 9
<u>III. DESCRIPTION OF SERVICES DESIRED.</u>	Pgs. 10
A. SCOPE OF WORK.	Pgs. 10
B. SPECIFICATIONS FOR MATERIALS.	Pg. 10
C. DELIVERABLES & FINISHED PROJECT.	Pg. 10
<u>IV. REQUIREMENTS FOR COST PROPOSALS.</u>	Pgs. 12
A. NUMBER OF SUBMISSIONS & COPIES.	Pgs. 10-11
B. FORMAT.	Pgs. 11-12
C. PROPRIETARY INFORMATION.	Pg. 12
D. CORRECTIONS OR AMENDMENTS.	Pg. 12
E. WITHDRAWAL OF COST PROPOSALS.	Pg. 12

V. REQUIRED SUPPORTING DOCUMENTS. Pgs. 12-14

- A. CERTIFICATE OF GOOD STANDING. Pg. 12
- B. REQUIRED LICENSE. Pg. 12
- C. INSURANCE DOCUMENTATION; REQUIRED INSURANCE. Pgs. 12
- D. PERFORMANCE BOND & PAYMENT BOND. Pg. 12-13
- E. I.R.S. W-9 FORM. Pg. 13
- F. AFFIDAVIT OF RESPONSIBILITY FOR SUBCONTRACTORS. Pgs. 13, Tab D
- G. AFFIDAVIT OF NON-COLLUSION. Pg. 13, Tab C
- H. AFFIDAVIT OF NON-SUSPENSION & NON-DEBARMENT. Pg. 14, Tab E
- I. AOC JUDICIAL BRANCH SITE PLAN. Pg 14, Tab F

VI. CONTRACT DOCUMENTS & PROVISIONS. Pgs. 14-15

- A. CONTRACT DOCUMENTS. Pg. 14
- B. INDEMNIFICATION. Pg. 15
- C. NAVAJO NATION LAWS & REGULATIONS. Pg. 15

VII. NAVAJO NATION DISCLAIMERS. Pgs. 15-17

- A. RIGHT TO CANCEL THIS RFP. Pgs. 15-16
- B. APPROPRIATIONS REQUIRED. Pg. 16
- C. RIGHT TO WAIVE IRREGULARITIES. Pg. 16
- D. RIGHT TO DISQUALIFY. Pg. 16
- E. RIGHT TO REFUSE CONTRACT. Pgs. 16-17

I. INTRODUCTION

A. DEFINITION OF TERMS

1. "Project" means the AOC Warehouse Building Project" for which this RFP Package has been prepared and to which this RFP pertains.
2. "AOC" means the Administrative Office of the Courts of the Navajo Nation Judicial Branch.
3. "NNTU" means the Navajo Nation Telecommunication & Utilities.
4. "Judicial" means the local government entity for the Navajo Nation,
5. "Project Manager" means the person with Judicial Branch that is designated and authorized to administer and manage the Procurement for the Project.
6. "Procurement" means the specific procedures and overall process – as governed by the applicable provisions of the Navajo Nation Procurement Act (12 N.N.C. §§301 *et seq.*) and the Navajo Nation Procurement Regulations (adopted by Resolution No. BFD-192-03, dated December 16, 2003) – of issuing the RFP (newspaper advertisement) for the Project; of providing this RFP Package to Interested Parties; of receiving, reviewing, evaluating, and ranking all eligible Cost Proposals submitted; and of ultimately selecting a Contractor for a Contract Award for the Project.
7. "Request for Proposal" or "RFP" refers to the Online website advertisement that appeared in the Judicial Branch on July 23, 2026.
8. "RFP Package" means this Package for the "AOC Warehouse Building Project," containing all information, terms, conditions, and documents governing the Navajo Nation's Procurement for the Project.
9. "Interested Party" means a person, business, firm, company, or Joint-Venture that is interested in submitting a Cost Proposals for the Project, for consideration by the Navajo Nation.
10. "Joint-Venture" means a group of two or more persons, businesses, firms, entities, or companies that has legally established a general partnership under shared control, for purposes of sharing capital, technology, human resources, risks, and rewards, usually for a particular project or transaction; members of the Joint-Venture shall be equally exposed to full legal liability; a Joint-Venture is created through the legal procedures of creating a memorandum of understanding, a Joint-Venture agreement, any ancillary agreements, and obtaining approval from a state regulatory agency; a Joint-Venture is treated like a partnership for tax purposes.
11. "Cost Proposals" means a statement, document, resume, or package listing all qualifications of an Interested Party to perform the Project, including licensing, certification, education, training, experience, prior projects, and other relevant information pertaining to the qualifications necessary and desired for performance of the Contract for the Project; a Cost Proposals also includes a description of the methods and schedule by which the Interested Party plans to provide the desired Construction Services for the Project; a Cost Proposals shall also include a comprehensive cost statement for the Project as a whole.
12. "Contractor" means a person, business, firm, entity, company, or Joint-Venture that performs the construction services for the Project.
13. "Selected Contractor" means the person/firm ultimately selected by the Navajo Nation for a Contract Award for the Project.

