

REQUEST FOR PROPOSAL  
Bid Number: 22-09-2889LE

Date: ~~September 26, 2022~~ \* **Amended October 13, 2022 (AMENDMENT #1)**

Project Title: Navajo Nation Division of Behavioral and Mental Health Services – Chinle Outpatient Treatment Center Structural Evaluation Construction Drawing Project

Project Schedule:

Advertisement of RFP	10/10/2022 – 10/21/2022
On site pre-bid meeting	10/25/2022
Location: Chinle Outpatient Treatment Center	
<i>For directions please call (928) 674-2190</i>	
Requests for Information Due Date	11/16/2022 @ 5:00 pm MST
Bid Due Date	12/01/2022 @ 5:00 pm MST

Proposal:

All interested parties are invited to review and respond to this Request for Proposal at their discretion. All questions pertaining to the contents of this RFP as a respondent can contact via email Michael Salabiye, Planner – DBMHS/DOH at [msalabiye@navajo-nsn.gov](mailto:msalabiye@navajo-nsn.gov)

All parties responding to this bid are instructed to submit or send four (4) proposals (1 original and 3 copy) to the following address:

The Navajo Nation  
Division of Finance – Purchasing  
Attention: Lorita Etsitty, Buyer  
Administration Building #1  
Window Rock Blvd  
Window Rock, Arizona

**All 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 #22-09-2889LE NNDBMHS  
CHINLE OUTPATIENT TREATMENT CENTER  
STRUCTURAL EVALUATION CONSTRUCTION DOCUMENT PROJECT  
DO NOT OPEN-BID PROPOSAL

**NBOA Priority Status (Priority One; Priority Two or Non-Priority Status)**

## GENERAL INFORMATION AND GUIDELINES FOR THIS RFP

### I. DESCRIPTION OF THE ORGANIZATION

The Navajo Nation Division of Behavioral and Mental Health Services (DBMHS) is a federally funded program operating outpatient and inpatient counseling services throughout the Navajo Nation.

### II. SCOPE OF THE CONTRACT

The Navajo Nation intends to enter into a professional services contract with one (1) responsible, qualified, and independent Contractor to complete all work as described in the attached scope of work.

### III. 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:

1. A legitimate and credible vendor with a minimum of fifteen (15) years' experience and history with providing the described services.
2. The Navajo Business Opportunity Act 5 NNC § 201, 205 will apply.
3. Federal requirements, if applicable (i.e. Davis Bacon wage rates).
4. All workmanship and materials shall comply with applicable Safety Codes.
5. As built drawings of all completed work.

### IV. SCOPE OF WORK (See Attached)

### V. REQUIREMENTS

The respondent will furnish all requested information as specified in the RFP.

### VI. PROPOSAL CONTENT AND REQUIRED INFORMATION

Please utilize the outline described below with four (4) copies.

1. Organizational letter expressing your interest and a brief description of your proposed services. Do not reveal or make reference to the cost in this letter.
2. Organization qualifications and project experience. Include references.
3. Scope of Work
4. Product Specifications including cut sheets (if any).
5. Design (detailed plan depicting problem solving and recommendations).
6. Schedule, including proposed site visits
7. Copies of licenses, certifications **(NBOH Priority Status)**, insurance certificates, and other relevant documents.
8. Sub-contractor Information, if applicable
  - a. Subcontractor work should not exceed certain percentage of entire project
9. **Costs to be submitted in a separate sealed envelope. (Detailed breakdown of costs: Material, Labor, and other applicable costs; 6% Navajo Nation Sales Tax.**
10. 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.

- VII. EVALUATION PROCESS (pre-qualifying process)
1. Evaluation Criteria
    - a. Qualifications, credentials, and minimum fifteen (15) years' work experience. This includes the capabilities to provide all requested services. (20 points)
    - b. Quality of products, ability to install, problem solving and recommendations, and warranty services. (30 points)
    - c. Project Schedule. (20 points)
    - d. ~~Navajo Preference. (5 points)~~
    - e. **Cost (separate sealed envelope).** (30 points)
  2. Applicable Federal Requirements (25 CFR 900, OMB Circulars A-87, GSA qualified vendor, Davis Bacon wage rates, etc.).
  3. The Navajo Nation Division of Behavioral and Mental Health Services reserve the right to interview respondents if deemed necessary due to tied scores or other legitimate matters.
    - a. 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 Chinle, AZ (if necessary). It is DBMHS's intention to award one (1) vendor to provide all services as specified.

VIII. TYPE OF CONTRACT

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

IX. PERIOD OF PERFORMANCE

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

X. TECHNICAL DIRECTION

The Navajo Nation DBMHS point of contact Michael Salabiye, Planner for inquiries related to the project and other matters. Questions and responses will be shared with all respondents. Mr. Salabiye's email address is [msalabiye@navajo-nsn.gov](mailto:msalabiye@navajo-nsn.gov)

XI. PAYMENT AND SUBMISSION OF INVOICES

The Navajo Nation Professional Services Contract will describe this section.

XII. RIGHTS

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

XIII. AGREEMENT TERMS AND CONDITIONS

The Navajo Nation is not bound to enter a contract under the RFP and may issue a subsequent RFP for the same services, and

The Navajo Nation is a sovereign government and all contracts entered into as a result for the RFP shall comply with the Navajo Nation law, rules and regulations, including the Navajo Preference in Employment Act, and applicable federal law, rules, and regulations. This procurement and any RFP with respondents that may result shall be governed by the laws of the Navajo Nation and applicable federal law. Nothing herein shall be constructed as a waiver

of the Navajo Nation's sovereign immunity. In addition, the Navajo Nation Business Opportunity Act will apply to the RFP.

