



## Lukachukai Community Board of Education, Inc.

Navajo Route 13

Post Office Box 230

Lukachukai, Arizona 86507

Phone: (928) 212-8807 Fax: (928) 787-2311

### SCOPE OF WORK FOR HOUSING PROJECT

#### Facility Summary Statement:

Apartment Building 212 and 214 are one story, four-plex, one bedroom, wood frame, stucco exterior on slab on grade with shingled roof. The exterior walls have been furred out on top of original stucco exterior.

Houses 264 & 283 are three bedroom frame houses, stucco exterior, concrete slab on grade with shingled roof, drywall interior.

Garage building 215 roof dimensions are 50'10" x 30' with 12-4 pitch.

All buildings were originally constructed in 1964.

Scope of work Project #1 212 Apartment Complex with 4 units. Install four ceiling exhaust fan and four restroom/bathroom ventilation fans.

- Locate the electric breaker for the restroom light and turn off the power to the light.
- Disassemble light switch and disconnect the wires.
- Climb into the attic and located a suitable place for the new ventilation fan.
- Cut drywall in the ceiling for ventilation fan.
- Install a Broan 1.5 sones 110-CFM white fan with LED light energy star and secure with four 2" deck screws.
- Run new 7ft. of 12-2 wires to the existing light switch housing.
- Connect wires to new light switch, secure to housing & install face plate.
- Locate a suitable place for roof cap for ventilation exhaust and mark.
- Cut out a 4" round hole in the roof for roof cap.
- Take the roof cap and apply roof cement on the underside of the roof cap and install. Secure with four 2" deck screws.
- Replace several singles around roof cap with new shingles.
- Inside the attic, attach a 4" flexible round aluminum duct to the ventilation fan to the roof cap. Secure the duct with 4" clamps at both ends.
- Clean up work area.
- Turn on breaker to electric power to light fixture and exhaust fan at the control panel.

Scope of work Project #1- 212.1 unit. Single glazed, aluminum frame window replacement.

- Remove one 115" w X 52" h single glazed window with frame from living room area.
- Remove one 80" w X 52" h single glazed window with frame from dining room area.

- Remove two 32”w X 36”h single glazed window with frame from bedroom.
- Remove one 32”w X 36”h single glazed window with frame from restroom.
- Install smaller windows in living room, dining area, restroom & eliminate one window in bedroom.
- Replace living room window with 48”w X 48”h double glazed, single hung, and vinyl frame window.
- Replace dining area window with 48”w X 48”h double glazed, single hung, and vinyl frame window.
- Replace bedroom window with 32”w X 36”h double glazed, single hung, and vinyl frame window.
- Replace bedroom window with 24”w X 24”h double glazed, single hung, and vinyl frame window.
- The window on the north side of bedroom will be eliminated. Close rough opening with right size lumber, 1/2 ” drywall, insulation and furr out exterior to match existing exterior wall with stucco finish.
- Each window sill will also be removed cut to correct size & reinstalled. Drywall around window well to be repaired and also exterior wall.
- Clean up work area.

Scope of Work for Project #3 Garage 215 replacement of four (4) metal garage doors and hardware.

- Remove old metal garage doors and hardware.
- Install 4ea 8-0 x 7-0 Build Mark S. Non-insulated 2" sectional door, 25ga steel section with wood grain pattern, white, 2" normal headroom track, key lock system, punch angle per door, and full perimeter weather-strips.

Scope of Work Project #2 Garage 215 replacement of asphalt shingles with pro panel (metal) roofing.

- Remove 1525 sq. ft. of old asphalt shingles and felt paper for roof.
- Remove 1525 sq. ft. of 4’w X 8’h X 5/8” plywood.
- Remove old gutters and down spouts.
- Install 1525 sq. ft. of 4’X8’X5/8”plywood on the roof.
- Apply 1525 sq. ft. of self-sealing ice & waterproofing barrier underlayment.
- Install 26 gauge pro panel (metal) roofing.
- Install pro panel on fascia.
- Install new gutters and down spouts.
- Install new splash block.

Scope of Work for Project #4 Apartment 212.1, 214.2, House 264 & House 283: 9”X9” asbestos floor tiles and mastic abatement. Replace with 12”X12” vinyl tiles.

- Remove 720 sq. ft. of 9”X9” asbestos tile from 212.1.
- Remove 720sq. ft. of mastic from 212.2.
- Remove 230 ft. of base broad from 212.1.
- Test air quality.
- Install 720 sq. ft. of new 12”X12” vinyl tiles w/ adhesive in 212.1.
- Install 230 ft. of new base broad 212.1.
- Prime & paint base broad.
- Remove 720 sq. ft. of 9”X9” asbestos tile from 214.2.
- Remove 720sq. ft. of mastic from 214.2.

