

**THE NAVAJO NATION
FACILITIES MAINTENANCE DEPARTMENT
REQUEST FOR PROPOSALS (RFP)**

**RE-BID RFP #24-05-3343SB
FMD ROOFING REPLACEMENTS 2024
NAVAJO NATION
DUE: June 07, 2024 4:00 P.M.**

The Navajo Nation Facilities Maintenance Department (here after referred to as FMD) invites interested companies to submit proposals for the Navajo Nation Roof Replacement Project. This service shall entail complete roof replacement to include warranty, panels, eave trims, gable trims, ridge trims, transitions-roof jacks, wood/metal screws, top/bottom closure, mastics, seals, roofing material type and roofing felt with replacement of all damaged roof membranes listed in the attached Appendix "A". Thermoplastic polyolefin (TPO) roofing system will require total replacement, damaged decking, relocation of drainage to feasible locations, installing and replacing decking fasteners This contract shall begin August 5, 2024, through January 31, 2025 for a period of six (6) calendar months.

The intent of this request for proposal is to replaced aged roofing infrastructure and prevent water intrusion due to dilapidated roofing materials of all facilities listed under Appendix "A" and obtain individual roofing replacement cost, including bid alternates to determine availability funds for award.

**REQUEST FOR PROPOSALS
DUE: JUNE 28, 2024, 4:00 PM**

The FMD is accepting proposals from qualified roofing companies of replacing of roofing material on the Navajo Nation. The award of the contract shall be determined by the FMD.

Responses to this RFP shall be submitted to the Navajo Nation Facilities Maintenance Department, 3 copies each, at the date and time noted above. All proposals must be clearly marked are **RE-BID RFP#24-05-3343SB – ROOFING REPLACEMENT 2024**. No oral, telephonic, emailed, or faxed responses shall be considered. No oral, telephonic, emailed, or faxed corrections, deletions, or additions to any response shall be accepted. The FMD reserves the right to reject any or all responses, and to waive any or all formalities in connection with this request. Any responses received after the above scheduled due date and time shall not be accepted or considered.

1. AVAILABILITY OF FUNDS

Any subsequent contract award associated with this RFP is contingent upon the availability of funds to the FMD for this project. If funds are not available, any agreement resulting from this RFP shall become void and of no force and effect. FMD reserves the right to negotiate the overall contract price based on the availability of funds. Bid Alternates will be in effect and clearly noted on the attached Appendix A.

2. AGREEMENT

The FMD, upon mutually agreed to and acceptable terms and conditions with the successful responder/consultant, shall enter into a formal agreement for a mutually agreed to fee and period of time. The FMD reserves the right, subject to mutual agreement with the successful responder/consultant, to extend the terms of this agreement, at the proposed rate, for a mutually agreed upon period of time.

3. CANCELLATION OF AGREEMENT

The FMD reserves the right to cancel any contract/agreement, in whole or part, at any time, within thirty (30) calendar days prior written notice to the consultant, should any of the following conditions exist:

- Funds are not appropriated by the FMD for continuance of this agreement.
- The FMD, through changes in its requirements, method of operation, or program operation no longer has a need for the service.

4. INSURANCE REQUIREMENTS

The selected entity, upon receiving authorization to proceed, shall be required to deliver an insurance certificate in amounts, companies, and terms acceptable to the FMD.

The entity selected shall provide evidence of insurance coverage from a company or companies with an A.M. Best rating of A- (VII) or better. Such insurance will protect and indemnify the FMD from claims which may arise out of or result from any obligation under this agreement, whether such obligations are the Contractor's or those of a subcontractor or any person or entity directly or indirectly employed by said Contractor. Minimum coverage is as follows:

1. Workers Compensation: Consultant shall provide workers compensation and employer's liability insurance that complies with the regulations of the Navajo Nation with limits no less than \$100,000 each accident by bodily injury; \$100,000 each accident by disease and a policy limit of \$500,000.
2. Commercial General Liability Insurance: Consultant shall provide commercial general liability insurance policy that includes products, operations and completed operations (with no exclusion for sexual abuse or molestation). Limits should be at least: Bodily injury & property damage with an occurrence limit of \$1,000,000; Personal & advertising injury limit of \$1,000,000 per occurrence; General aggregate limit of \$2,000,000 (other than products and completed operations); Products and completed operations aggregate limit of \$2,000,000. The policy shall name the FMD as an additional insured. Such coverage will be provided on an occurrence basis and will be

primary and shall not contribute in any way to any insurance or self-insured retention carried by the FMD. Such coverage shall contain a broad form contractual liability endorsement or similar wording within the policy form.