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

#### XIV. OTHER

##### Chinle DBMHS Structural Evaluation Construction Document Project RFP 22-09-2889LE Scope of Work

The Navajo Nation Division of Behavioral and Mental Health Services Chinle outpatient treatment center main building, identified as C012-118, located in Chinle, Arizona, is seeking a qualified Structural Engineering Firm to conduct an structural analysis of our buildings sinking floor and fixes, and provide full set of construction documents (CD) to correct any deficiencies.

The building is described as an approximate 16,961 s.f. site built, slab on grade with an average 16' (high) CMU walls. It consists of a main entry into a vestibule and into a large area housing a check in station and a circular monitoring (Nurse's Station type) furnishing arrangement. Covered by a hexagon shaped covering approximately 23' high. The hexagon shaped central structure also houses offices, small conference and class rooms, restrooms, a mechanical and housekeeping rooms, dining, kitchen and nurse's office with exam room. A southeast wing serves as an administrative wing with 8 offices, staff restrooms, a break room. A southwest wing houses 5 bedrooms (for 2 beds each) with restrooms and showers, a day room and a laundry room. The northwest room is an approximate 4,900 s.f. gym (26' high), with a rubberized floor with access to a weight room and an office. An additional room in between the gym and the southwest wing serve as a Mechanical room housing the fire riser, hot water heaters and tools. Another additional room in between the gym and the northeast wing serves as an extension to the kitchen with an office, walk in freezer, dishwashing area and pantry storage. The northeast wing houses 4 bedrooms (1 with 4 bed capacity) with restrooms and showers, a day room, a laundry room. See Exhibit "A" – as built building document (large file available by request- specific sheets).

Problem statement: In 2008 it was reported that an interior water break wasn't discovered until days later with water levels reaching 12" to 16" high. Reported corrections included replacing the flooring and wall sections to eliminate possible mold issues. The water presumable penetrated the floor and into the sub-soil directly underneath the building. In an attempt to provide positive drainage away from the exterior of the building, in-house staff installed a sidewalk around the exposed areas of the exterior perimeter. Cracks where the sidewalk meet the building is evident as there doesn't seem to have had expansion joints properly installed. This with the ground movement and blowing sand in Chinle upheaved the sidewalks that circumvented the positive drainage away from the building back into the building wall.

#### Scope of Work:

1. Licensed Structural Engineering to construct a set of construction documents to correct the foundation, re-design, re-enforce the sinking slab to include civil/Geotech testing if required
  - a. Civil engineering assessment of an existing report and further testing (if necessary) of all components throughout the Chinle building exterior in relation to drainage, retention

ponds and any other work deemed necessary to safeguard the building from water penetration.

- b. A complete set of construction documents that the Navajo Nation can bid out for general contractor to correct the problems. Work specifications to include: a. Survey (Topo 1' contour mapping); b. Utility mapping of underground utilities; c. Hydrological calculations storm runoff volumes (for retention basin verification); d. Grading design and construction documents; e. Conceptual site plan depicting retention ponds; f. Stormwater retention basins (lined with impermeable geosynthetic material); g. Entrance catch basin; h. Storm drains @ entrance catch basins (8-12" Dia, Length?); i. Site grading; and j. New sidewalks
- c.
2. Structural engineering assessments and testing (if any) of all components throughout the Chinle building.
3. A comprehensive and thorough structural engineer report, recommendations and construction documents that the Navajo Nation can use bid out for general contractor to fix/construct the foundation. Including: a. Slab Survey; b. Soil testing below the slabs; c. New geotechnical report; d. Slab leveling; e. Structural repairs; f. Core area beam bearing; g. Wall repairs; h. Lip at gym door (floor) at the hallway; Other (as deemed necessary).
4. Travel to Chinle, Arizona for five (5) onsite meetings for (1) an onsite pre-bid visual assessment to determine your proposal submittal, (3) for ongoing inspections and project meetings and (1) for final inspection.
5. Costs to be broken down by trade hourly rates, travel, testing, material, equipment, and Navajo Nation Tax @ 6%.

Notes: An October 7, 1996 geotechnical evaluation report is available as well as construction drawings.

Excerpt from construction drawing "Structural Notes" and "Foundation": Soil report by ATL Job No. 198029 The subsoil at bottom of slabs should be over excavated at least 30 inches and replaced with non-expansive granular soils per soils report recommendations. All foundation work to be performed under the inspection and testing by a qualified soils engineer. Foundations are to be 80 KSI Steel Helical Piers system types, SS150 (1-1/2", 35 KIP capacity) as manufactured by Arizona Helical Piers corporation or approved equivalent. Piers are to be driven to a minimum 15 feet below existing site grade as recommended by the soils report. Footings and grade beams shall bear on firm undisturbed soil at 2'-6" minimum below natural or finish grade, whichever is lower. Allowable soil bearing 1,500 P.S.F. Excavations for foundations shall be inspected by a soil Engineer to verify assumed allowable soil bearing and low settlement and swell potential, and to make any additional recommendations.

*End Scope of Work*