- Remove 230 ft. of base broad from 214.2.
- Test air quality.
- Install 720 sq. ft. of new 12”X12” vinyl tiles w/ adhesive in 214.2.
- Install 230 ft. of new base broad 214.2.
- Prime & paint base broad.

Houses 264 & 283 (3 bedroom)

- Remove 1053 sq. ft. of 9”X9” asbestos tile from 264.
- Remove 1053 sq. ft. of mastic from 264.
- Remove 316 ft. of base broad from 264.
- Test air quality.
- Install 1053 sq. ft. of new 12”X12” vinyl tiles w/ adhesive in 264.
- Install 1000 ft. of base broad 264.
- Prime & paint base broad.

\*House 283 has about 50% of asbestos tiles & mastic are still present in the house but would like to remove all tiles (9”X9”) asbestos tiles & 12” X12” vinyl tiles) from the house to make the tiles all one color throughout the house.

- Remove 526.5 sq. ft. of 9”X9” asbestos tile from 283.
- Remove 526.5 sq. ft. of mastic from 283.
- Remove 316 ft. of base broad from 283.
- Test air quality.
- Install 1053 sq. ft. of new 12”X12” vinyl tiles w/ adhesive in 212.1.
- Install 316 ft. of base broad 212.1.
- Prime & paint base broad.

**\*Note: Contractor is responsible for proper disposal of all building materials.**

**Request for Proposals  
Staff Housing Renovation Project  
Lukachukai Community School**

**Project Description:** The Lukachukai Community Board of Education, Inc., operates Lukachukai Community School (“LCS”), a K-8 elementary school located within the Navajo Nation and funded by the U.S. Bureau of Indian Affairs. LCS is requesting proposals from qualified contractors to provide staff housing renovation; install exhaust fans, remove/replace windows, asbestos/mastic abatement of floor tiles and replacement of tiles, replace asphalt roof shingles and remove/replace metal garage doors. The Scope of Work (SOW) for the project is attached to this RFP.

**Required Qualifications:** The Contractor must meet the following qualifications:

- Experience:**
- a. 5 or more years of construction renovation of residential structures;
  - b. Similar types of projects within the Navajo Nation;
  - c. Familiar with BIA/BIE-funded or other Federally-funded construction projects;
  - d. Worked projects in geographically remote locations similar to Lukachukai.

**Qualifications:** LCS seeks a Contractor with the following qualifications:

- a. Licensure/Certification
  - Construction
  - Asbestos Abatement (Can sub-contract)
  - Air Monitoring (Can sub-contract)
- b. Liability Insurance (Not less than \$1mil)
- c. Statement of debarment/suspension

**Contents of the Proposal:**

Proposals must contain the following:

1. Statement of Interest in the project
  - a. Identify the point of contact for this RFP process with telephone number and e-mail address
2. Include the signature of the person or authorized individual
3. Descriptions of similar projects
  - a. Project name and location
  - b. Reference contact name and phone number
  - c. Any additional information about the project relevant to this RFP
4. A statement of the proposed fee structure and billing information (please note that the fee proposal will be used only for the purposes of evaluating the RFP)

responses. The final fee structure will be agreed to in the contract that will conclude the RFP process)

**Submission of the proposal:**

**Address: Lukachukai Community School  
ATTN: Business Office – Housing RFP  
PO Box 230  
Navajo Route 13  
Lukachukai, AZ 86507**

**Include 5 copies of the RFP**

**Fax and Email Submittal will not be accepted.**

**FedEx, UPS and Hand-carrying is preferred. The local Post office is located inside the Trading Post and is not open on a regular basis. When they are open, it is only part-time, 2-4 hours a day.**

**Review and Evaluations of Proposals/Award of contract:**

After proposals are received, LCS will review and evaluate the proposals and develop a “short list” of the three most qualified Contractors responding to the RFP. LCS will then begin discussions with the Contractor to negotiate a written contract. If LCS and the top-ranked Contractor cannot agree on contract terms, then LCS may commence negotiations with the next highest-ranked Contractor.

**Navajo Business Opportunity Act:** LCS will comply with the Navajo Business Opportunity Act. A Navajo-owned business shall state on the outside of the envelope the type of preference it is entitled to under the Act.

**Rights reserved:** LCS reserves the rights to reject any and all proposals and to waive any irregularities or informalities regarding a proposal.

**Selection schedule:**

RFP issue date: March 6-9, 2017

**Pre-Proposal Site Meeting: March 13, 2017 @ 10am (dst)  
Front Office/Bldg 227**

RFP Response submission deadline: March 17, 2017 @ 4:00pm (dst)

Anticipated final contract award: April 7, 2017

**Questions:** Please address any questions about this RFP to:

**Jimmie C. Begay**  
**Facility Manager**  
**928-212-8807 Office**  
**928-206-9561 Cell**  
**lcsfacmgr@gmail.com**