14. "Construction Services" means all services for the Project, which services shall be provided by the Selected Contractor pursuant to one single Contract with the Navajo Nation.
15. "Mandatory" means "must" or "shall" and identifies a required condition or event; failure to comply with a Mandatory directive shall result in Disqualification of a Cost Proposals or a Party.
16. "Selection Committee" means a group of persons established to review, evaluate, and rank all eligible Cost Proposals and Parties, for a Contract Award for the Project.
17. "Determination" means a written decision of the Selection Committee or the Project Manager regarding any aspect of the Procurement for the Project.
18. "Responsible" (as applied to an Interested Party) means having an established reputation and track-record of excellent services and performance, proper education, training, licensing, certification, and/or experience, and full qualifications to satisfactorily perform the Project.
19. "Responsive" (as applied to a Cost Proposals) means having qualifications that are minimally sufficient or adequate to satisfy the Contract performance requirements for the Project; Responsive does not necessarily mean that a particular Cost Proposals will be selected for a Contract Award.
20. "Most qualified" means more than minimally sufficient; more than adequate - i.e., the highest/best of all Cost Proposals or Parties being reviewed, evaluated, and ranked.
21. "Disqualified" means that a Cost Proposals is considered Non-Responsive, and/or that a Party is considered Non-Responsible; "Disqualified" means that a Cost Proposals is considered ineligible for consideration for a Contract Award, and/or a Party is deemed ineligible to receive a Contract Award; all such determinations described in this definition shall be in accordance with Section II.F. Herein (AUTHORITY TO INVESTIGATE).
22. "Contract" means a finalized, duly approved and executed, written agreement between the Navajo Nation Judicial Branch and the Selected Contractor, which agreement sets forth all rights, duties, and responsibilities of the Parties, and governs the performance of Construction Services for the Project; the Contract for this Project must be duly processed through the Navajo Nation's §164B Review process before final execution.
23. "§164B Review" means review and approval by the designated or appropriate persons and entities as required by Navajo Nation law (2 N.N.C. §164B).
24. "Contract Award" shall mean a formal award of a Contract by the Navajo Nation for the Project to the Selected Contractor; the Navajo Nation's Office of the Controller issues the Contract Award following the execution of the Contract by the Navajo Nation Judicial Branch; a Contract Award shall not occur unless and until the Chief Justice of the Navajo Nation, or his designee, duly executes the final Contract document following appropriate §164B Review and approval.

B. PURPOSE OF THIS RFP

The Navajo Nation is seeking a qualified Party to enter into a Contract with the Navajo Nation Judicial Branch to provide professional Design-Build Services for this Project and desires the design and construction of the Administrative Office of the Courts (AOC) Warehouse Building Project in accordance with applicable codes and specifications of the Navajo Nation Judicial Branch.

C. PROJECT LOCATION

This Project is located within the new Judicial Branch 23 ACRE future complex development site, Navajo Nation (Apache County, AZ). The Project Site can be accessed by leaving Indian Route 12 road and east onto Window Rock Blvd., for approximately 1/4 mile. The AOC Project warehouse building is to be situated on the east side of the NN Administration Bldg. 1 & 2. Please see Tab E.

D. PROJECT MANAGER CONTACT INFORMATION

Inquiries or requests regarding this Procurement should be submitted in writing ONLY to the designated Project Manager shown below - no response shall be made to inquiries and requests submitted to other staff; all responses shall be in writing and shall be distributed to all Interested Parties who are provided this Package.

Andy Thomas, Judicial Project Manager
JUDICIAL BRANCH OF THE NAVAJO NATION
P.O. Box 520
Window Rock, Navajo Nation (AZ) 86515
Telephone: (928) 871-6776
Fax: (928) 871-6761
Email: andy.thomas@navajo-nsn.gov

PHYSICAL ADDRESS

Location is:
North of Veterans Park - AOC Bldg.
7968A Window Rock Blvd.
Window Rock, Navajo Nation, (AZ)

II. REQUIREMENTS FOR THIS PROCUREMENT

A. GENERALLY

1. AOC authority. AOC, as a duly authorized department of the Navajo Nation government, is issuing this RFP Package and conducting this Procurement. AOC is the only Navajo Nation entity authorized to make copies of this RFP Package, to distribute this RFP Package, to amend this RFP Package, to cancel/withdraw this RFP, and to release any information, clarification, documents, or materials pertaining to the RFP or the Project.
2. Questions about RFP or Project. Between August 4, 2026 (deadline to submit questions) and August 5, 2026 (the date of the response to questions), any Interested Parties may **fax**, or **send e-mail** to the Project Manager, to submit any questions regarding this RFP or the Project; questions submitted by U.S. Postal Mail shall not be collected or considered.
3. Costs of Submission. All costs incurred by Interested Parties in the preparation, reproduction, transmittal, delivery, or presentation of a Proposal/Cost Proposals, or any other documents or materials submitted in response to this RFP, shall be paid solely by the submitting Parties.
4. Interested Parties receiving this RFP Package are strongly recommended to visit the project site.
5. VERIFICATION OF PACKAGE RECEIPT. Interested Parties receiving this RFP Package must complete and sign an "Acknowledgement of Receipt Form" form (see Tab A) to acknowledge the receipt of this RFP Package.

B. MANDATORY COMPLIANCE STATEMENT

The submitted Cost Proposals must include a duly completed and signed "Mandatory Compliance Statement" (see Tab B), indicating acknowledgement and commitment to comply with the following:

- applicable Navajo Nation and Federal laws, regulations, and Executive Orders relating to the enforcement of civil rights, anti-discrimination, equal opportunity, and Navajo or Indian preference, as applicable.
- use of recycled materials where appropriate and available into the Project.

All Cost Proposals not including the Mandatory Compliance Statement shall be Disqualified from consideration for a Contract Award for the Project.

C. NAVAJO NATION LAWS & REGULATIONS

All applicable Navajo Nation laws and regulations, now in force and effect or as hereafter may come into force and effect, shall govern the Procurement for this Project, and shall govern the eligibility of all Interested Parties to be considered or eligible for a Contract Award. Applicable laws and regulations include, *but are not limited to*, the following:

1. Navajo Sovereign Immunity Act, as amended (1 N.N.C. §§551 *et seq.*);
2. Title 2 N.N.C. §§222-223 (Contracts);
3. Navajo Nation Arbitration Act, as amended (7 N.N.C. §§1101 *et seq.*);
4. Navajo Nation Procurement Act (12 N.N.C. §§301-371);
5. Navajo Nation Procurement Rules and Regulations (adopted by the Budget & Finance Committee of the Navajo Nation Council via Resolution No. BFD-192-03, dated December 16, 2003);
6. Navajo Business and Procurement Act (12 N.N.C. §§1501 *et seq.*);
7. Navajo Business Opportunity Act (5 N.N.C. §§201 *et seq.*);
8. Navajo Preference in Employment Act (15 N.N.C. §§601 *et seq.*);
9. Procurement Regulations Section IV (A)(3) (i)
10. All Interested Parties submitting Cost Proposals and the Selected Contractor shall comply with any and all applicable laws, regulations, policies, funding grant provisions, or guidance governing Procurement, administration, contract performance, payment procedures, funding requirements, reporting, or other matters relating to the Project.

