



DR. BUU NYGREN **PRESIDENT**

RICHELLE MONTOYA **VICE PRESIDENT**

The Navajo Nation | Yideeskáadi Nitsáhákees

Request for Proposals
Tuba City District Adult Corrections
Multiple Systems Repair and Upgrade
BID# 26-08-4258DB

Tuba City Adult Correction is in search of a qualified and licensed General Contractor to provide comprehensive services and a five – year preventative maintenance program for our critical facility systems. There will be on-site pre-bid meeting and walk through on August 27, 2026, at 10 am (DST) at the Tuba City Adult Corrections.

All interested parties must submit a response to be received at the Tuba City Adult Corrections, 240 N. Main Street Tuba City, AZ 86045 no later 3:00 pm DST on September 10, 2026. LATE PROPOSAL WILL NOT BE ACCEPTED

Reponses to this Bid shall be in a sealed envelope, include return address, and clearly marked on the outside of the envelope the following: BID# 26-08-4258DB; Tuba City Adult Corrections; Multiple Systems Repair and Upgrade.

Contact Jennifer Babbitt, Corrections Lieutenant at the jbabbitt@navajo-nsn.gov or Sammy Manyules, Building Maintenance Supervisor at email sammy.manyules@navajo-nsn.gov.

Tuba City District Corrections
240 S. Main Street Building B
P.O. Box 1899
Tuba City, AZ 86045
Phone: (928) 280-7369/7378/7377

BID# 26-08-4258DB

GENERAL INFORMATION AND GUIDELINES FOR THIS RFP

1. DESCRIPTION OF THE ORGANIZATION

The Navajo Nation Department of Corrections-Tuba City Adult Facility is 111,000 sq ft. and houses adult offenders for the Western Navajo Nation Agency.

2. SCOPE OF THE CONTRACT

The Navajo Nation Department of Corrections-Tuba City District intends to enter into a professional services contract with the (1) one responsible, qualified, and independent contractor to provide work and supplies as described.

3. RESPONDENT REQUIREMENTS

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

- a. A legitimate and credible vendor with a minimum of 5 years' experience and a history of providing security systems and plumbing to other detention facilities.
- b. The Navajo Business Opportunity Act 5 NNC § 201, 205 will apply.
- c. All workmanship and materials shall comply with applicable Safety Codes.
- d. A detailed scope of work and drawings of all work.

4. SCOPE OF WORK

Tuba City Adult corrections is seeking a Security Contractor that can provide or conduct all of the following services:

Objective

Multiple Systems Repair and Upgrade.

Equipment to Be Provided, Repaired or Installed

1. Access Control

- a. Field Devices
 - i. Install (31) Card Readers (HID)
 - ii. Install (12) Door Locks
 - iii. Install (31) Door Contacts
 - iv. Install (31) Request-to-Exit Devices
- b. Head End

- i. Install (4) Access Control Cans (Life Safety)
- ii. Install (18) Lenel LNL-X2200 Intelligent Dual Reader Controller
- iii. Install (4) Altronix AL600ULACM Power Supply
- iv. Install (1) Lenel Server
 - Include Battery Backup
- v. Install (1) Lenel Client PC
 - Include Battery Backup
- vi. Install (1) HID Badge Printer
 - 200 badges
- vii. Provide Lenel License
- viii. Provide Client Training
- ix. Include 5-year service and maintenance, quarterly onsite visits

2. HMI System

- a. Field Devices
 - i. Install (14) Micro Form Factor PCs at Pod operator desks
 - Include Battery Backup
 - ii. Install (2) Small Form Factor PCs at Command Center desk
 - Include Battery Backup
 - iii. Install (13) Monitors at PCs around the facility (16) to Pods, (2) to Command Center
 - iv. Provide (2) Spare Micro Form Factor PC's with (2) monitors as spare
- b. Head End
 - i. Install (2) HMI Servers
 - Provide Battery Backup
 - ii. Provide Latest Aveva Edge License for all HMI Server and Clients
 - iii. Provide Aveva Edge Training on provided HMI System
 - iv. Include 5-Year service and maintenance, quarterly onsite visits

3. Detention Door Controls and locks

- a. Field Devices
 - i. Replace (150) Door Position Sensors
 - ii. Replace (44) Nonfunctional Locks
 - iii. Rekey/replace cylinder (210) detention Locks
 - Revamp master key codes to resecure facility
- b. Head End
 - i. Replace (4) Programmable Logic Controller (PLC)
 - ii. Replace (10) Input and output controllers
 - iii. Replace (50) Phoenix 8-IO Boards (or equivalent)
 - iv. Install (1) Key Management System
 - Include Key Control Policy

4. Intercom System

a. Field Devices

- i. Install (237) ICE-400 Series Intercom Stations
- ii. Install (13) TMM-640 Master Intercom Stations

b. Head End

- i. Install (2) Digital Communication Controllers (DCC)
 - Provide Battery Backup
- ii. Install (6) Digital Communication Expanders (DCE)
- iii. Install (2) Page Zone Expander IM-PZE-110-1.4
- iv. Install (2) Harman Kardon HK6500 Amplifiers
- v. Install (8) Quick Connect Board DS-QCB-120-1
- vi. Include 5-Year service and maintenance, quarterly onsite visits

