



**NAVAJO NATION DIVISION OF
COMMUNITY DEVELOPMENT**

REQUEST FOR PROPOSAL

NO. CPMD 2026-MRC-52

PROJECT: Baahaali Rodeo Grounds Renovation

BID REFERENCE #26-04-4093SB

DATE: 03/06/2026

CONSTRUCTION SERVICES

PROJECT NAME: Baahaali Rodeo Grounds Renovation

BID# 26-04-4093SB

REQUEST FOR PROPOSALS

OVERVIEW ON REQUEST FOR PROPOSAL

The Navajo Nation Division of Community Development (DCD), Capital Projects Management Department (CPMD) on behalf of the **Baahaali Chapter** in **Baahaali NM**, invites qualified contractors to submit proposals for the “**Baahaali Rodeo Grounds Renovation.**” This Request for Proposals (RFP) accounts for a preliminary evaluation of the offeror(s) qualifications, proposed scope of work, site knowledge, and project timeline. The Navajo Nation reserves the right not to award a contract under this RFP and may issue a new RFP for the same services at its discretion.

PROPOSAL DOCUMENTS

Proposal Documents include the Request for Proposals, the Proposal Form, other proposing and contract forms including any addenda issued prior to receipt of proposals. The Contract Documents proposed for the Work consists of the Owner-Contractor Agreement, the Conditions of the Contract (General Supplementary and other conditions), the Scope of Work and all Addenda issued prior to and all Modifications issued after execution of the Contract.

SECURING DOCUMENTS

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

EXAMINATION MANDATORY

A MANDATORY site visit with the Baahaali Chapter House is A MUST for all Contractors submitting a proposal. To schedule a visit, contact **CSC- Gloria Skeets** at **(505) 778-5792**. Participation in the site visit is a critical part of the proposal evaluation criteria. **Proposals will not be accepted without a signed Site Visit Acknowledgment Form.**

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

SCHEDULE OF RFP ACTIVITIES

- | | |
|------------------------------------|----------------|
| • Advertisement Date | April 09, 2026 |
| • Deadline to Submit RFP Questions | April 22, 2026 |
| • Deadline for RFP Submittal | April 23, 2026 |
| • Proposal Opening Evaluations | April 24, 2026 |

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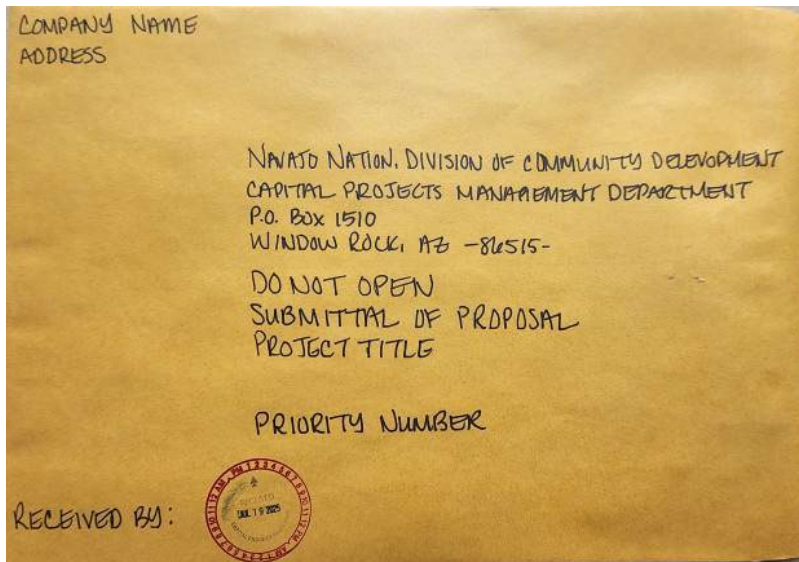
This Request for Proposals (RFP) is issued by the Capital Projects Management Department (CPMD) on behalf of the **Baahaali Chapter House**, in accordance with Navajo Nation laws and regulations. CPMD is the sole entity authorized to reproduce or distribute this RFP. By participating, the Offeror agrees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

DEADLINE TO SUBMIT QUESTIONS

All questions regarding this RFP must be submitted in writing to the Project Manager no later than **5:00 PM (local time in Window Rock, AZ) on APRIL 22, 2026**. Written responses to all submitted questions, along with any RFP amendments, will be issued in writing to all parties who have submitted a completed Acknowledgement of Receipt Form.

