

# THE NAVAJO NATION

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT



August 8, 2022

Hon. Seth Damon  
Office of the Speaker  
Post Office Box 3390  
Window Rock, AZ 86515

RE: CJY-30-22, *An Act Relating to Resources and Development, Health, Education, and Human Services, Budget and Finance and Naabik'iyáti Committees, and to the Navajo Nation Council; Allocating \$1,600,000 out of the Sihasin Fund for the Ganado Chapter Senior & Veterans Center Project, \$1,233,333.34 for the To'Nanees'Dizi Senior Center Project, \$2,500,000.00 for the Westwater Community Project, \$3,269,274 for the Tselani/Cottonwood Chapter Senior Center Project, \$2,151,376 for the Becenti Chapter Veterans Center Project, \$7,211,646 for the Gadiiahi/To'koi Chapter Community Building Project, \$2,000,000 for the Nazlini Chapter Senior Center Project, and \$203,056 for the Tsaile/Wheatfields Cemetery Project; Approving the Related Expenditure Plans Pursuant to 12 N.N.C. § 2501- § 2508*

Dear Speaker Damon,

Thank you to the Navajo Nation Council, Division of Community Development and all others involved in bringing the shortfalls on these projects to the Council. We urge the Division of Community Development to develop a comprehensive project shortfall funding list that includes standards and criteria for projects to be considered. This will allow the most critical projects to receive priority and consideration by the Committees. This will also avoid a "piece meal" approach at the Navajo Nation Council of projects that do not have thorough vetting or documentation to justify "shortfalls".

We also remind the Chapters to fulfill their responsibility to properly maintain their buildings and equipment and seek additional funding resources to sustain their property and services to their communities. Lastly, we reiterate the need to safeguard our Sihasin funds for future use. Pursuant to the authority vested in the Navajo Nation President, I am signing CJY-30-22 into law.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Nez".

Jonathan Nez, President  
THE NAVAJO NATION

RESOLUTION OF THE  
 NAVAJO NATION COUNCIL  
 24<sup>th</sup> NAVAJO NATION COUNCIL - FOURTH YEAR, 2022

AN ACT

RELATING TO THE RESOURCES AND DEVELOPMENT, HEALTH, EDUCATION, AND HUMAN SERVICES, BUDGET AND FINANCE, AND NAABIK'ÍYÁTI' COMMITTEES, AND TO THE NAVAJO NATION COUNCIL; ALLOCATING \$1,600,000 OUT OF THE SÍHASIN FUND FOR THE GANADO CHAPTER SENIOR & VETERANS CENTER PROJECT, \$1,233,333.34 FOR THE TO'NANEES'DIZI SENIOR CENTER PROJECT, \$2,500,000 FOR THE WESTWATER COMMUNITY PROJECT, \$3,269,274 FOR THE TSELANI/COTTONWOOD CHAPTER SENIOR CENTER PROJECT, \$2,151,376 FOR THE BECENTI CHAPTER VETERANS CENTER PROJECT, \$7,211,646 FOR THE GADIIAHI/TO'KOI CHAPTER COMMUNITY BUILDING PROJECT, \$2,000,000 FOR THE NAZLINI CHAPTER SENIOR CENTER PROJECT, AND \$203,056 FOR THE TSAILE/WHEATFIELDS CEMETERY PROJECT; APPROVING THE RELATED EXPENDITURE PLANS PURSUANT TO 12 N.N.C. § 2501 - § 2508

BE IT ENACTED:

SECTION ONE. AUTHORITY

- A. The Resources and Development Committee is a standing committee of the Navajo Nation Council with oversight authority over all 110 Navajo Nation Chapters, as well as community development. 2 N.N.C. § 500(C) and 26 N.N.C. § 102.
- B. The Health, Education, and Human Services Committee is a standing committee of the Navajo Nation Council with oversight authority over matter involving health, social services, and veterans. 2 N.N.C. § 400(C)(1); § 400(C)(2).
- C. The Budget and Finance Committee is a standing committee of the Navajo Nation Council with the responsibility to "review and recommend to the Navajo Nation Council the budgeting, appropriation, investment and management of all funds." 2 N.N.C. § 301(B)(2).
- D. The Naabik'íyáti' Committee is a standing committee of the Navajo Nation Council that considers all proposed final actions by the Navajo Nation Council. 2 N.N.C. § 164(A)(9).
- E. The Navajo Nation Council is the governing body of the Navajo Nation. 2 N.N.C. § 102(A). As such, the Council may approve appropriations from the Navajo Nation's Síhasin Fund.
- F. 12 N.N.C. § 2502, as amended by CJA-03-18, states the purpose of the Navajo Nation Síhasin Fund ("Síhasin Fund") as follows:

## § 2502 Purpose

- A. The purposes of this Fund are to provide financial support and/or financing for:
  - 1. The planning and development of economic development and regional infrastructure supporting economic development and community development, including such infrastructure as, but not limited to, housing, commercial and government buildings, waterline, solid waste management development, powerline Projects, and transportation and communication systems, within the Navajo Nation; . . .
- B. For the Purpose in § 2502(A)(1), Fund expenditures for infrastructure shall not be limited by 12 N.N.C. § 1310(F) or TCDCJY-77-99.
- C. Leveraging the Fund by way of guaranteeing loans, match funding, direct funding in part, and other weighted uses of the Fund, including loan financing from the Fund, for the purposes in § 2502(A)(1), shall be favored over direct funding in whole.
- G. The Síhasin Fund provides that "Fund Principal" shall consist of all deposits made to the Síhasin Fund and that "Fund Income" shall consist of all earnings (interest, dividends, etc.) generated and realized by the Fund Principal, and that Síhasin Fund Income shall be deposited in, and added to, the Fund Principal until such time as a Fund Expenditure Plan is duly approved. 12 N.N.C. § 2504 and § 2505(C).
- H. The Síhasin Fund provides that "Fund Principal and Income shall not be expended except pursuant to a Fund Expenditure Plan consistent with the purposes set forth in § 2502 of this Chapter and adopted by a two-thirds (2/3) vote of all members of the Navajo Nation Council." 12 N.N.C. § 2505(A).

## SECTION TWO. FINDINGS

- A. The Division of Community Development - Capital Projects Management Department ("CPMD"), the Division of Natural Resources/Department of Water Resources ("DWR"), and several Chapters, are requesting Síhasin Fund allocations, as follows:
  - 1. CPMD seeks \$1,600,000 to cover a shortfall of funds for the construction of the Ganado Chapter Senior & Veterans Center Project ("Ganado Project"). Project documents are attached hereto as **EXHIBIT A**.

2. The To'Nanees'Dizi Chapter seeks \$1,233,333,34 to cover a funding shortfall for the To'Nanees'Dizi Senior Center Project. The To'Nanees'Dizi Chapter's Proposal for this Project is attached hereto as **EXHIBIT A-1**.
3. DWR seeks \$2,500,000 to finish the Westwater Community Project ("Westwater Project") located in Blanding, Utah. The Engineering Report for the Westwater Project, which includes a detailed cost estimate starting on page 100, labeled "Appendix C: Detailed Cost Estimate" is attached as **EXHIBIT A-2**. The Fiscal Recovery Funds Request Form and Expenditure Plan for the Westwater Project is attached as **EXHIBIT A-3**. The Initial Eligibility Determination for the Westwater Project, prepared by the Department of Justice, is also attached as **EXHIBIT A-4**. The Westwater Project documents show a requested amount of \$5,500,000 but \$3,000,000 from the Navajo Nation's American Rescue Plan Act funds was already allocated by the Navajo Nation Council on June 30, 2022. Thus, DWR is now requesting only \$2,500,000 for the Westwater Project.
4. CPMD is also requesting \$3,269,274 from the Síhasin Fund for the design, planning, and construction of a new Tselani/Cottonwood Chapter Senior Center Project ("T/C Project"). CPMD's Project Proposal and Cost Estimate for the T/C Project are attached as **EXHIBIT A-5**. Also, the Tselani/Cottonwood Chapter's Project Proposal from the Chapter Coordinator is attached as **EXHIBIT A-6**.
5. CPMD is also requesting \$2,151,376 from the Síhasin Fund to finish the Becenti Chapter Veterans Center Project ("Becenti Project"). CPMD's funding request and appropriate Budget Forms for the Becenti Project are attached as **EXHIBIT A-7**. Also, a "Project Executive Summary" from the Becenti Chapter President is attached as **EXHIBIT A-8**.
6. CPMD and the Gadiiahi/To'koi Chapter are also requesting \$7,211,646 from the Síhasin Fund for the construction of the Gadiiahi/To'koi Chapter Community Building Project ("Gadiiahi/To'koi Project"). The Project Executive Summary is attached as **EXHIBIT A-9**. A CPMD Cost Estimate is attached hereto as **EXHIBIT A-10**.
7. CPMD and the Nazlini Chapter are also requesting \$2,000,000 from the Síhasin Fund for the construction of the Nazlini Chapter Senior Center Project ("Nazlini



Project"). CPMD's request memorandum and the Nazlini Chapter's Resolution for the Nazlini Project are attached as **EXHIBIT A-11**. An Executive Summary, Project Budget Schedule, CPMD Cost Estimate, Scope of Work, and a Project Drawing, are attached hereto as **EXHIBIT A-12**. Budget Forms for the Nazlini Project are attached as **Exhibit A-13**.

8. CPMD is also requesting \$203,056 from the Sihasin Fund for the design and construction of the Tsaille/Wheatfields Chapter Cemetery Project ("Cemetery Project"). CPMD's explanatory memorandum is attached as **EXHIBIT A-14**. A cost estimate for the Cemetery Project is attached as **EXHIBIT A-15**.
- B. CPMD explains that the original construction budget for the Ganado Project was \$3,070,000 but due to significantly increased costs the \$3,070,000 allocated for the Project is now insufficient. **EXHIBIT B**.
- C. CPMD's architects that bid out for construction services for the Ganado Project has provided a letter explaining that all contractor bids received have significantly exceeded the Project's original construction budget. **EXHIBIT C**.
- D. CPMD has provided a "Construction Inflation Alert" from the Associated General Contractors of America, that also explains the reasons for the current extreme increase in construction costs. **EXHIBIT D**.
- E. In Resolution No. CAP-35-18 the Navajo Nation Council approved an allocation of \$833,333 for the Ganado Project. **EXHIBIT E**. CAP-35-18 is incorporated herein by this reference.
- F. In Resolution No. CJY-57-20 the Navajo Nation Council approved an allocation of \$1,444,032 for the Ganado Project. **EXHIBIT F**.
- G. The Office of Environmental Health and Engineering with the USDHHS/PHS has prepared a comprehensive "Institutional Survey" and a "Facilities Condition Assessment" for the existing Tselani/Cottonwood Senior Center, showing the extensive repairs and renovations that are urgently needed. Notably, the OEHE reports indicate that the reissuance of the Sanitation Permit for the facility should not be reissued because of significant deficiencies. **EXHIBIT G**.
- H. The Tselani/Cottonwood Chapter and the Cottonwood Local Senior Council have adopted Resolutions in support of the T/C Project. **EXHIBIT H**.