5. Radios and Repeater Stations

a. Field Devices

- i. Install (48) Motorola R7 VHF Portable Radio
- ii. Install (48) Motorola RM70 Remote Speaker
- iii. Install (48) Motorola Surveillance Kit (single ear audio with mic)
- iv. Replace (7) batteries in existing radios
- v. Install (2) Range Repeaters (Charlie & Holding Area)
- vi. Install (1) Repeater / Transmitter

b. Head End

- i. Install (1) Base Station at Command Center
- ii. Install (1) Fleet Management PC with battery backup
- iii. Install (8) Motorola Impress Six Unit Multi Charger

6. Camera System

a. Field Devices

- i. Replace (126) Axis 5MP Dome Cameras
 - Include Audio Recording Features and hardware
- ii. Install (11) Axis
- iii. Install (20) Axis 5MP Dome Cameras in blind spots and Command
- iv. Replace (6) Axis PTZ Cameras
 - Include Surge protection for all exterior cameras
- v. Install (9) Triple Lens Cameras
 - Include Surge protection for all exterior cameras
- vi. Install (1) Video Client in Admin office
 - Provide Battery Backup
- vii. Install (1) Wall mounted TV in admin office for Video
- viii. Install (1) Video adapter for transport vehicle video

b. Head End

- i. Install (3) Network Video Recorders (NVR)
 - Provide Battery Backup
- ii. Install (1) Camera License for (172) Cameras (Milestone or equivalent)
- iii. Install (2) Small Form Factor Computers at Command Center
 - Provide Battery Backup
- iv. Install (2) Monitors at Command Center
- v. Install (1) Video Wall Computer at Command Center
 - Provide Battery Backup
- vi. Install (4) TV's in Command Center for video wall
- vii. Include 5-Year service and maintenance, quarterly onsite visits
- viii. Provide (10) Spare Axis 5MP Dome camera with audio

7. Video Broadcast System

a. Field Devices

- i. Install (1) Samsung BED-H Series 65" Digital Display (or equivalent)
- ii. Install (11) UHD IPTV Decoder
- iii. Install (11) 50" TV's
- iv. Provide (2) Mobile Audio system with wireless options and microphone.

b. Head End

- i. Install (11) Long range Ethernet
- ii. Install (1) UHD IPTV Encoder

8. Body Cameras

a. Field Devices

- i. Install (24) Axis W102 Black Body Cameras
- ii. Install (5) TW1103 Chest Harness 5P
- iii. Install (5) TW1105 Center Harness 5P

b. Head End

- i. Install (1) Axis W701 MKII Docking Station
- ii. Install (1) Axis W800 System Controller
- iii. Install (1) 96 TB Video Recording Server
 - Include Milestone integration
- iv. Provide Body Camera training

9. Network

a. Field Devices

- i. Install (6) 48-Port Network Switches
- ii. Install (2) 24-Port Network Switch
- iii. Install (6) UPS Back Up Batteries
 - Include (6) Expanded battery pack on network racks
- iv. Install (1) WiFi bridge for Transport Vehicle Video

- b. Head End
 - i. Install (1) Firewall
 - ii. Install (2) Starlink (5-year service)
 - Provide Battery Backup
 - iii. Install (6) Remote KVM (connection to Access Control, Video and Aveva systems)
 - iv. Complete removal of abandoned wires (several bundles cut from previous fire)

10. Metal Detector

- a. Field Devices
 - i. Install (1) CEIA SMD 600 PLUS Metal Detector
 - ii. Install (1) CEIA Thermal Detection camera
 - iii. Install (2) CEIA Metal Detector Wand
 - iv. Install (2) CEIA Metal Detector with bra discrimination
 - v. Install (1) Remote Relay unit with camera callup
 - vi. Install (1) Anti-Vandalism APSM Cover

11. IT Services

- a. Computer Support
- b. Wire Management at all Workstations
- c. IT Strategy and Planning
- d. Network Support
 - Assist with IT and networking support for Building Automation and other technologies needed to access the network.
 - Propose monitoring solution for elevator operation
 - Propose monitoring solution for backup generator
- e. System Administration
- f. Remote Software Support
- g. Website Support
- h. Deployment of Jail Management Software
 - Interface with CODY System by NNPd and Court Software
- i. Include 5-year service and maintenance on IT equipment, quarterly onsite visits

12. Plumbing Repair and Maintenance

- a. Repair (21) cell sink leaks
- b. Repair (13) cell commode leaks
- c. Replace (24) shower heads and related fixtures
- d. Replace (3) water descaler systems and tanks
- e. Address water pressure issues on top floors (6) pumps
- f. Replace (11) timers and actuators on malfunctioning showers
- g. Service, repair or replace (5) backflow preventer system
- h. Repair or service (1) domestic cold return
- i. Replace (2) Commercial Washer
 - Reconnect, service, replace or reuse existing washing tube-feed system