D. ACCEPTANCE OF REQUIREMENTS

The submission of all Proposals/Cost Proposals shall constitute the submitting Party's acknowledgement and acceptance of all requirements and conditions governing this Procurement, including all applicable Navajo Nation laws and regulations as described in Section II.C. herein, and including the Evaluation Criteria set forth in Section VI. herein.

E. 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 Cost 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 AOC, and

if kept, all proprietary information shall be treated as confidential in accordance with the Navajo Nation Privacy Act (2 N.N.C. §§81 *et seq.*).

F. AUTHORITY TO INVESTIGATE

The Project Manager, AOC 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 Cost Proposals submitted for the Project. Interested Parties failing to submit any information, documents, or materials requested by AOC, in a reasonably timely manner, shall be Disqualified.

G. SUBMISSION OF QUESTIONS

Interested Parties may submit to the Project Manager questions regarding the Project or this RFP Package. The identity of any Party submitting question(s) shall not be revealed. All questions must be submitted in writing by email or fax. All responses to written questions shall be distributed via e-mail or fax to all Interested Parties, so Interested Parties should include an e-mail address or fax number for receipt of the response.

H. SUBMISSION OF PROPOSALS/COST PROPOSALSS – DEADLINE

All Cost Proposals submitted for consideration must be actually received by the Project Manager on or before **4:00 p.m. MDST on August 6, 2026**, without exception. Any Cost Proposals received after this deadline shall be disqualified. The Project Manager staff shall record the exact time and date each Cost Proposals is actually received, and **all Cost Proposals must be submitted to the Project Manager at the place identified on the front page of this RFP Package and in Section I.D. herein, above.**

I. OPENING OF PROPOSALS/COST PROPOSALS

All eligible Proposal/Cost Proposals shall be opened at the NN AOC / AOC Conference room at the location shown in Section I.D. herein, on To Be Determined. All eligible Cost Proposals shall be opened in accordance with the Cost Proposals opening procedures of the Navajo Business Opportunity Act (“NBOA”) at 5 N.N.C. §205C, and a staff member of the Navajo Nation Business Regulatory Department shall be in attendance at the opening of Cost Proposals.

J. CONFIDENTIALITY

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

K. SUBCONTRACTORS

The Selected Contractor shall perform all work that may result from this Procurement and all payments under the Contract shall be directly made only to the Selected Contractor. Use of subcontractors, consultants, suppliers, laborers, or other persons or parties identified in the submitted Cost Proposals is permitted, but use of such persons or parties for the Project shall

not exceed more than forty-nine (49%) of the total performance under the Contract. **All such other persons or parties must be identified in the Cost Proposals.**

L. SELECTION COMMITTEE & EVALUATION

A Selection Committee of at least three persons shall be established for this Procurement, with at least one person from AOC, and one person from the JUDICIAL BRANCH. The Selection Committee shall perform the review, score, evaluate, and rank of all eligible Cost Proposals, and shall determine which Cost 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 an Contractor for a Contract Award shall be in accordance with the Navajo Business Opportunity Act, and other applicable Navajo Nation laws. Negotiations with the lowest Cost Proposals.**

M. ETHICS VIOLATIONS.

The Navajo Nation Ethics in Government Law (2 N.N.C. §3741 *et seq.*) imposes penalties for bribes, gratuities and kickbacks relating to any contract award or the Procurement process and Interested Parties may be subject to such penalties for engaging in prohibited activity.

N. TABLE SUMMARY OF EVENTS & SCHEDULE

AOC will make every effort to adhere to the following schedule:

ACTION	RESPONSIBILITY	DATE
Issuance of RFP	ADMINISTRATION OFFICE OF COURTS (AOC)	07/20/2026
Deadline to Submit Questions	ADMINISTRATION OFFICE OF COURTS (AOC)	08/04/2026
Response to Questions	ADMINISTRATION OFFICE OF COURTS (AOC)	08/05/2026
Mandatory Pre-Cost Proposals Site Meeting	ADMINISTRATION OFFICE OF COURTS (AOC)	07/28/2026 @ 10am
Submission of Cost Deadline to Submit Questions and "Acknowledgement of Receipt Form"	Interested Parties	8/06/2026 @ 4pm
Cost Opening/Notice to Finalist(s)/Interviews Design-Builder	ADMINISTRATION OFFICE OF COURTS (AOC)	TBD
Contract Award	ADMINISTRATION OFFICE OF COURTS (AOC)	TBD

NOTE: These dates/times are only estimated completion times for Procurement activities.

III. DESCRIPTION OF SERVICES DESIRED

A. SCOPE OF WORK

The selected Design-Builder (D-B) shall perform the design and construction services on the new 23-acre complex development site. The Judicial Branch allocated land site is on the far southwest side of the existing Self-Help Center (Stone Bldg.). This Scope of Work shall include new site development to the new (Utilizing the Conceptual design) Maximum Square footage of no more than 3,000 s.f. Judicial AOC pre-engineered warehouse building with all the proper ADA and 2021 International Building Codes (IBC). Building is to include the required ADA parking spaces, sidewalks, trash enclosures and all the required infrastructure that is needed to accommodate the warehouse building needs, such as water, sewer lines, and electrical/power lines, data and telephone lines as required, if needed. The Design-Build Team shall properly perform inspection and evaluation of the site development. The contractor will verify the project site building areas in the 48 Construction Specification Institutes (CSI) Divisions Numbers listed.