SUBMISSION OF PROPOSALS

All Offeror submittals must be received no later than **4:00 PM (MST) on APRIL 23, 2026** for review and evaluation. Submittals received after this deadline will not be accepted or considered. Submittals must be addressed and delivered to the Navajo Nation Division of Community Development (DCD), Capital Projects Management Department (CPMD), P.O. Box 1510, Window Rock, AZ 86515 if USPS Mail, U.P.S., or FEDEX are preferred methods of delivery, if not hand delivered, to 2296 Window Rock Blvd, NN Admin Bldg. #2, 2nd Floor South, Window Rock, AZ 86515.



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

OPENING OF PROPOSALS

All eligible Proposals shall be opened at the Navajo Nation CPMD Conference room on **APRIL 24, 2026**. All eligible proposals shall be opened in accordance with the proposal opening procedures of the Navajo Business Opportunity Act (“NBOA”) at 5 N.N.C. §205 C, and a staff

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member of the Navajo Nation Business Regulatory Department and the Navajo Nation Office of Controller shall be in attendance at the opening of proposals.

SELECTION COMMITTEE & EVALUATION

A Selection Committee of at least two persons shall be established for this Procurement, with at least one person from CPMD, and one person from the Chapter. The Selection Committee shall perform the review, evaluation, and ranking of all eligible Proposals, and shall determine which Proposals are Responsive and which are Non-Responsive; a Responsive determination by the Selection Committee alone shall not guarantee a Contract Award, rather, the ultimate determination of eligibility for a Contract Award and ultimate selection of 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 most responsive Proposer.

STANDARD CONTRACT

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

AMENDED SUBMITTALS

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

OFFEROR'S RIGHT TO WITHDRAW PROPOSAL

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

PROJECT MANAGER CONTACT

Mark Crawford , Project Manager Capital Projects Management Department Division of Community Development PO BOX 1510 Window Rock, AZ 86515 Email: mcrawford@nndcd.org Phone: 928/357/6856	Frankie L Cereceres , Project Manager Capital Projects Management Department Division of Community Development PO BOX 1510 Window Rock, AZ 86515 Email: FCereceres@nndcd.org Phone: 928/357/6862
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INQUIRIES, ADDENDA

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

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

SUBSTITUTIONS OF MATERIALS:

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

COST INCURRED

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

BID GUARANTEE

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

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

PROPOSALS

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

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

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

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thereafter.

Navajo Nation Business Regulatory Source List- Latest Edition. Provide Navajo Nation Business Regulatory priority number assigned to the firm on OUTSIDE of the envelope.

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

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

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

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

RANKING SHEET FOR GENERAL CONTRACTORS

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

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

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

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

WAIVER OR LIENS

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

COMPLIANCE WITH LAWS AND REGULATIONS

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

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

CONTRACTOR'S LICENSE

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

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

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ACCESS TO RECORDS

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

RIGHT TO WAIVE MINOR IRREGULARITIES

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

TERMINATION

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

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

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

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

INDEMNIFICATION

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

INSURANCE REQUIREMENTS

Insurance – The Offeror shall be required to procure and maintain, during the life of the Contract, adequate insurance coverage as recommended and verified by the Navajo Nation Risk Management Program (RMP).

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Such insurance shall be verified by a Certificate of Insurance prior to the execution of the Contract and shall name the Navajo Nation as an additional insured. The Offeror must include a provision for a two-day written notification to the CPMD Project Manager if a policy has been materially changed or canceled. At the time of award, the selected Contractor or “offeror” shall furnish one copy each of Certificates of Insurance required for each copy of the Agreement, which shall specifically set forth evidence of all coverage required once determined by the RFP, naming the Navajo Nation as an Insured.