- I. Allocation of the Síhasin funds as described herein meets the criteria for Síhasin expenditures because the proposed expenditures involve community development and government buildings, as described in 12 N.N.C. § 2502(A)(1).

**SECTION THREE. ALLOCATING \$1,600,000 OUT OF THE SÍHASIN FUND FOR THE GANADO CHAPTER SENIOR & VETERANS CENTER PROJECT, \$1,233,333.34 FOR THE TO'NANEES'DIZI SENIOR CENTER PROJECT, \$2,500,000 FOR THE WESTWATER COMMUNITY PROJECT, \$3,269,274 FOR THE TSELANI/COTTONWOOD CHAPTER SENIOR CENTER PROJECT, \$2,151,376 FOR THE BECENTI CHAPTER VETERANS CENTER PROJECT, \$7,211,646 FOR THE GADIIAHI/TO'KOI CHAPTER COMMUNITY BUILDING PROJECT, \$2,000,000 FOR THE NAZLINI CHAPTER SENIOR CENTER PROJECT, AND \$203,056 FOR THE TSAILE/WHEATFIELDS CEMETERY PROJECT; APPROVING THE RELATED EXPENDITURE PLANS PURSUANT TO 12 N.N.C. § 2501 - § 2508**

- A. In accordance with 12 N.N.C. § 2505(A), the Navajo Nation hereby approves the eight separate Síhasin Fund allocations, as described in SECTION TWO(A)(1-8) herein, for the eight projects described in SECTION TWO and in **EXHIBITS A** through **A-15**.
- B. The Navajo Nation hereby approves the Expenditure Plans for the eight projects described in SECTION TWO, as set forth in **EXHIBITS A** through **A-15**.
- C. The total amount of Síhasin funds approved in this Act may be further leveraged by bond or loan financing pursuant to the Navajo Nation Bond Financing Act (12 N.N.C. § 1300 et seq., as amended), using Síhasin Fund earnings for repayment and financing costs, upon approval of the Budget and Finance Committee and upon further approval by a two-thirds (2/3) vote of the full membership of the Navajo Nation Council.
- D. The Controller shall determine whether the source of the Síhasin funds approved herein will be Síhasin Fund Principal or Síhasin Fund Income, or a combination of both.
- E. The Síhasin funds approved herein shall be disbursed to the appropriate parties within ten (10) business days after the effective date of this Act, for the eight projects described in SECTION TWO and in **EXHIBITS A** through **A-15**.
- F. Any and all savings or unused amounts of the Síhasin funds approved herein shall be immediately returned to the Síhasin Fund Principal once the purchases described herein are completed, or upon the reversion deadline in Section Three (K) below.

- G. The Síhasin funds approved herein shall not lapse on an annual basis, which would otherwise occur pursuant to 12 N.N.C. § 820(N). However, any Síhasin funds not spent or encumbered within twenty-four (24) months of the date the approved Síhasin funds are disbursed shall then immediately revert to the Síhasin Fund Principal, unless otherwise approved by both the Resources and Development Committee and the Naabik'íyáti' Committee of the Navajo Nation Council.
- H. The Síhasin Fund shall be reimbursed the total amount approved herein, from funds available to the Navajo Nation from any and all state and federal sources, including Congressional appropriations under the American Rescue Plan Act of 2021 or other COVID-19-related relief, so long as the Project expenditures described herein are deemed eligible under such COVID-19-related or other funding sources.

#### SECTION FOUR. EFFECTIVE DATE

This Act shall become effective pursuant to 12 N.N.C. § 2505.

#### SECTION FIVE. SAVING CLAUSE

If any portion of this Act is invalidated by the Supreme Court of the Navajo Nation, or by any Navajo Nation District Court without appeal to the Navajo Nation Supreme Court, the remainder of this Act shall be the law of the Navajo Nation.

#### CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the 24<sup>th</sup> Navajo Nation Council at a duly called meeting in Window Rock, Navajo Nation (Arizona), at which a quorum was present and that the same was passed by a vote of 22 in Favor, and 00 Opposed, on this 20<sup>th</sup> day of July 2022.

  
Honorable Seth Damon, Speaker  
24<sup>th</sup> Navajo Nation Council

July 29, 2022  
DATE

Motion: Honorable Otto Tso  
Second: Honorable Jimmy Yellowhair

Speaker Seth Damon not voting

## ACTION BY THE NAVAJO NATION PRESIDENT:

1. I, hereby, sign into law the foregoing legislation, pursuant to 2 N.N.C. § 1005 (C)(10), on this 8<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Jonathan Nez, President  
Navajo Nation

2. I, hereby, veto the foregoing legislation, pursuant to 2 N.N.C. § 1005 (C)(11), on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 for the reason(s) expressed in the attached letter to the Speaker.