- **Civil Engineer:** Site development: New Main water line, at nearest Housing development/vacant lot (south). ROW to be establish perpendicular with the existing house due south, approximately 500-1,000 linear feet. Proper drainage.

New Sewer and water line, at nearest Housing development/ /vacant lot (south). To be establish perpendicular with the existing site area due south. Offsite ROW to be established, if applicable, parallel with the existing road due northeast approximately 500-1,000 linear feet.

New 3-phase electrical line, at northeast location of AOC site, and across north of the new development site. Offsite ROW to be established, if applicable, parallel with the existing road due northeast, approximately 200-8000 linear feet.

- **Design-Builder:**

Coordinate with D-B and consultants to development the warehouse site.

D-B will erect the **Owner supplied 3,000 pre-engineered Metal building**,

D-B to utilize PEB design drawings to set foundation, pour per PEB construction documents and install utility stub outs.

D-B to complete building to a full turnkey facility

- **Allowance for NTUA infrastructure -permit/fees/Inspections**

IV. REQUIREMENTS FOR PROPOSAL/COST PROPOSALS

A. NUMBER OF SUBMISSIONS & COPIES

Each Interested Party must submit one single original Proposal/Cost Proposals for this Project, with (4) copies thereof. It is the responsibility of the Interested Party to make certain that the person receiving the Proposal/Cost Proposals appropriately records the submission/receipt of the Cost Proposals, with a time/date stamp and initials/signature of the person actually receiving the Cost Proposals. The Original shall be clearly marked as such. The Selection Committee and AOC will not copy, collate, merge, bind, or otherwise manipulate any Cost Proposals submitted.

B. FORMAT

1. Page limit. Proposals must be type written/printed on standard 8½" x 11" white paper, with printing only on one side of each page. Any single larger sheets (up to a maximum size of 11" x 17") shall be counted as two (2) pages. Each Cost Proposals is limited to a maximum of twenty (200) pages of text and/or graphic material. Required pages that shall be excluded from the twenty-page limit shall include and shall be limited to:

Front cover (blank on back side)
Cover Letter of Submittal (one page maximum)
Table of Contents (one page maximum)
Divider pages or Tabs (blank except for title information)
Back cover (blank on one side)
COST PROPOSALS (in separate sealed envelope)

2. Cover Letter of Submittal. All Cost Proposals must be accompanied by a Cover Letter of Submittal that includes the following:
 - a. Information clearly identifying the Party submitting the Cost Proposals, i.e., name and physical and mailing address, organizational structure (individual, corporation, partnership, private or public character, profit or non-profit, etc.). If the submitting Party is a Joint-Venture, all identifying information for each individual or entity making up the Joint-Venture must be provided.
 - b. The name and title of the person(s) duly authorized to execute a Contract with the Navajo Nation for the Project.
 - c. The names, titles, telephone numbers, and email address (es) of person(s) to be contacted for questions regarding the submitted Cost Proposals;
 - d. Signature of person(s) listed in Section B.2.b. herein.
3. Table of Contents. This Table should show each part of the Cost Proposals, with a detailed description of each part and corresponding page numbers, to facilitate review by AOC and the Selection Committee.
4. Organizational Chart. Cost Proposals must contain a chart showing all persons and entities that will be involved in performing the Contract for the Project. This chart must show the roles and responsibilities of all persons and entities.
5. Resume, qualifications, experience. This information should pertain to all persons and entities of the Interested Party, showing all education, training, licenses, certifications, and experience of each.
6. Project listing. Cost Proposals must contain a complete project listing. All projects awarded to the Interested Party by the Navajo Nation, including unfinished projects, must be included. If there are any questions regarding the project listing, please contact the Project Manager for clarification. Projects shall be checked and verified prior to review and evaluation by the Selection Committee.
7. Markings. All submitted Cost Proposal must be sealed separate, and the package/envelope must be clearly marked on "COST PROPOSAL FOR AOC JUDICIAL BRANCH WAREHOUSE BUILDING PROJECT" and must also be marked as "NBOA-Certified Priority One Cost Proposals" or "NBOA-Certified Priority Two Cost Proposals" as applicable. **Cost Proposals submitted by email or fax shall be Disqualified.**

COST PROPOSALSS NOT ADHERING TO THE MANDATORY FORMAT MAY, AT THE DISCRETION OF THE SELECTION COMMITTEE, BE DISQUALIFIED

C. PROPRIETARY INFORMATION

Any information included in a Cost Proposal that the submitting Party desires to be treated as confidential must be put onto a separate page, and such page(s) must be clearly marked “proprietary” or “confidential” and must be easily separable from the entirety of the Cost Proposals, to facilitate public inspection of the non-confidential portion of the Cost Proposals. Confidential data is restricted to confidential financial information qualifying as a Party’s trade secrets.

D. CORRECTIONS OR AMENDMENTS

If any Party wishes to amend or revise any submitted Cost Proposals, such is permitted so long as a final Cost Proposals is submitted before the date of opening of Cost Proposals set forth in Section II. I. herein; and any amended Cost Proposals must be a complete replacement for a previously submitted Cost Proposals and must be clearly identified as such.

E. WITHDRAWAL OF COST PROPOSALS

Any Party may withdraw its Cost Proposals on or before the date of opening of Cost Proposals set forth in Section II. I. herein; a withdrawal must be requested by a writing signed by the duly authorized representative of the withdrawing Party.

V. REQUIRED SUPPORTING DOCUMENTS

A. CERTIFICATE OF GOOD STANDING

The Party submitting Cost Proposals must be duly registered with an appropriate State Regulatory Agency (if two or more firms/entities jointly submit the Cost Proposals, then such must be registered as a Joint-Venture), and must submit a Certificate of Good Standing from such agency, showing that the Party is duly registered and in good standing with such state agency. Please contact the Business Regulatory Office for more information at www.navajoeconomy.org or by phone at 928-357-6643.