1. The Navajo Nation should require the following minimum insurance requirements:
 - a. Commercial General Liability coverage, ISO CG 0001 Form or equivalent with minimum limits of \$1,000,000 per occurrence, \$2,000,000 aggregate;
 - b. Auto Liability minimum limit of \$1,000,000 per accident and should include non-owned autos;
 - c. Workers’ Compensation coverage with statutory benefits and Employers Liability coverage with minimum limits of \$1,000,000/\$1,000,000/\$1,000,000.
 - d. **The Navajo Nation shall be named as additional insured for general and auto liability coverages only.**

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

CONFIDENTIALITY

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

PERFORMANCE AND LABOR BONDS

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

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

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

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RIGHT TO REFUSE CONTRACT

The Navajo Nation reserves it's 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/MFC; there has been a revision (whether increase or decrease) of the Budget or the Maximum Feasible Cost that was originally established for this Project by CPMD prior to the initiation of the Procurement process for this Contract; in which case additional procedures under Section XIII (A) if the Navajo Nation Procurement Rules and Regulations shall be required and a Contract shall not be executed until the completion of such procedures: or
- 6.) Protest filed; a protest has been timely filed in accordance with 12 N.N.C. §360(A), unless a written determination has been made to proceed with a Contract Award pursuant to 12 N.N.C. §360(F); or
- 7.) Navajo Nations interest; the Navajo Nation Attorney General, or his/her designee, determines in writing that refusal to enter into this Contract is in the best interest of the Navajo Nation.

SCOPE OF WORK IS ON THE NEXT PAGE

SCOPE OF WORK

Baahaali Rodeo Grounds Renovation
By Mark Crawford, CPMD and Frankie L Cereceres, CPMD
Navajo Nation Capital Projects Management Department
Field-verify all equipment prior to ordering and installation

PROJECT DETAILS

- Project Location: Baahaali Rodeo Grounds, Baahaali, NM.
- 35.393772, -108.650319 = Google Map Coordinates
- Rodeo Grounds Renovation: CPMD met with the Baahaali Chapter to plan the project, draft a Scope of Work, and identify the necessary equipment for this project.

1.GENERAL REQUIREMENTS

The Contractor shall furnish all labor, materials, and equipment necessary to construct a Rodeo Sky Box above Rodeo Bucking Chutes. Materials should include Structural Steel, Welding, Framing, ETC.

Rodeo Skybox / Press Box Demolition – BASE BID

2. PRE-DEMOLITION REQUIREMENTS

2.1 Engineering & Environmental Assessment

- Conduct a structural evaluation by a qualified competent person to identify potential collapse hazards and establish demolition sequencing.
- Perform an environmental assessment to identify hazardous materials.

2.2 Site Protection & Safety Controls

- Install temporary perimeter fencing and barricades to restrict access to the work area.
- Post appropriate warning signage around the demolition zone.
- Provide overhead protection (minimum 8-foot-high safety canopies or sidewalk sheds) at all arena access points beneath the work area.
- Coordinate with owner to maintain safe arena operations, if applicable.

3. SELECTIVE DEMOLITION & SALVAGE

3.1 Asset Recovery

- Carefully remove, protect, and store designated items identified by the Owner, which may include:
 - Arena signage
 - Reusable components
 - Memorabilia or structural elements for reuse

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4. STRUCTURAL DEMOLITION OPERATIONS

4.1 Demolition Methodology

- Perform demolition using controlled mechanical methods such as:
 - Crane-assisted dismantling
 - High-reach excavators
- Section the structure into manageable components and lower materials safely to the ground.

4.2 Demolition Sequence

- Execute demolition in a top-down sequence:
 1. Roof systems
 2. Exterior and interior walls
 3. Floor systems
 4. Structural supports and columns

4.3 Arena & Facility Protection

- Saw-cut clean separation lines where the skybox connects to existing structures.
- Protect adjacent grandstands, fencing, and arena surfaces from damage.
- Prevent uncontrolled falling debris through controlled dismantling practices.

5. DEBRIS MANAGEMENT & DISPOSAL

5.1 Material Handling

- Utilize enclosed debris chutes with controlled discharge gates for safe material transfer.
- Do not allow debris accumulation that may create hazards.