\_\_\_\_\_  
Jonathan Nez, President  
Navajo Nation

3. I, hereby, exercise line-item veto pursuant to the budget line-item veto authority delegated to the President by vote of the Navajo People in 2009, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jonathan Nez, President  
Navajo Nation

# THE NAVAJO NATION

**EXHIBIT A**

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT

*Capital Project Management Department - P.O. Box 1510 - Window Rock, AZ 86515 -  
Phone: (928) 871-6734 - Fax: (928) 871-6098*



## MEMORANDUM

March 28, 2022

TO : All Reviewers  
Navajo Nation  


FR : Andy Thomas, Project Manager & Marcus Murphy, Project Manager  
DCD- Capitals Project Management Department

SUBJECT : Ganado Chapter Senior & Veterans Center Funding Status

Per Ganado Chapter Senior & Veterans Center project funding status and availability as of 12/30/2021. Capital Projects Management Department (CPMD) has completed evaluations and concluded that a Re-bid is recommended due to the outcome of bids submissions. Bids results were 45% over existing budget of \$3,070,000 allocated by the Navajo Nation.

CPMD Construction Budget 2022-2023- **\$4,418,333.00 / 4,747 Sqft. = \$930 /Sqft**

Funding available are as follows:

BUILDING (4,747 SQUARE FOOT)		December 30, 2021
Less RDCF (Sihasin-UUFB)	Constr.	\$1,685,000.00
Less RDCF-12-18 (UUFB)	A/E Firm Use	\$300,000.00
Less CAP 35-18 (Sihasin yr. 1)	Constr.	\$833,333.00
Request funding Legislation (In - Progress)	Constr. Need	<b>\$1,600,000.00</b>

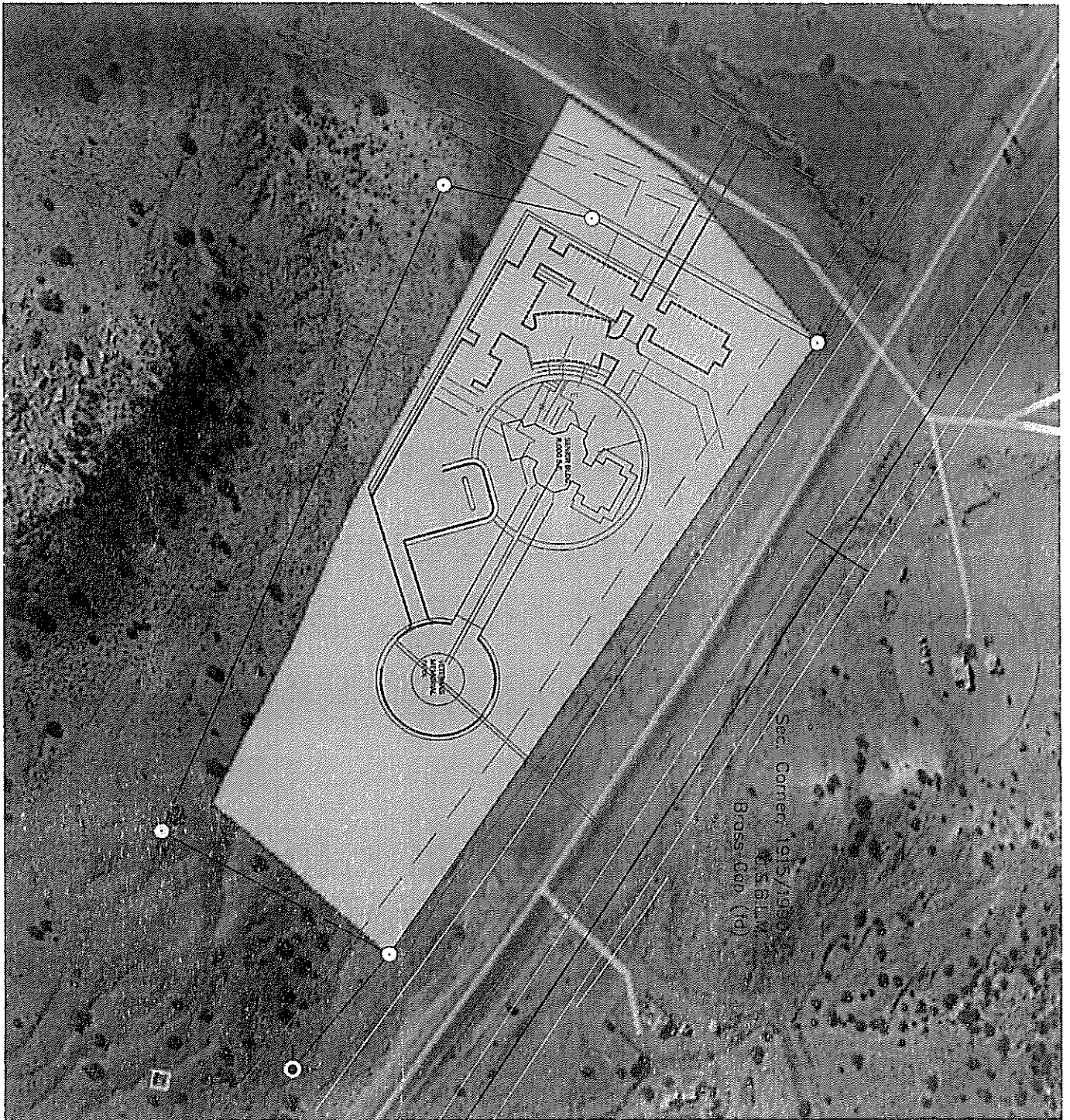
We have identified that the General Contractors costs have increase due to high demand in materials and subcontractor services resulting in delays.