3. Commercial Automobile Insurance: Consultant shall provide commercial automobile insurance for any owned autos (symbol 1 or equivalent) in the amount of \$1,000,000 each accident covering bodily injury and property damage on a combined single limit basis. Such coverage shall also include hired and non-owned automobile coverage.
4. Include a statement that no conflicts of interest exist in the provision of the services.

Umbrella Liability Insurance: Consultant shall provide an umbrella liability policy in excess (without restriction or limitation) of those limits described in items (A) through (C). Such policy shall contain limits of liability in the amount of \$1,000,000 each occurrence and \$1,000,000 in the aggregate which may be amended during the term of the contract if deemed reasonable and customary by the FMD at the sole cost and expense of the Contractor. As to the insurance required, the insurer(s) and/or their authorized agents shall provide the FMD with certificates of insurance prior to execution of the agreement by the FMD, describing the coverage.

5. AWARDING THE SERVICES

The services shall be awarded to the consultant whose qualifications are deemed to best provide the services desired, taking into account the requirements, terms and conditions contained in the request for proposals and the criteria for evaluating proposals.

6. SUBMISSION OF QUESTIONS

Questions relating to this request for proposals must be submitted in writing to the following (faxed or emailed questions are acceptable):

Navajo Nation Facilities Maintenance Department
Post Office Box 528
Fort Defiance, Arizona 86504
Attn.: Marcus C. Tulley
Fax: 928-729-4258
Email: marcustulley@navajo-nsn.gov

To ensure consistent interpretation of certain items, answers to questions the FMD deems to be in the interest of all will be made available to all other respondents.

7. PROPOSAL SUBMISSION

Three (3) complete sets of the proposals along with a sample of your work are to be submitted to the FMD no later than June 28, 2024, at 4:00 PM, clearly labeled as follows: **RE-BID RFP#24-05-3343SB-ROOFING REPLACEMENT 2024** and shall be addressed and mailed or hand delivered to:

8. ATTACHMENTS

Appendix A provides a list of facilities selected for roofing replacements. Please ensure that individual bid proposals are noted for each select sites. FMD will select the most feasible sites and cost based on available funds.

9. SCOPE OF SERVICES

a. Scope Inclusions:

- Purchase of necessary materials including panels, trims, screws, mastics, seals, TPO roofing material and roofing felt.
- Labor costs and timeframes, including overhead costs covering all applicable licensures and tax requirements.

b. Roofing Work:

- Remove existing roofing material and replace dilapidated material and place with new metal pro panel roofing system and TPO material where applicable.
- Disposal of all aged materials at an approved dump site.
- Metal panel are to be a minimum 26-gauge commercial metal pro panel roofing system. TPO membrane requirement is 80-mil thickness.
- Replacement of damaged roof membrane as necessary.

c. TPO Roofing Systems:

- Removal of existing TPO membrane.
- Inspection of decking, slope, fasteners, drainage, and penetrations.
- Installation of new materials after inspection.

d. Asphaltic Roofing System Conversion:

- Changing existing asphaltic roofing systems to metal roofing systems.

e. Warranty:

- Contractor to provide a one-year labor warranty.
- Manufacturer's material warranty to be included as guaranteed.

f. Debris Disposal:

- Proper disposal of all debris resulting from construction to an appropriate landfill.