5.2 Transportation & Disposal

- Remove all demolition debris from the site promptly.
- Transport and dispose of materials at approved, licensed disposal facilities.
- Prioritize recycling of materials such as:
 - Structural steel
 - Aluminum components

6. SITE RESTORATION

6.1 Backfill & Grading

- Backfill all excavations, voids, and foundation areas with clean, compacted fill material (soil or gravel).
- Grade the site to match existing arena elevations and drainage patterns.

6.2 Final Cleanup

- Perform a comprehensive site cleanup, including removal of:
 - Debris
 - Dust and loose materials
- Conduct a final walkthrough inspection with the Owner to verify completion and site safety.

7. SAFETY & QUALITY CONTROL

7.1 Safety Requirements

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- Comply with all applicable OSHA, Tribal, State, and Federal safety regulations.
- Require all personnel to wear appropriate PPE, including:
 - Hard hats
 - Safety glasses
 - Steel-toed boots
 - High-visibility vests
- Implement Personal Fall Arrest Systems (PFAS) for all elevated work activities.
- Conduct daily safety meetings (toolbox talks) prior to work activities.

7.2 Quality Control

- Ensure all demolition activities are performed in a controlled and professional manner.
- Maintain continuous supervision by a qualified site supervisor.
- Coordinate inspections as required by the Owner or governing agencies.

8. PROJECT COORDINATION

- Coordinate all work with the Owner and designated representatives.
- Maintain clear communication regarding:
 - Work schedule
 - Safety concerns
 - Site access and logistics

9. COMPLETION REQUIREMENTS

- Deliver a safe, cleared, and properly graded site ready for future construction or public use.
- Submit all required documentation, including:
 - Disposal records
 - Recycling documentation
 - Final inspection approvals

10. APPLICABLE STANDARDS

All work shall comply with:

- OSHA Regulations
- Applicable Tribal Codes and Requirements
- State and Federal Environmental Regulations
- Industry standards for controlled demolition practices

BASE BID

➤ Floor Layout Design at end of SOW

Elevated Rodeo Skybox (16' x 8') with Viewing Deck and Stair Access (8' x 10')

1. PROJECT OVERVIEW

The structure shall consist of a heavy-duty steel support system with an elevated finished floor height of ten feet (10'-0") above grade and an enclosed framed building shell measuring approximately twenty-six feet (26') by eight feet (8') with an eight-foot (8'-0") wall height. All work shall comply with applicable building codes, OSHA requirements, and industry standards.

2. STRUCTURAL FOUNDATION & ELEVATED SUBSTRUCTURE

2.1 Vertical Support Columns

- Each Column must be set with concrete base of 12" with rebar support in concrete.
- Install six (6) primary structural columns using **8" to 12" square or round steel tubing**.
- Columns shall be engineered and sized to support all imposed loads.
- Finished elevation shall position the bottom of the main floor beam system at **10'-0" above finished grade**.

2.2 Main Floor Beam System

- Fabricate a rigid structural frame using **8" to 12" steel tubing/ I-Beams, etc.**
- Fully weld beams to vertical columns to create a **moment-frame platform**.
- Ensure all welds meet AWS standards.
- OR Constructed of Wood Framing Members

2.3 Floor Joist System

- Install **4" or 6" C-channel joists at 16 inches on center (O.C.)**.
- Joists shall be continuously welded or mechanically fastened to the main frame.

2.4 Subfloor System

Provide one of the following:

- **Option A:** 11-gauge diamond plate steel, puddle-welded
- **Option B:** 1-1/8" marine-grade plywood, fastened with TEK screws

3. BUILDING SHELL & FRAMING

3.1 Wall Framing

- Install **14-gauge galvanized steel studs (3-5/8" or 6") at 16" O.C.**
- Frame all openings to accommodate doors and glazing systems.
- Red iron 4" square tubing for wall framing
- C-channel for interior supports.
- OR

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- 2"x4" or 2"x6" WOOD framing member
- Framing must be 16" O.C.
- 2"x8" + for Roofing Rafters members.
- OSB sheathing with exterior covering.

3.2 Wall Height

- Provide standard wall height of **8'-0"** from finished floor to top plate.

3.3 Roof System

- Install a **single-slope (shed-style) roof system**.
- Slope roof from the **front (16' viewing side) toward the rear**.
- Minimum slope shall be **1:12** for proper drainage.