If you have any questions or need additional information, please contact Andy Thomas, PM 928-871-6739, or Marcus Murphy, PM 928-871-7714.

Thank you,

NAVAJO NATION OFFICE OF THE PRESIDENT AND VICE-PRESIDENT  
POST OFFICE BOX 7440 · WINDOW ROCK, AZ 86515 · PHONE: (928) 871-7000 · FAX: (928) 871-4025





Sec. Corner 1915/1980  
E.S.B.L.W.  
Bross/Corp (td)





**TO'NANEES'DIZI LOCAL GOVERNMENT**

*"An Enterprise of the Navajo Nation"*

P.O. Box 727, Tuba City, Arizona 86045  
Telephone: 928-283-3284 Fax: 928-283-3288  
<http://www.tubacity.nndes.org>  
Email: [tonaneesdizi@navajochapters.org](mailto:tonaneesdizi@navajochapters.org)

**EXHIBIT A-1**

Helen Webster, Secretary/Treasurer  
Steven Arizana, Council Member  
Angelita Williams, Council Member  
Daniel Williams, Grazing Committee Member  
Durann Begay, Executive Manager  
Otto Tso, Council Delegate

# **PROPOSAL for To'Nanees'Dizi Senior Center Building**

**Amount Requested: \$1,233,333.34**

**Submitted by:**

**To'Nanees'Dizi Local Government  
Durann Begay, Executive Manager**

**P.O. Box 727  
Tuba City, Arizona 86045**

## **Tuba City Senior Center Building, New**

### **I. SUMMARY**

As part of its efforts to enhance the provision and delivery of services to older individuals, the Tuba City Senior Center has been in operation for a three (3) decades and realizes that the facility structure and utilities are in a poor shape. A development and construction of a new senior center building will enhance the community's ability to support and maintain older individuals in their own homes and communities. The proposed Tuba City Senior Center building will foster continued enhancement of a home and community-based service system that reflects the Tuba City Senior Center's mission to care for its constituents.

This proposal request is intended to seek additional funds for the Tuba City Senior Center Building due to drastically increased costs on building materials cost; lumber, concrete, gypsum products, steel products, other materials plus the availability of such products. The increased costs is attributed to the COVID-19 global pandemic. Refer to Page 7 for the anticipated shortfall.

\*This proposal contains two (2) names for Tuba City: Tuba City and To'Nanees'Dizi.

### **II. INTRODUCTION:**

#### **A. Tuba City Senior Center Profile:**

The Tuba City Senior Center is located in the Coconino County in the Northwestern Arizona and lies approximately 77 miles north of Flagstaff, Arizona along highway 160 and 264. The senior center is in the vicinity of Tuba City, Arizona. The Tuba City Senior Center serves two (02) areas, Tuba City and Coalmine Canyon and other small communities like, Kerly Valley, and Moenave. Historically, Tuba City and Coalmine Canyon and it surrounding area has been faced with challenges due to the Navajo-Hopi Land Dispute, and subsequent Bennett Freeze, which has caused tremendous challenges in the development of basic community services. Services are limited to community members and residents are required to travel to Page, Arizona, or Flagstaff, Arizona to purchase goods and services. Consequently, in tandem with services provided by the To'Nanees'Dizi Local Government, the new development of the Tuba City Senior Center building falls directly in line with both community development and caring for its elderly members.

#### **B. History and Background of the Planned Project**

The Tuba City Senior Center began services in 1979 through direct funding from the Navajo Area Agency on Aging, a department within the Division of Health, Executive Branch. At its inception, four positions were created (Senior Center Supervisor, Cook, and two (2) Drivers); a Navajo Nation assigned vehicle was secured.

To date, services provided by the Tuba City Senior Center have been consistent through difficult times as a result of occupying the aged and deteriorating senior center building. The Chapter provided a modular building in place of the Senior Center building only to provide dining space for clients and office space for personnel. The Navajo Area Agency on Aging continues to manage the provision meals for its clients. The Chapter provides maintenance and repairs on the modular building.

### **C. Intent and Outcome of the Project:**

The Tuba City Senior Center, under the auspices of the Navajo Area Agency on Aging, aim to impact positively the lives of older persons by developing a comprehensive, coordinated and cost-effective system of long-term care that helps individuals to maintain their dignity and remain in their homes and communities. The outcomes of constructing the new senior center will allow for directly focal attention to services to older individuals in an environment that is age-appropriate and comfortable to develop enhance services.

This is supported through the provision of services by the Tuba City Senior Center and the Navajo Area Agency on Aging that include:

- Supportive services, which may include transportation, recreation, education, shopping assistance, chore and personal care services, and information and assistance.
- Nutrition services, which include the provision of congregate and home delivered meals, as well as providing nutrition education, health screenings, and physical fitness activities.
- Preventive health services, which include education to enable older persons to make healthy lifestyle choices to prevent, minimize, or delay chronic diseases. This incorporates healthy lifestyle, physical activity, appropriate diet and health promotion.
- Family Caregiver Support, aims to provide non-paid caregivers of older individuals and grandparents raising grandchildren with support that includes information about resources, respite care, gaining access to services, training and support groups, and supplemental services.