B. REQUIRED LICENSE

The Party submitting a Cost Proposals must also submit proof of formal licensing from a State Licensing Agency, for the following:

Construction GB# _____ ; _____

All Cost Proposals not including the Mandatory proof of appropriate licensing shall be disqualified from consideration for a Contract Award for the Project.

C. INSURANCE DOCUMENTATION

The submitting Party must provide documentation of adequate insurance coverage as shown in the Required Insurance Provisions for Navajo Nation Construction Contracts document (see Tab B).

Submitted Cost Proposals must include the required insurance documentation; any Party not providing such documentation may be Disqualified – at AOC or the Navajo Nation’s sole discretion.

D. PERFORMANCE BOND & PAYMENT BOND (not required if contract is \$50,000 or less)

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 Cost 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 AOC' 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 AOC.

E. I.R.S. W-9 FORM

The submitting Party must include in its Cost Proposals a completed and signed I.R.S. Form W-9, and form 100 as required by Navajo Tax Regulatory which will be used by the Navajo Nation to report all Contract payments to the I.R.S.

Submitted Cost Proposals need not initially include the required W-9 Form; however, such Form must be provided prior to final Contract Award, and any Party not providing such Form in a timely manner may be Disqualified - at the AOC or Navajo Nation's sole discretion; for purposes of this provision, a "timely" submission of such Form (i.e., deadline for submission) shall be determined by the AOC.

F. AFFIDAVIT OF RESPONSIBILITY FOR SUBCONTRACTORS

The submitting Party must include in its Cost Proposals a list of Subcontractors that may be used by the Party in performance of the Project. The submitting Party must also include in its Cost Proposals a duly signed and notarized "Affidavit of Responsibility for Subcontractors".

All Cost Proposals not including the Mandatory Subcontractors List and the Mandatory Affidavit of Responsibility for Subcontractors shall be Disqualified from consideration for a Contract Award for the Project.

G. AFFIDAVIT OF NON-COLLUSION

The submitting Party must include in its Cost Proposals a duly signed and notarized "Affidavit of Non-Collusion".

All Cost Proposals not including the Mandatory Affidavit of Non-Collusion shall be Disqualified from consideration for a Contract Award for the Project.

H. AFFIDAVIT OF NON-SUSPENSION & NON-DEBARMENT (NNOOC Website)

The submitting Party must include in its Cost Proposals a duly signed and notarized "Affidavit of Non-Suspension & Non-Debarment".

All Cost Proposals not including the Mandatory Affidavit of Non-Suspension and Non-Debarment shall be disqualified from consideration for a Contract Award for the Project.

I. AOC JUDICIAL BRANCH 23 ACRE MASTER COMPLEX SITE PLAN (see Tabs F and G)

VI. CONTRACT DOCUMENTS & PROVISIONS

A. CONTRACT DOCUMENTS.

Please contact the Project Manager or Owner for a copy of the documents or infrastructure for this Project. The Navajo Nation reserves the right to edit, revise, amend, or entirely replace, any or all proposed Contract documents, including all exhibits, prior to execution of the Contract by the Parties.

B. 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, costs, 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 New Mexico.

C. NAVAJO NATION LAWS & REGULATIONS

All applicable Navajo Nation laws and regulations, now in force and effect or as hereafter may come into force and effect, shall govern the Contract awarded to the Selected Contractor and all performance under said Contract. **It shall be the Contractor's sole responsibility to seek advice from appropriate Navajo Nation programs or offices regarding all such laws and regulations that may be applicable to the Project, or to the Contractor's performance under the Contract.** Applicable laws and regulations include, *but are not limited to*, the following:

1. Navajo Sovereign Immunity Act, as amended (1 N.N.C. §§551 *et seq.*);
2. Navajo Nation Arbitration Act, as amended (7 N.N.C. §§1101 *et seq.*);
3. Navajo Business and Procurement Act (12 N.N.C. §§1501 *et seq.*);
4. Navajo Nation Sales Tax (24 N.N.C. §§601 *et seq.*);
5. Navajo Preference in Employment Act (15 N.N.C. §§601 *et seq.*) (Navajo preference in hiring);

6. Funding grants. The Selected Contractor shall comply with any and all applicable laws, regulations, policies, or guidance governing Procurement, administration, contract performance, payment procedures, funding requirements, reporting, or other matters relating to the Project, or to performance under the Contract, or to any funding agreement for the Project, and shall assist the Navajo Nation in timely meeting all such requirements as necessary.

VII. NAVAJO NATION DISCLAIMERS

A. RIGHT TO CANCEL THIS RFP

In accordance with Section XIII.B. Of the Navajo Nation Procurement Regulations, at any time prior to a final Contract Award, AOC/Navajo Nation may cancel this RFP for any of the reasons as follows:

1. Inadequate or ambiguous specifications were cited in the RFP or this Package;
2. Specifications or descriptions for the Scope of Work have been revised;
3. The services are no longer required;
4. The RFP and this Package did not provide for consideration of all factors of cost to the Navajo Nation;
5. All Cost Proposals received indicate that the needs of the Navajo Nation can be satisfied by a less expensive service differing from that described in the RFP and this Package;
6. All Cost Proposals received that exceed the Maximum Feasible Price (budget) by 10 % shall be subject to negotiate or reduce the Scope of Work (SOW) and/or re-Cost Proposals to Vendors;
7. Submitted Cost Proposals were not the result of open competition, were collusive, contained fraudulent statements or information, contained any material misrepresentation, or were submitted in bad faith;
8. Cancellation is in the best interest of the Navajo Nation.

A determination to cancel this RFP shall be published in the same manner as the initial RFP advertisement, and such cancellation shall be mailed or faxed to all Interested Parties who have received this RFP Package. Upon cancellation, all Cost Proposals shall be returned to a submitting Party upon written request by such Party.

B. APPROPRIATIONS REQUIRED

No Contract Award shall be made to any Party if there are not sufficient appropriations or authorizations regarding the Project, and any awarded Contract may be terminated if such appropriations or authorizations are lacking. The determination whether sufficient appropriations or authorizations are present is at the sole discretion of the Navajo Nation.

