



DR. BUU NYGREN *PRESIDENT*

RICHELLE MONTOYA *VICE PRESIDENT*

The Navajo Nation | Yideeskáadi Nitsáhákees

Request for Proposal
Tuba City Juvenile Detention Center
Facility Infrastructure and Systems Upgrade

BID# 25-10-3902SB

Date: October 22, 2025

Project Title:

Tuba City Juvenile Detention Center is seeking proposals from qualified and experienced contractors to provide comprehensive services and a five – year preventative maintenance program for critical facility systems.

Proposal Due Date:

Friday November 21, 2025 @ 3:00pm MST

LATE PROPOSALS WILL NOT BE ACCEPTED

Proposal:

All interested and qualified parties are invited to review/respond to this Request for Proposal at their discretion. All questions pertaining to the RFP as a respondent may contact Sammy Manymules, Building Maintenance Supervisor at the Navajo Nation Department of Corrections- Tuba City District. Phone: (928) 280 - 7369 or email: sammy.manymules@navajo-nsn.gov

There will be an on-site pre-bid meeting on November 14, 2025, at 8:00 am DST. All parties responding to this bid are instructed to submit or send three (3) proposals to the following address:

The Navajo Nation Department of Corrections – Tuba City District
Attention: Jennifer Babbitt, Corrections Lieutenant
240 S. Main Street (Building B)
P.O. Box 1899
Tuba City, AZ 86045

Responses to this bid shall be sent in a sealed envelope, including a return address, and clearly marked on the outside of the envelope the following:

BID# 25-10-3902SB

Tuba City Juvenile Detention Center
Facility Infrastructure and Systems Upgrade

DO NOT OPEN-BID PROPOSAL

GENERAL INFORMATION AND GUIDELINES FOR THIS RFP
JUVENILE DETENTION CENTER -TUBA CITY DISTRICT
TUBA CITY, AZ (Facility Infrastructure and Systems Upgrade)

1. DESCRIPTION OF THE ORGANIZATION

The Tuba City Juvenile Detention Facility serves both male and female youth offenders, providing secure housing, rehabilitation programs, and support services aimed at promoting accountability, personal growth, and successful reintegration into the community.

2. SCOPE OF THE CONTRACT

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

3. RESPONDENT REQUIREMENTS

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

- a. A qualified and experienced vendor with a consistent history of implementing facility infrastructure upgrades and systems enhancements.
- b. A resume & Statement of Qualifications
- c. The Navajo Business Opportunity Act 5 NNC § 201, 205 will apply.
- d. All workmanship and materials shall comply with applicable Safety Codes (OSHA).
- e. In detail provided how the company would accomplish the objectives described in the scope of work.
- f. Provide Resume & Credentials of Employees working on building.

4. SCOPE OF WORK

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

- a. Water Heater System Upgrade to Boilers
 - i. Provide all necessary labor and materials to form and pour new equipment pads using 3000 psi concrete, securely pinned and doweled into existing concrete flooring.

- ii. Provide labor and materials for removal and disposal of existing water heater systems.
- iii. Install new equipment and piping, ensure safe isolation and disconnection of electrical, water, and gas piping. Perform modifications of domestic water piping, gas piping for temperature water needs and electrical connections to temperature systems.
- iv. Furnish equipment, rigging labor and material for installation as detailed: Provide and install new domestic water equipment as follows: two (2) Parker Kelly Mach N' Roll C1050 LP NURO boilers, two (2) 210 – gallon 125 psi vertical tanks, two (2) condensate neutralization kits, and 8" SS double wall flue piping for each boiler.
- v. Electrical and Minor Controls (between boilers) as detailed: Provide and install new conduit and wire and required for electrical connection to new boilers. Furnish and install Emergency Shut Down button at doorways.
- vi. Provide and install new domestic hot water and gas piping as detail: New type L copper pipe and fittings for domestic water. New schedule 40 carbon steel pipe and fittings for gas piping. New domestic hot water insulation to match existing. Modify existing pipe layout as required for new equipment installation. Install of the new valves for manual boiler isolation and unit switch over. Install back flow preventor. Make – up water station for hydronic side boiler.
- vii. Provide 5 – Year preventative maintenance on equipment, parts, and labor.