In meeting these objectives, the construction of a new senior center building will afford the community with many positive benefits designed for elders' utilization, encourage and enhance community partnerships between service professionals, inter-generational opportunities, health improvement, and long-term presence in the community.

### **D. Administrative Capacity of the Chapter**

Develop, enact and enforce policies, ordinances, rules and regulations for the To'Nanees'Dizi Local Government. The To'Nanees'Dizi Local Government is a Certified Local Governance Chapter which utilizes its Five Management System to administer daily operations at the local level.

### **E. Previous Project Management Experience**

The To'Nanees'Dizi Local Government has recently been involved with the Powerline Extension into the Rare Metals area of the Former Bennett Freeze Area. This project was coordinated with Navajo Tribal Utility Authority, Capital Improvement Office, Otto Tso – Council Delegate and others. Project was completed in 2018 with residents turning on power in their homes. Other Previous Project Management includes demolishing a Storage Building, demolishing several buildings at a previous vehicle dealership, renovating a Modular Building for a temporary facility for Tuba City Senior Center Staff, renovating a Modular Building for the Transfer Station Administration Office, renovating a modular building for the Western Navajo Fair Office, renovating a modular building to house offices, construction of an outdoor Amphitheater, architecture & engineering for amphitheater stage cover and green room. Currently we are in construction of an outdoor cultural facility and in the process of an architecture & engineering design for a Sports Complex.

#### **F. Chapter's Management**

The To'Nanees'Dizi Local Government operates under its Five Management System, Ordinance of the Council of Naat'aanii and Executive Manager Local Government for To'Nanees'Dizi Local Community.

#### **G. Community Land Use Plan**

The To'Nanees'Dizi Local Government currently has a Planning and Zoning Committee. The modular building that is currently housing the Staff is listed in the inventory listing in the Community Land Use Plan.

#### **H. Infrastructure Capital Improvement Plan**

The To'Nanees'Dizi Local Government currently has an Infrastructure Capital Improvement Plan (ICIP) listing. There are fifteen (15) ICIPs, the Senior Center Building is identified and listed and approved by a To'Nanees'Dizi Local Government Resolution, #TND-10-09-2019. The current ICIP listing is also listed in [wind.enavaajo.org](http://wind.enavaajo.org) website which is maintained by Division of Community Development.

#### **I. Chapter Resolution(s)**

To'Nanees'Dizi Local Government Resolution, #TND-10-09-2019 lists the To'Nanees'Dizi Local Government Infrastructure Capital Improvement Plan.

### **III. NEEDS AND GOALS OF THE PROJECT**

#### **A. Need and Extent of the Project:**

The present Tuba City Senior Center facility was constructed in 1979. As can be expected, the age of the facility has resulted in conditions which are less than ideal for the provision of exceptional services to older individuals or community members. Additionally, as the lone community building, the facility is utilized for senior meetings, holiday celebrations, and related activities for older individual/group, which very often looking for other facility to implement their own activities and services to elders on a daily basis.

In addition, the Office of Environmental Health, Tuba City Regional Health Care Corporation, has continually cited deficiencies relating to bathroom fixtures, roofing issues, electrical wiring concerns, kitchen walls and fixtures, and the general building structure. Despite these numerous issues, the Office of Environmental Health realizes the positive impact of the senior center's operation and has continued to approve the provision of a Sanitation Permit for the facility.

In light of these concerns, the Tuba City Senior Center recognizes the enormous impact and benefit of the construction of a new building for the senior center. Generally, senior centers are modeled to reflect the necessity to provide congregate meals, home delivered meals, recreation opportunities, education, nutrition education, transportation services, and related activities. The planned facility will allow a one stop-shop for the following:

- Administration and Staff Offices, to provide adequate room for staff to address necessary administrative functions in the operation and management of the facility.
- Multi-Purpose Room, to conduct large meetings, social gatherings for elderly activities.
- Conference/Assembly Area, to allow for meetings, workshops, seminars, leisure and other activities that address needs/issues that relate to elders.
- Exercise Room, to allow for the provision of physical fitness, recreation, and wellness educational activities.
- Activity/Lounge Area, to allow for an informal and leisure area to dine or conduct small hobbies/arts & crafts and living room style activities for elders.
- Men's and Women's Bathroom Facilities with Showers, which include compliance with ADA requirements and the inclusion of shower facilities.
- Dining Area, to allow for congregate meals for up to 150 individuals in a comfortable setting.
- Pantry/Walk-in Freezer & Cooler, to allow for the safe and sanitary storage of dry and frozen food items for meals preparation.
- Commercial Kitchen, to include adequate spacing and design, including space for necessary commercial stove, refrigerator, and work tables for the preparation of meals.
- Storage, allow for the storage of items; tables, bulk items, etc.
- Janitor's Closet, to allow for storage of cleaning devices and janitorial supplies.
- Loading Area, to allow for delivery of food items.

The Senior Center building was demolished in April & May 2019. The demolition was necessary due to deterioration of the building. The new building will be located in the same area.