C. RIGHT TO WAIVE IRREGULARITIES

AOC/Navajo Nation - at its discretion - may determine that any error, irregularity, or other misinformation contained in any Cost Proposals is of a minor consequence and AOC may then waive any Mandatory requirement set forth in this RFP Package, provided that such waiver does not materially affect the objective nature of the Procurement process.

D. RIGHT TO DISQUALIFY

The Navajo Nation reserves its right to Disqualify any Cost Proposals or any Party from consideration for a Contract Award for the Project, if such Party has previously failed to satisfactorily perform any previous project or any previous contract with the Navajo Nation or any other governmental entity, has failed to timely submit required documents or information, or has caused the Navajo Nation to incur unreasonable expense regarding the consideration of its Cost Proposals.

E. 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;
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/MFP; there has been a revision (whether increase or decrease) of the Budget or the Maximum Feasible Price that was originally established for this Project by AOC prior to the initiation of the Procurement process for this Contract; 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
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 Nation's 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.

***** END OF DOCUMENT – BUT SEE TABS A-G *****

TAB A: ACKNOWLEDGEMENT OF RECEIPT FORM

**JUDICAL BRANCH OF THE NAVAJO NATION, ADMINISTRATIVE
OFFICE OF THE COURTS (AOC)**

In acknowledgement of receipt of this Request for Proposal (RFP), the undersigned agrees that he/she has received a complete copy, beginning with title page, table of contents and Exhibits A.

The acknowledgement of receipt should be signed and returned to the Project Manager no later than close of business day on July __, 2026. Only potential offerors who elect to return this form completed with the indicated intention of submitting a proposal will receive copies of all offeror's written questions and the AOC's written responses to those questions, as well as, RFP amendments, if any are issued. The following name and address will be used for all correspondence related to the RFP/RFP.

Firm WILL or WILL NOT (circle one) submit a proposal.

FIRM: _____

REPRESENTED
BY: _____

TITLE: _____ PHONE
NO.: _____

E-MAIL: _____ FAX
NO.: _____

ADDRESS: _____
CITY: _____ STATE: _____ ZIP
CODE: _____

SIGNATURE: _____
DATE: _____

Return Form To:

Mrs. Raquel Chee, Procurement Analyst
Judicial Branch of the Navajo Nation, Administrative office of the Courts
P.O. Box 520
Window Rock, Arizona 86515
Telephone: (928) 871-6762 Fax: (928) 871-6761
Email: rchee@navajo-nsn.gov

TAB B: MANDATORY COMPLIANCE STATEMENT

- A. MANDATORY SUBMITTAL REQUIREMENTS-Submittal Letter – Proposals must be accompanied by a submittal letter. The submittal letter must:
- a. Identify the submitting business. State the name and address of the organization's firm or office. Indicate organizational structure (individual, partnership or public, profit or non-profit). Subcontractors if any must be identified in a similar manner;
 - b. Identify the name and title of the person(s) authorized by the company to contractually obligate the business for the purpose of this RSQ;
 - c. Identify the names, titles, and telephone numbers of persons to be contacted for clarification questions regarding this RSQ;
 - d. Explicitly indicate acceptance of the Conditions Governing the Procurement stated in Sections II of this RSQ;
 - e. Be executed (**signed**) by a person authorized to contractually obligate the offeror;
 - f. Acknowledge receipt of any and all amendments to this RSQ.
 - g. Contain a statement indicating a commitment to comply and act in accordance with the following:
 - Federal Executive Order relating to the enforcement of civil rights requirement guidelines.
 - Navajo Nation Law relating to the enforcement of civil rights and *the Navajo Nation Business Opportunity Act – Title V*;

MANDATORY COMPLIANCE FORM

FIRM: _____

REPRESENTED

BY: _____

—

TITLE: _____ PHONE

NO.: _____

E-MAIL: _____ FAX

NO.: _____

TAB C: NAVAJO CERTIFICATE OF NON-COLLUSION

NAVAJO NATION CERTIFICATE OF NON-COLLUSION

For _____ (service type) for the _____ (name) Project,
located in the _____ (Chapter) of the Navajo Nation, state of _____,
County of _____.

_____, (signatory name), hereby 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.

Signature

Printed Name

Job Title

Name of Entity

Address of Entity

Entity Employer Identification Number (EIN)

TAB D: CONTRACTOR AFFIDAVIT OF RESPONSIBILITY FOR SUBCONTRACTORS

NAVAJO NATION CONTRACTOR AFFIDAVIT OF RESPONSIBILITY FOR SUBCONTRACTORS

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 _____ (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. he/she 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. as of the date of signature below, said entity intends to use the subcontractors listed on the attached document, titled "Exhibit 1", for the above-named Project;
4. none of the subcontractors so listed are debarred, suspended, or otherwise ineligible to receive a contract from the United States federal government, any state government, or the Navajo Nation;
5. none of the subcontractors are debarred, suspended, otherwise slated for debarment, ineligible and/or excluded from participation on any government contracts, including but not limited to federal, state, and tribal government contracts;
6. none of the subcontractors are nor have been under criminal indictment or civilly charged by a governmental entity for fraud, forgery, falsification, theft, bribery, destruction of records, receiving stolen property, or other criminal offenses in the administration of a government contract;
7. none of the subcontractors have been terminated for cause or convenience by a governmental entity in the administration of a government contract;
8. the entity named in Line 1 herein shall assume all legal responsibility for the work of all subcontractors on the Project, including performing all subcontractors' duties as necessary or replacing any subcontractors as necessary in keeping with Navajo Nation laws, in order to guarantee successful completion of all enumerated duties for this Project;
9. all statements set forth herein, 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 _____