3.4 Exterior Covering

- Install **26-gauge metal siding (R-Panel or PBR-Panel)** on all exterior walls.
- Install matching **metal roofing panels**.
- All fasteners shall be weather-sealed and corrosion-resistant.

4. OPENINGS & ACCESS

4.1 Viewing Window System

- Provide a continuous opening approximately **14 feet wide** along the 16' arena-facing wall.
- Provide a sill height of approximately **34 inches** for seated viewing.
- Exterior Storm Shutter window covering to close window opening during non-operation.
- Shutters must be able to be open from inside of sky box during operation of sky box.
- Shutters must have interior locking mechanism to lock window opening during off season.

4.2 Entry Door

- Install (1-2) **36" x 80" insulated steel commercial door**. (Depending on design)
- Include:
 - Commercial-grade lever lockset
 - Heavy-duty door closer
 - Weather stripping and threshold

4.3 Stair System & Landing (36" x 8') Front Entry

- Fabricate and install a **steel access staircase** to the elevated platform.
- Stair system shall comply with **IBC and OSHA requirements**, including:
 - Minimum width: **36 inches**
 - Riser height: per applicable code (typically 7"-9.5")
- Provide a landing at the entry door:
 - Minimum **36 inches deep** in direction of travel
- Install handrails and guardrails as required by code.
- Steps must be constructed from metal.

5. INTERIOR FIT-OUT & SYSTEMS

5.1 Interior Wall Finish

- Provide one of the following finishes:

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- Pre-finished metal liner panels
- Plywood or OSB finish with paint

5.2 Flooring

- Install slip-resistant finish:
 - Painted on Garage flooring with flakes to provide anti-slip resistant.

6. CORROSION PROTECTION & FINISHES

6.1 Structural Steel Coating

- All structural steel members shall be:
 - Coated with rust-inhibitive epoxy primer
 - Finished with high-durability paint

7. ELECTRICAL SYSTEM – 100 AMP SUB PANEL & GENERATOR CONNECTION

7.1 General Requirements

The Contractor shall furnish all labor, materials, equipment, and supervision necessary to install a complete electrical system for the elevated rodeo skybox. All work shall be performed in accordance with the **National Electrical Code (NEC)**, applicable state and local codes, and industry standards.

7.2 100-Amp Sub Panel Installation

1. Provide and install one (1) **100-amp, 240-volt electrical sub panel** within the skybox structure.
2. Panel shall be securely mounted, properly grounded, and installed in a readily accessible location.
3. Panel shall include appropriately sized breakers to accommodate lighting and receptacle circuits.
4. Provide proper labeling of all circuits within the panel for identification and maintenance purposes.

7.3 Generator Power Connection (RV Hookup)

1. Provide and install one (1) **RV-style power inlet connection** designed to receive power from a portable generator capable of supplying **240V service**.
2. Connection shall be rated for outdoor use and constructed as a **weatherproof/waterproof system** with a protective enclosure (in-use cover).
3. Provide and install heavy-duty wiring from the RV inlet to the sub panel, sized appropriately for 100-amp service.
4. Ensure proper bonding, grounding, and safe connection configuration to prevent backfeed hazards.
5. System shall be configured for safe, temporary generator operation and ease of connection/disconnection.

7.4 Interior Lighting Installation

1. Provide and install two (2) **LED ceiling-mounted light fixtures** within the skybox.
2. Fixtures shall be energy-efficient, commercial-grade, and provide adequate illumination for interior use.

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3. Lights shall be controlled by wall-mounted switches located near the main entry door.

7.5 GFCI Receptacles Installation

1. Provide and install six (6) **GFCI-protected electrical outlets** within the skybox interior.
2. Outlets shall be evenly distributed to provide functional access throughout the space.
3. All receptacles shall meet NEC requirements for GFCI protection and be installed in approved electrical boxes with cover plates.

7.6 Wiring & Conduit

1. All wiring shall be installed in approved conduit (EMT or equivalent) where exposed.
2. Concealed wiring shall be properly secured and protected within wall and ceiling assemblies.
3. All conductors shall be sized according to load requirements and NEC standards.