#### **B. Number of people to be served:**

The Navajo Area Agency on Aging, as mandated by its funding source is able to provide services to the following individuals: (The Tuba City Senior Center is very unique, because they provide services through Title III and Title VI)

- An individual sixty (60) years of age or older; and
- A spouse of an individual sixty (60) years of age or older; and
- A disabled individual aged 18 and over who resides with an individual sixty (60) years of age and older.

Based upon information from the United States Census 2000, there were a total of 2814 individuals aged sixty (60) and older residing in the Tuba City Chapter. The Tuba City Senior Center, based upon its registration of individuals for services authorization, presently serves two-hundred and five (275) individuals. This number represents individuals that are sixty (60) years of age and older and their spouses...

#### **C. How People Were Identified and/or Selected:**

The individuals that will benefit from the construction of the senior center facility are determined by the eligibility standards outlined in the Older American Act, as amended, which details legislative requirements. The Older Americans Act, as amended, establishes qualification requirements and the Administration on Aging is the designated federal agency to acquire and distribute funds. Consequently, in determining the number of individuals, the Tuba City Senior Center provided its current enrollment figures for inclusion in this proposal for only those individuals who meet Older Americans Act guidelines.

#### **D. Impact and Benefits of the Project**

Navajo Area Agency on Aging has provided the needed services to the community by initiating services from the existing chapter facility. The construction of a new senior center building will bring forth the following impacts and benefits:

- A new facility specifically designed to address services for elders will ensure safety and comfort.
- A sense of ownership in the realization that the elders in the community have a facility specifically designed to address their needs and wants to continue to develop and expand services.
- Additional and expansive rooms dedicated for recreation, hobbies, socialization, dining, and updated bathroom facilities that meet ADA requirements.
- Enhanced food service environment, as the planned kitchen will allow for commercial oriented equipment and abeyance of continued Office of Environmental Health issues.
- Prevention of disruption of services due to community events, and facility repair issues.
- Increased opportunities to partner with local agencies and service providers to affect elder specific clinics, health screenings, information, presentations, and related activities on a regular basis.

#### **E. Meeting Community Objectives**

The Tuba City Senior Center is cognizant of the need to address issues relating to the entire populace of its membership. However, in this specific endeavor, the Tuba City Senior Center acutely embraces Navajo culture and philosophy in ensuring that the needs, safety, and welfare of our elders are assured. Clearly, in creating an environment to foster continued care for our elders, we can minimize, delay, or prevent long-term care institutionalization.

In addition, the *Baby Boomer Generation* phenomenon, which includes those born between 1946 and 1964, demonstrates that there will be a significant increase in the number of individuals who will become eligible for services. According to the United States Census 2000, there were a total of 2814 individuals between the ages of 45 to 59 years of age in the Tuba City community. Certainly, the large number of individuals who will become eligible or have become eligible for services requires that the Tuba City Senior Center assist in the planning and design of a facility that will meet the needs of a growing aging population. The facility will also adequately serve the vast community members from all outlying area that come to the community for other services.

### **IV. SCOPE OF WORK**

#### **A. Roles of Key Personnel, Programs, and Entities Involved in the Project.**

- Tuba City Chapter: Responsible for the completion of pre-construction activities, plan design, bidding, contractor selection, construction monitoring & evaluation, and project close-out.
- Capital Improvement Office: Assistance with design and engineering services, oversight with the construction of the facility, final inspection, and related activities.
- Office of Environmental Health/Tuba City Regional Health Care Corporation: Assistance with plan review to assure compliance with federal, state, and local laws/ordinances related to building, food service compliance, and health standards, continued plan/construction advisement, and final inspection activities.
- Tuba City Aging & Long Term Care Support Office: Advocacy in development of facility design.
- Tuba City Senior Center Staff: Advocacy in development of facility design.



- Tuba City Local Senior Council: Advocacy in development of facility design.

**V. BUDGET INFORMATION - ANTICIPATED SHORTFALL**

**A. The anticipated shortfall costs for this project are as follows:**

Total Project Cost, original \$ 3,766,666.66

\* Square feet, original - 11,246 ft<sup>2</sup>

\*  $\$3,766,66.66 / 11,246 \text{ ft}^2 = \$334.93 / \text{ft}^2$

Total Project Cost, projected \$ 5,000,000.00

\* Square feet, proposed: 5,500 ft<sup>2</sup>

\*  $\$5,000,000.00 / 5,500 \text{ ft}^2 = \$909.09 / \text{ft}^2$

---

**PROJECT COST - ANTICIPATED SHORTFALL** \$ 1,233,333.34

**B. Funding Sources and Contribution Amounts**

The Tuba City Chapter respectfully requests the anticipated shortfall of \$1,233,333.34 from the 24th Navajo Nation Council.

The Tuba City Chapter has committed \$370,000.00 as matching funds for the Tuba City Senior Center Building, passed through To'Nanees'Dizi Resolution, #TND-08-01-2016.