This scope outlines the comprehensive requirements for the metal pro panel roof replacement services, ensuring quality and adherence to standards throughout the process. The Contractor shall perform a thorough inspection during every roof service. Following each scheduled roof service, the Contractor must submit a written report to the Navajo Nation Facilities Maintenance Department on all service completed. All roofing work shall bear a minimum 20-year factor warranty with each installation.

All construction debris shall be the responsibility of the individual contractor to dispose of and all cost shall be incurred by the contractor that are not directly specified or outlined in the scope of work. Each scope of work shall include all applicable Navajo Nation taxes.

Complaints and service requirements, including recall work required between scheduled services visits, must be handled within 24 hours after notification and will be at no additional cost to the Navajo Nation.

10. QUALIFICATION REQUIREMENTS AND FORMAT

The following material is to be included in all responses and received by the date and time noted above in order for any entity to be considered:

- a. Title Page showing that the proposal submitted is for: RE-BID RFP#24-05-3343SB – ROOFING REPLACEMENT 2024.
- b. The entity name, contact person information and date of response.
- c. Table of Contents
- d. Information described in the following:

Technical Proposal Section

Section I: Company Profile

This section should state the size of the entity, the type of entity, the entity's background, and the location and/or office from which the work on this project shall be performed.

Section II: Experience

The response should include details of experience with facility roofing repairs and replacement for educational and government facilities. In addition, interested entities must have at least ten years minimum experience performing roofing and maintenance services.

Section III: References

Include a list of references and contact information in the response. This list should include past and present clients as outlined in Experience above, including names and telephone numbers of contact people.

Section IV: Specific Approach, Sample Reports and Management Plan

Provide details regarding your approach to completing all roofing repairs and services for all listed facilities in this RFP. Include a management plan with qualifications of the staff you propose for this project along with resumes of the key personnel who would be assigned to this project as well as any consultants, engineers, etc. to be used.

Section V: Budget & Cost Breakdown Information

Include a detailed cost proposal as follows broken down by each project with a grand overall total for each of the following areas:

Price per square footage

Cost of Materials

Navajo Nation Tax 6% (*All Navajo Nation*)

Navajo Nation Tax 7% (*Kayenta, AZ region*)

Total Cost

Section VI: Additional Information

Include in this section any additional information you wish to provide to the FMD relevant to the analysis.

Please be advised that the person(s) signing a formal response must be authorized by your organization to contractually bind the entity with regard to prices and related contractual obligations for the delivery terms.

Company Name

Authorized Signature

Title

Printed Name

Phone, Fax, Email, Website Address

Section VII: Required Documents (MUST DOCUMENTS)

1. Employee Certification and Degrees
 - Field Related Degrees and/or Certifications
 - State Contractors Licensure or Certification
 - Safety Certification
2. Comprehensive Scope of Work
3. Navajo Business Opportunity Act Statement

4. Statement on Navajo Nation Tax Compliance
5. Certificate of Non-Debarment
6. Certification of Non-Collusion
7. Certification of Good Standing from State Licensing Office
8. Certificate of Insurance (Must meet Navajo Nation Requirements)
9. Federal IRS W-9 Form (updated version March 2024)
10. SDS Information for all chemical intending to use
11. One Copy of Comprehensive Safety Plan (Company Safety procedures, etc)
12. Navajo Nation Tax Breakdowns (*See Section V. Budget & Cost Breakdown Information*)

11. INTERVIEW AND SELECTION PROCESS

The FMD shall select the successful respondent to provide the requested services. Respondents submitting the most responsive proposals may be invited to an interview with the FMD. During that process those entities shall be requested to present all costs and rates associated with their proposed consulting services.

Should the FMD elect to purchase the consultant services detailed in this request it will then enter into a contract/agreement with the most responsible respondent whose proposal is determined to be in the best interest of the FMD. Responses to this RFP will be reviewed against the criteria contained herein, and award of the contract/agreement shall be made in accordance with standard Navajo Nation purchasing procedures.

The FMD reserves the right to reject any or all responses or parts thereof for any reason, to negotiate changes to proposed terms and to waive minor inconsistencies with the RFP. The FMD further reserves the right to make a selection on the basis of an interview process, qualifications, experience in providing similar services elsewhere, overall responsiveness to the requirements of this RFP; and to negotiate an contract/agreement with the Consultant.