7.7 Grounding & Bonding

1. Provide a complete grounding and bonding system for the sub panel and all electrical components.
2. Grounding shall comply with NEC requirements to ensure system safety and performance.

7.8 Testing & Commissioning

1. Contractor shall test all electrical components upon completion to ensure proper operation.
2. Verify functionality of lighting, receptacles, and generator connection system.
3. Correct any deficiencies prior to final acceptance.

7.9 Workmanship

1. All installations shall be neat, plumb, and professionally executed.
2. All penetrations shall be sealed and weather-tight.
3. Contractor shall coordinate with other trades to ensure proper integration with the structure.

ALTERNATIVE BID

➤ Floor Layout Design at end of SOW

Expanded Rodeo Skybox (16'x 8') with (2) Dual Viewing Deck Configuration and Stair Access

The Contractor shall provide pricing for an expanded configuration that includes additional viewing capacity.

Scope Modifications from Base Bid:

The Alternative Bid shall include **all items in the Base Bid**, plus the following enhancements:

1. ADDITIONAL VIEWING DECK

- Provide **second elevated viewing deck**
- Size: **8' x 8'**
- Structurally integrated with main platform
- Constructed with same materials and standards as primary deck

2. EXPANDED PLATFORM STRUCTURE

- Modify structural framing to support:
 - Increased live load
 - Additional deck area
- Additional columns and/or bracing may be required

3. STAIR & ACCESS ADJUSTMENTS

- Reconfigure stair system as needed to safely access:
 - Primary skybox
 - Viewing decks
- Maintain full code compliance

4. GUARDRAILS & SAFETY

- Install guardrails on **all exposed deck edges**
- Ensure OSHA/IBC compliance for elevated structures

5. COST DIFFERENTIATION

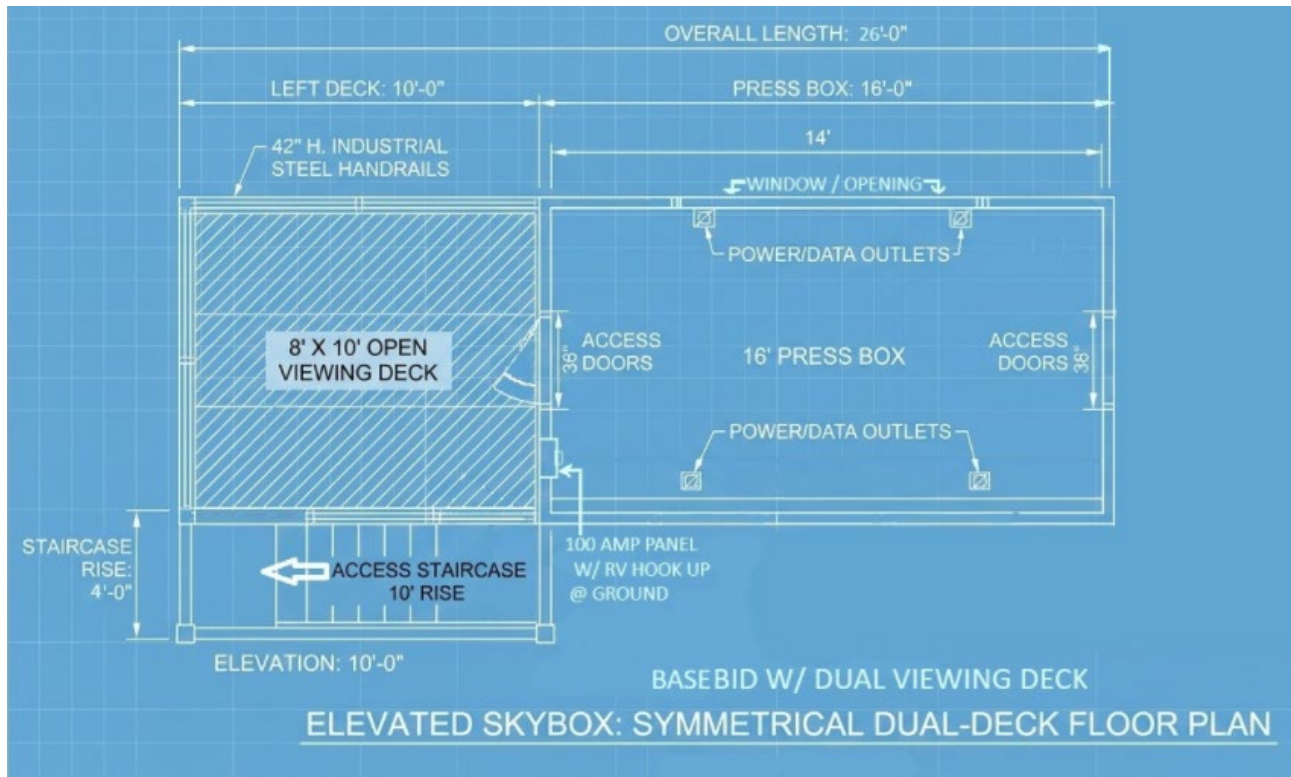
The Alternative Bid shall be provided as:

- **Additive Cost to Base Bid**
- Clearly itemized to show value of expanded scope

BASE BID

➤ **Floor Layout Design at end of SOW**

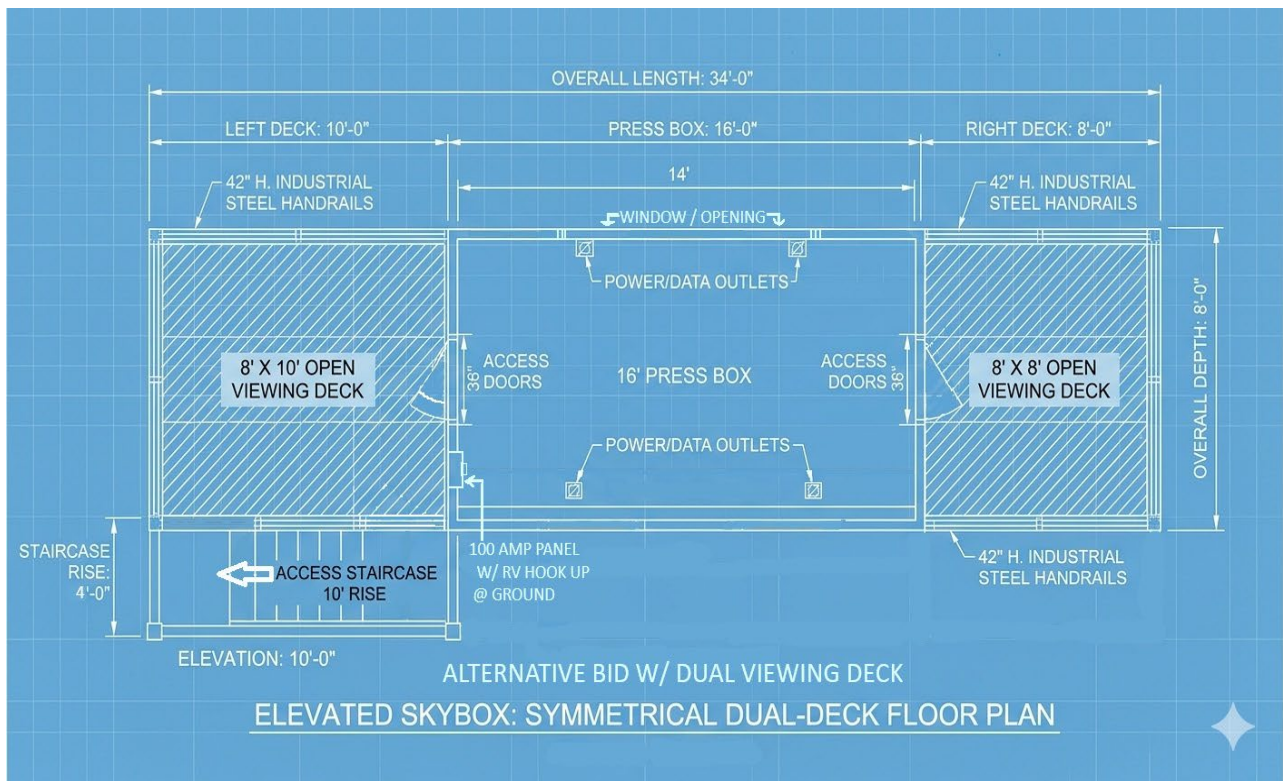
Elevated Rodeo Skybox (16' x 8') with (1) Viewing Deck (8' x 10') and Stair Access