b. 3" Backflow Preventor Installation

- i. Provide and install one (1) new domestic water backflow preventer as detailed: furnish equipment, rigging, labor and material for installation of above equipment.
- ii. Provide factory startup of above listed equipment.
- iii. Provide 5 – Year Preventative Maintenance on equipment, parts and labor.

c. AC – Gas Pack Units Service

- i. Provide labor and equipment for providing an equipment service on 18 existing Gas Pack units.
- ii. Service will include cleaning heating unit, check filters, change as needed, verify refrigerant pressures, check propane line, check heating unit, check

- coil cleaning and verify coil condition, check burner and heater flame, Voltage and amp draw on compressor and condenser fan motors.
 - iii. Any repairs that are required will require estimate per repair.
 - iv. Provide a scissor lift for rooftop AC unit access; anticipated rental period is approximately one week.
- d. HVAC Duct Cleaning
 - i. Provide labor and equipment to clean the supply and return air ducts throughout the juvenile facility.
 - ii. Any repairs that are required will require an estimate per repair.
 - iii. Provide a scissors lift for access to air ducts; anticipated rental period is approximately one month.
- e. Annual Generator Testing
 - i. Perform Annual Generator Testing
 - ii. Diagnostic testing only
 - iii. Any repairs that are required will require estimate per repair.
- f. Upgrade Water Treatment Plant
 - i. Provide and install anti – scale system, four (4) each Oneflow scale prevention device using no salt or chemical additives.
 - ii. Provide and install one (1) expansion tank.
 - iii. Provide one year warranty on parts, labor and equipment.
- g. Roof top Access
 - i. Install from ground to rooftop 18 feet access ladder with modified a secure mechanism with locking non – access, restricting entry to authorized personnel only.
 - ii. Install and modify on rooftop access ladder, two (2) each 13’, one (1) each 5’ access ladder, and eight (8) each 4’ access ladder.

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 3 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: Navajo Nation 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. Schedule.
- h. Copies of licenses, certifications, insurance certifications, and a Performance Bond, Recent Revised 2018 W-9 form, Navajo Nation Debarment Forms, and Navajo Nation Business License (Navajo Owned Business).
- i. Compliance: Any proposal that do not adhere to this format and do not address each specification, requirement, or scope of work as outlined, may be deemed non-responsive and rejected on that basis.

7. EVALUATION PROCESS (Pre-qualifying process)

- a. Evaluation Criteria
 - i. Qualifications and credentials in performing the service sought (15 points)
 - ii. Work experience on the Navajo Nation. This includes the capabilities to provide all requested services. (15 points)
 - iii. Resume or other description of qualifications of relevant experience (15 points)
 - iv. Scope of Work (15 points)
 - v. Proposal Packet Completeness (6 points)
 - 1. Navajo Nation Debarment (1 points)
 - 2. W-9 Form 2018 (1 points)
 - 3. Certification (1 points)

4. Business License (1 points)

5. Navajo Nation Business License Attached (5)

vi. Cost (separate sealed envelope). (20 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 Navajo Sales Tax and The Tuba City Chapter Sales Tax. All work performed in Tuba City within the territorial jurisdiction of the Navajo Nation is subject to the 6% sales tax of the Tuba City Local Government. To'nanees'dizi Local Government Tax Code Sales Tax Regulations Section 1-105

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

10. TERM

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

11. COMPLIANCE WITH LAWS AND REGULATIONS

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

12. PERIOD OF PERFORMANCE

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

13. TECHNICAL DIRECTION

The Navajo Nation TCDOC (Juvenile) point of contact is Sammy Manymules, Building Maintenance Supervisor for the Tuba City Department of Corrections for inquiries related to specifications for the HVAC system, and other matters, etc. Jennifer Babbitt, Corrections Lieutenant email address: jbabbitt@navajo.nsn.gov or Sammy Manymules, Building Maintenance Supervisor email address: sammy.manymules@navajo-nsn.gov.

14. PAYMENT AND SUBMISSION OF INVOICES

The Navajo Nation Professional Service Contract will describe this section.

15. RIGHTS

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

16. AGREEMENTS TERMS AND CONDITINS

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

17. OTHER