TAB E: CERTIFICATION REGARDING DEBARMENT, SUSPENSION

NAVAJO NATION CERTIFICATION

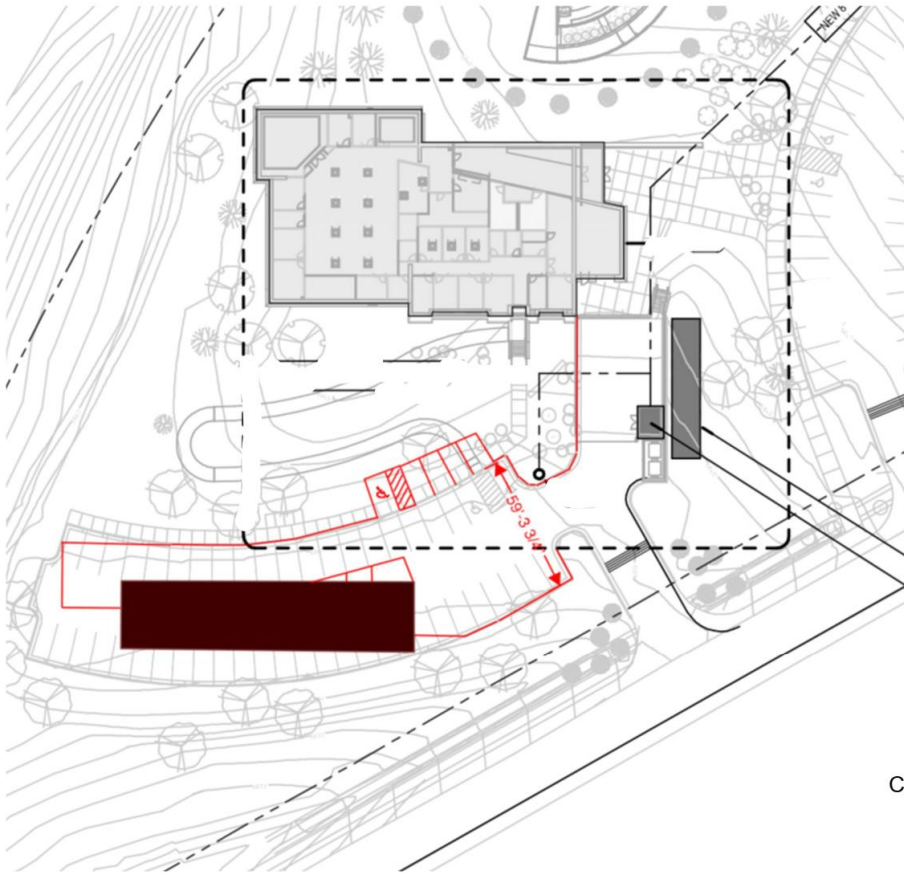
Regarding Debarment, Suspension, and Contracting Eligibility

- | Consultant/Project Name | Work Location |
|--|---------------|
| <p>1. Applicant acknowledges, in accordance with the Navajo Nation Procurement Act, 12 N.N.C. §§ 301-80, to the best of its knowledge, Applicant, in either its present form or in any other identifiable capacity, that it has not:</p> <ul style="list-style-type: none">a. been convicted in any jurisdiction for the commission of a criminal offense incident to obtaining, or attempting to obtain, a public or private contract or subcontract, or in the performance of such Contract or subcontract;b. been convicted in any jurisdiction for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty which currently, seriously, and directly affects responsibility as a Navajo Nation Contractor;c. been convicted in any jurisdiction under any antitrust statute arising out of the submission of offers;d. violated contract provisions, such as having:<ul style="list-style-type: none">i. deliberately failed, without good cause, to perform in accordance with the purchase description or within the time limit provided in the contract; orii. a record of failure to perform, or of unsatisfactory performance, with the terms of one or more contracts; ore. been determined to be ineligible to conduct business with the Navajo Nation under the Navajo Business Opportunity Act, 12 N.N.C. §§ 201-380;f. submitted bad offers where such offers are lower than the expected price, or overstate the Applicant's qualifications; andg. engaged in any other cause so serious and compelling as to affect Applicant's responsibility as a Navajo Nation Contractor, including debarment or suspension by another government. <p>2. Applicant certifies that the individual named below is authorized to represent Applicant for purposes of the declarations in this certification, and that all such declarations are made on behalf of Applicant and all of its owners, partners, officers, members, employees, officials, agents, or parties-in-interest;</p> <p>3. Applicant acknowledges that, if the Navajo Nation determines this executed Certification is untrue or not wholly accurate, the Navajo Nation shall have grounds terminate the contract award or contract and pursue other legal remedies, at the Navajo Nation's discretion.</p> <p>4. Applicant certifies that, to the best of its knowledge, 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. §§ 1501-16 and 5 N.N.C. §§ 201-380.</p> <p>5. Applicant 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.</p> | |

Applicant Name	Printed name individual signing on Applicant's behalf
Applicant Address	Title of individual signing on Applicant's behalf
Applicant Address	Signature of individual signing on Applicant's behalf
Applicant Address	Date