12. ANTICIPATED TIME-LINE - AMENDED

June 20, 2024	Issue RFP
June 28, 2024	4:00 P.M. Proposals due
July 02, 2024	9:00 A.M. Bid opening

Appendix A

- 1) **Window Rock, AZ** Department of Emergency Management **#2518** **1,440 sq.ft. (4/12 Pitch)**
 - a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
 - b) Install metal pro panel commercial grade roofing systems with minimum of 26-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
**Contractor shall be responsible for inspecting the roof slope for material being used. Other option maybe considered and approved prior to installation.
 - c) Removal of all debris to be disposed of.
 - d) Thorough inspection of roof installations.
 - e) **Bid Alternate 1. Provide separate cost to delete project from bid consideration.**

- 2) **Teec Nos Pos, NM** Food Distribution **#3914** **7,176 sq.ft. (4/12)**
 - a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
 - b) Install metal pro panel commercial grade roofing systems with minimum of 26-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
**Contractor shall be responsible for inspecting the roof slope for material being used. Other option maybe considered and approved prior to installation.
 - c) Removal of all debris to be disposed of.
 - d) Thorough inspection of roof installations.
 - e) **Bid Alternate 3. Provide separate cost to delete project from bid consideration.**

- 3) **Shiprock, NM** Headstart/AGRI/Comm. **#2483** **6,171 sq.ft (1/12 Pitch)**
 - a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
 - b) Install metal pro panel commercial grade roofing systems with minimum of 26-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
**Contractor shall be responsible for inspecting the roof slope for material being used. Other option maybe considered and approved prior to installation.
 - c) Install of building materials to create a 2/12 pitch.
 - d) Removal of all debris to be disposed of.
 - e) Thorough inspection of roof installations.
 - f) **Bid Alternate 2. Provide separate cost to delete project from bid consideration.**

- 4) **Crownpoint, NM** Food Distribution Warehouse **#2561** **450 sq.ft (3/12 Pitch)**
 - a) Removal of existing roof material and inspect the decking and replace of all aged or damaged material.
 - b) Install metal pro panel commercial grade roofing systems with minimum of 26-gauge metal, and eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws
**Contractor shall be responsible for inspecting the roof slope for material being used. Other option maybe considered and approved prior to installation.
 - c) Removal of all debris to be disposed of.
 - d) Thorough inspection of roof installations.
 - e) **Bid Alternate 3. Provide separate cost to delete project from bid consideration.**

- 5) **Dilkon, AZ** **Dilkon Dist. Courthouse** **#5537 16,137 sq.ft. TPO Roofing**
- a.) Remove existing TPO material and inspect the decking and drainage areas. Assess an alternative drainage method and location to address sand build up and drainage clogs. As a result of the changes in drainage methods, drainage flow will have to be redesign.
- b.) Install new base material and securely fasten before installing TPO membrane.
- c.) all penetrations shall be properly sealed and installed to avoid leaks. Including eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws **Contractor shall be responsible for inspecting the roof slope for material being used. Other option maybe considered and approved prior to installation.
- d.) Removal of all debris to be disposed of.
- e.) Thorough inspection of roof installations.
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- 6) **Tohajiilee, NM** **Tohajiilee Courthouse** **#3908 4,200 sq.ft. TPO Roof**
- a.) Remove existing TPO material and inspect the decking and drainage areas. Assess an alternative drainage method and location to address sand build up and drainage clogs. As a result of the changes in drainage methods, drainage flow will have to be redesign.
- b.) Install new base material and securely fasten before installing TPO membrane.
- c.) all penetrations shall be properly sealed and installed to avoid leaks. Including eave trims, ridge trims, roof jacks, mastic, seals, and felt paper, gable trims, and wood and metal screws **Contractor shall be responsible for inspecting the roof slope for material being used. Other option maybe considered and approved prior to installation.
- d.) Removal of all debris to be disposed of.
- e.) Thorough inspection of roof installations.