- j. Replace (2) Commercial Dryers
- k. Replace and resize (1) Ice Maker
- l. Replace Dishwasher
- m. Include 5-year service and maintenance on equipment, quarterly onsite visits

To Include:

- (30) Water Closets
- (4) Urinals
- (30) Lavatories
- (12) Service Sinks
- (2) Counter Sinks
- (87) Penal Water Closet / Lavatory Combo's
- (14) Shower / Penal Shower
- (2) Commercial Washers
- (2) Commercial Dryers
- (1) 3-Compartment Sink
- (1) Table Sink Pre-rinse with disposal
- (1) Dishwasher
- (3) Hand sinks
- (1) Ice maker
- (8) Wall Hydrant
- (2) Eyewashes

13. Surge protection

- a. Repair and Replacement of surge protection
 - Intent is to inhibit equipment failures from lightning strikes
- b. Replacement of Wire and conduit in security system that has been affected by lightning or moisture from fire suppression system.

14. Lighting Control System

- a. Replace obsolete Douglas Lighting Control system
 - Include HMI connection and control to HMI Pod and Cell Control
- b. Ensure all operation connections are reconnected to each Cell and Pod, identify nonfunctional connections that can be repaired and complete repair.

15. Booking / Command

- a. Provide (1) Fingerprint Scanner
- b. Provide (2) Mobile Breathalyzer
- c. Install (2) High Rise Table for Command Center Stations
- d. Install (1) Fire resistant cabinet

16. Project Management

- a. Provide 5-year project management services

- Contractor follow up
- Project Timelines
- SoW details and delegation
- Project close out and punch lists
- Additional services to ensure projects and contracts are completed on time and within budgeted allowances

17. Owners Contingency

- a. Include 20% contingency pricing to cover long lead items that may increase in price, distribution shortages that result in increased pricing, manufacturing cost increases due to raw material shortages, tariffs, import and excise tax
 - Intent is to avoid or reduce excessive change orders that may come as a result of global politics, war and other unexpected global events.

18. Cleanup

- a. The contractor's responsibilities include full cleanup of all project-related materials. The contractor shall remove and properly dispose of all debris generated by the work and provide a dumpster of adequate size for the duration of the project. All work areas must be kept orderly and returned to a clean condition at the each workday an upon project completion.

END OF SCOPE OF WORK

5. REQUIREMENTS

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

6. PROPOSAL CONTENT AND REQUIRED INFORMATION

Please utilize the outline described below with 4 copies.

- a. Organization letter expressing your interest and a brief description of your proposed services. (DO NOT reveal or make reference to the cost in this letter).
- b. *Costs are to be submitted in a separate sealed envelope. (Detailed breakdown of costs: Materials, Labor, and other applicable costs: Tuba City Tax 6%).*
- c. Organization qualifications and project experience on the Navajo Nation. Include project site(s), and site contact information.
- d. Scope of Work.
- e. Product Specification including cut sheets.
- f. Design (detailed plans).

- g. Project Schedule.
- h. Copies of licenses, certifications, insurance certifications, recent IRS (3/2024), USDOJ Debarment Form and Suspension Form.
- i. Compliance: Any proposal that does not adhere to this format and does not address each specification, requirement, or scope of work as outlined, may be deemed non-responsive and rejected on that basis.

7. EVALUATION PROCESS (Pre-qualifying process)

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

8. TYPE OF CONTRACT

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

9. TAX

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

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

10. TERM

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

11. COMPLIANCE WITH LAWS AND REGULATIONS

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

12. PERIOD OF PERFORMANCE

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

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

13. TECHNICAL DIRECTION

The Navajo Nation TCDOC point is Sammy Manymules, Building Maintenance Supervisor. For inquiries related to specifications for the Multiple Systems repair and Upgrade, and other matters email: sammy.manyrules@navajo-nsn.gov

14. PAYMENT AND SUBMISSION OF INVOICES

The Navajo Nation Professional Service Contract will describe this section.

15. RIGHTS

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

16. AGREEMENTS TERMS AND CONDITIONS

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

Exhibit A – IRS Form W9 (March 2024)

Exhibit B – Navajo Nation Debarment and Suspension Form

**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 Specific Instructions 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

NAVAJO NATION CERTIFICATION
Regarding Debarment, Suspension, and Contracting Eligibility

Consultant/Project Name

Project/Work Location

1. Applicant acknowledges, in accordance with the Navajo Nation Procurement Act, 12 N.N.C. §§ 301 *et seq.*, as amended from time to time, to the best of its knowledge, that Applicant, in either its present form or in any other identifiable capacity, has not:
 - a. been convicted in any jurisdiction of 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 of 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:
 - i. deliberately failed, without good cause, to perform in accordance with the contract specifications, purchase descriptions, or within the time limit provided in the contract; or
 - ii. a recent record of failure to perform, or of unsatisfactory performance, with the terms of any contract;
 - e. 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 the Navajo Nation or another government.
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;
3. Applicant acknowledges that, if the Navajo Nation determines that this executed Certification is untrue or not wholly accurate, the Navajo Nation shall have grounds to terminate the procurement award or executed contract and pursue other legal remedies, at the Navajo Nation's discretion.
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.
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.

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