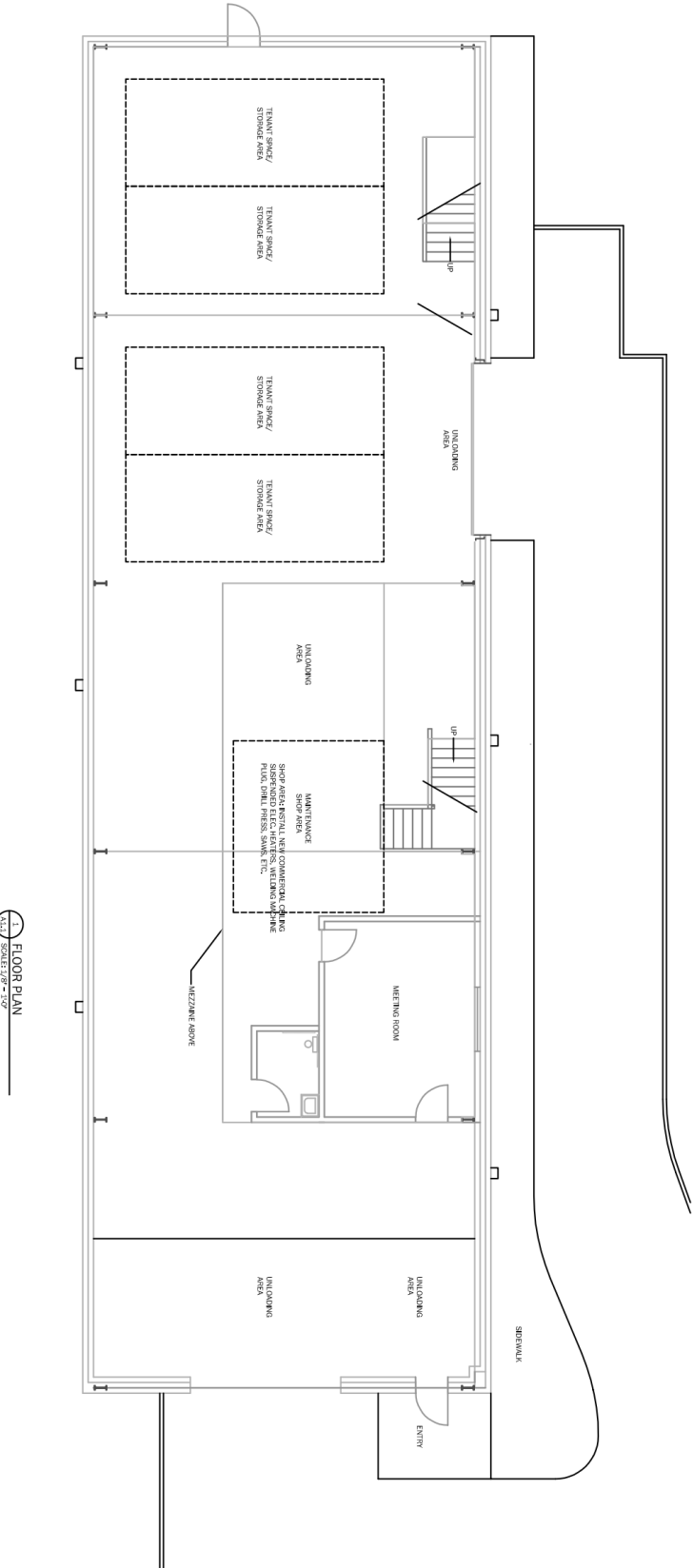
NND0J10-25

TAB F: CONCEPTUAL SITE MAP



CONCEPTUAL SITE PLAN

TAB G CONCEPTUAL FLOOR PLAN **contact Andy Thomas for the full-size file**



TAB H: Cost Proposal Form

Bid 26-07-4215DB
Design-Build Cost Proposal

TO: THE NAVAJO NATION JUDICIAL BRANCH AOC

Hereinafter called "OWNER"

I the undersigned, submit this cost estimate with the understanding that it is not all inclusive but represents. At this point subject to review preliminary conceptual floor plans, sites, proposed scope of work and without benefit of complete construction document that this is to the best of my knowledge a reasonable forecast of the cost of the project.

Price Proposal for Site/Pre-Engineered Warehouse D-B services:

The sum of: _____ **Dollars**
(\$ _____)

The Design-Build Services shall include all necessary site utilities to meet current applicable codes; 2021 IBC, MP&E codes. In addition, it should include a Preliminary estimate of the best solution evaluation of the AOC Pre-engineered Metal Building (PEB) facility location with the southwest Judicial Tract 23 acres site improvements. The single story 3,000 S.F. (+-) AOC Warehouse building facility built to project budget estimates; Design-Build Services shall include all necessary requirements to meet current applicable codes; 2021 IBC codes. In addition, it should include a estimate of the best solution of the proposed an ADA unisex restroom, an office spaces, and coffee break area, storage, IT/data room, File rooms, electrical room, Mechanical room, storage areas (2-4) bay area, and an maintenance shop area. The following items should be included as part of the Scope of work:

The following items should be included as part of the Scope of work:

SITE LAYOUT/SITE GRADING/EARTHWORK

TESTING ALLOWANCE

CIVIL DESIGN WORK

D-B CONTRACTOR TO ERECT PRE-ENGINEERED METAL BUILDING PER

CONSTRUCTION DOCUMENTS/PROJECT MANUEL/ENGINEERING

CONSULTANTS/ELECTRICAL/MEP/COMMUNICATIONS/SITE UTILITES

UNDERGROUND SITE UTILITY SYSTEMS

ADA PARKING/LARGE SEMI-TRUCK DELIVERY AREA

Main water line, 500-1,000 linear feet (Connect to new on-site line)

Main Sewer line, 500-1,000 linear feet (Connect to new on-site line)

Main 3-phase electrical line, 200-8,000 linear feet (Connect to new on-site line)

Plan Review for NTUA Allowance Infrastructure Fees//Permit/Inspection services:

Allowance: _____TBD_____Dollars
(\$100,000.00)
Sub Total
\$100,000.00

Grand Total: _____Dollars
(\$ _____)

Name and Address of Firm:

_____Phone: _____

_____Email: _____

_____FAX: _____

Acknowledgment of Addenda/ Modifications: (provide number and date of each:

Addendum No. _____Date: _____
Addendum No. _____Date: _____
Addendum No. _____Date: _____

Signature:

Firm:

Title (Firm Official Authorized to Sign Document)

DATE OF PROPOSAL:

NOTE: This form must be submitted with the proposal in a sealed Envelope clearly identified as "Administration of the Courts Warehouse Building Project Price Proposal" Do Not Open.

**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.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific instructions</i> on page 3.	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.)	
	2 Business name/disregarded entity name, if different from above.	
	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. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ 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. ☐ Other (see instructions) _____	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.)
	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 ☐	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code		
7 List account number(s) here (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 *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
				-				-		
or										
Employer identification number										
				-						

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	Signature of U.S. person	Date
------------------	--------------------------	------

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