ALTERNATIVE BID

➤ Floor Layout Design at end of SOW

Expanded Rodeo Skybox (16'x 8') with (2) Dual Viewing Deck Configuration and Stair Access



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SUBMITTAL REQUIREMENTS/EVALUATION

1. GUIDELINES

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

2. MANDATORY SUBMITTAL REQUIREMENTS

- Site Visit Acknowledgement Form A signed and dated by the Contractor and Chapter
- Proof of General Contracting / Contracting Licensing / Business Priority Number
- List of Sub-Contractors
- Navajo Nation Certificate of Debarment and Suspension
- Current IRS W-9, completed and executed
- **For proposals exceeding \$50,000, a Bid Security equal to 10% of the total proposal amount is required.**
- Navajo Nation Affidavit of Responsibility for Sub-Contractors
- Cost Proposal / Break down in a separate Sealed Envelope labeled: **BAAHAALI RODEO GROUND RENOVATION / Date / Company Name**

ATTACHMENT SUMMARY

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

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ATTACHMENT A

Site Visit Acknowledge Form

PROJECT NAME: BAAHAALI RODEO GROUNDS RENO

BID REFERENCE #26-04-4093SB

Project Title: Baahaali Rodeo Grounds Renovation

Project Location: Baahaali, NM

Chapter/Community: Baahaali Chapter House

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

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

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

Organization: _____

Date: ____ / ____ / ____

Signature: _____

Chapter's Signature: _____

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ATTACHMENT B

COST PROPOSAL FORM

TO : THE NAVAJO NATION
Herein after called "OWNER"

The undersigned, having examined the proposed Contractor Documents titled:

PROJECT NAME: BAAHAALI RODEO GROUNDS RENOVATION
BID NUMBER: #26-04-4093SB

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

BASE PROPOSAL: _____
_____ (\$_____).

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

Alternate Proposal: _____
_____ (\$_____).

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

Proposers acknowledge receipt of the following Addendum(s):

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

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

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

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

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

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

SIGN HERE: _____

SIGNATURE OF PROPOSER: _____

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

BUSINESS ADDRESS: _____

TELEPHONE NUMBER: _____

DATE OF PROPOSAL: _____

PROJECT NAME: Baahaali Rodeo Grounds Renovation

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ATTACHMENT D

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

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

Form sections 1-7: 1 Name of entity/individual, 2 Business name, 3a Tax classification, 3b Foreign partners, 4 Exemptions, 5 Address, 6 City, state, and ZIP code, 7 List account number(s).

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.

Social security number and Employer identification number input fields.

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.

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 section with fields for Signature of U.S. person and 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

PROJECT NAME: Baahaali Rodeo Grounds Renovation

BID# 26-04-4093SB

ATTACHMENT E

NAVAJO NATION CERTIFICATION

Responsibility for Subcontractors

Consultant/Project Name

Work Location

In accordance with Navajo Business Opportunity Act, 5 N.N.C. §§ 201-15, Applicant, in either its present form or in any other identifiable capacity, certifies and acknowledges the following:

1. Applicant has submitted/is submitting an Offer to the Navajo Nation for the above-named Project;
2. the signatory below is authorized to represent the Applicant for purposes of the declarations set forth herein, and that all such declarations are made on behalf of said Applicant and all of its owners, partners, officers, members, employees, officials, agents, or parties-in-interest;
3. as of the date of signature below, said Applicant intends to use the subcontractors listed on the attached document, titled "Exhibit 1", for the above-named Consultant/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 they 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; and
8. Applicant shall assume all legal responsibility for the work of all subcontractors on the Consultant/Project, including performing all subcontractors' duties as necessary or replacing any subcontractors as necessary in keeping with Navajo Nation laws, in order to guarantee Applicant is submitting an offer that is genuine and not collusive or a sham to the Navajo Nation.

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