# Westwater Water System Preliminary Engineering Report

---

Prepared for  
Navajo Tribal Utility Authority  
Fort Defiance, Arizona  
March 21, 2022

# Westwater Water System Preliminary Engineering Report

---

Prepared for  
Navajo Tribal Utility Authority, Fort Defiance, Arizona  
March 21, 2022

157631



6975 Union Park Center, Suite 490  
Midvale, UT 84047-4135  
T: 801.316.9800

# Table of Contents

List of Figures .....	iii
List of Tables .....	iv
List of Abbreviations .....	v
Introduction .....	vi
1. Project Planning .....	1-1
1.1 Location .....	1-1
1.2 Population Trends .....	1-1
1.3 Community Engagement .....	1-2
2. Existing Facilities .....	2-1
2.1 Location Map .....	2-1
2.2 History .....	2-1
2.3 Existing Water Use .....	2-1
3. Need for Project .....	3-1
3.1 Health, Sanitation, and Security .....	3-1
3.2 Reasonable Growth .....	3-1
3.2.1 Required Future Water Demands .....	3-1
3.2.2 Future Storage Analysis .....	3-2
4. Alternatives Considered .....	4-1
4.1 Alternative 1 – Water Distribution System with Connection to the City of Blanding’s Water System .....	4-1
4.1.1 Description .....	4-1
4.1.2 Design Criteria .....	4-2
4.1.3 Map .....	4-2
4.1.4 Hydraulic Analysis .....	4-2
4.1.5 Environmental Impacts .....	4-10
4.1.6 Land Requirements .....	4-10
4.1.7 Potential Construction Problems .....	4-10
4.1.8 Sustainability Considerations .....	4-10
4.1.9 Cost Estimates .....	4-11
4.2 Alternative 2 – Fire Storage and Pump Station at Westwater .....	4-11
4.2.1 Description .....	4-11
4.2.2 Design Criteria .....	4-12
4.2.3 Map .....	4-12
4.2.4 Hydraulic Analysis .....	4-12
4.2.5 Environmental Impacts .....	4-13

4.2.6	Land Requirements.....	4-13
4.2.7	Potential Construction Problems.....	4-20
4.2.8	Sustainability Considerations .....	4-20
4.2.9	Cost Estimates.....	4-20
4.3	Alternative 3 – No Action.....	4-21
5.	Proposed Project (Recommended Alternative) .....	5-1
5.1	Preliminary Project Design .....	5-1
5.2	Project Schedule.....	5-1
5.3	Permit Requirements.....	5-1
5.4	Water Quality of Source.....	5-3
5.4.1	Chlorine Residual .....	5-3
5.4.2	Disinfection Byproducts .....	5-3
5.4.3	Water Quality Modeling and Results .....	5-4
5.4.4	Water Quality Conclusions .....	5-5
5.5	Additional Studies.....	5-5
5.6	Sustainability Considerations .....	5-6
5.7	Total Project Cost Estimate .....	5-6
6.	Conclusion and Recommendation .....	6-1
7.	Limitations .....	7-1
8.	References .....	8-1
	Appendix A: Evaluation and Design Criteria .....	A-1
	Appendix B: Supporting Documents .....	B-1
	Appendix C: Detailed Cost Estimate .....	C-1
	Appendix D: Preliminary Project Schedule .....	D-1

## List of Figures

Figure 2-1.	Westwater Subdivision and City of Blanding, Utah.....	2-2
Figure 4-1.	Alternative 1 and City of Blanding Water Distribution System.....	4-4
Figure 4-2.	Alternative 1 Water Distribution System .....	4-5
Figure 4-3.	Alternative 1 Minimum Pressure .....	4-6
Figure 4-4.	Alternative 1 Maximum Pressure.....	4-7
Figure 4-5.	Alternative 1 Fire Flow Minimum Pressure .....	4-8
Figure 4-6.	Alternative 1 Maximum Water Age .....	4-9
Figure 4-6.	Alternative 2 and City of Blanding Water Distribution System.....	4-14
Figure 4-8.	Alternative 2 Water Distribution System .....	4-15



Figure 4-9. Alternative 2 Minimum Pressure .....	4-16
Figure 4-10. Alternative 2 Maximum Pressure .....	4-17
Figure 4-11. Alternative 2 Fire Flow Minimum Pressure .....	4-18
Figure 4-12. Alternative 2 Maximum Water Age .....	4-19
Figure 5-1. Proposed (Alternative 1) Water Distribution System for Westwater.....	5-2
Figure 5-3. Chlorine Residuals in Blanding City .....	5-3
Figure 5-2. Blanding City Sampling Locations.....	5-4
Figure 5-4. TTHM Concentrations in Blanding City .....	5-3
Figure 5-5. HAA5 Concentrations in Blanding City.....	5-4
Figure 5-6. Chlorine Residual Concentrations in the City of Blanding and Westwater .....	5-5

## List of Tables

Table 1-1. Population Projection.....	1-2
Table 3-1. Future Water Demands for Westwater .....	3-2
Table 3-1. Future Storage Analysis .....	3-3
Table 4-1. Alternative 1 Cost Estimate .....	4-11
Table 4-2. Alternative 2 Cost Estimate .....	4-21
Table 5-2. Proposed Project Cost Estimate.....	5-6
Table A-1. Evaluation and Design Criteria .....	A-2
Table C-1. Detail Cost Estimate for Alternative 1.....	C-2
Table C-2. Detail Cost Estimate for Alternative 2.....	C-3
Table C-3. Detail Cost Estimate for Alternative 1 – Chlorination System and Building.....	C-5
Table C-3. Non-Construction Cost for Alternative 1 and 2 .....	C-6
Figure D-1. Westwater Preliminary Project Schedule .....	D-2





## List of Abbreviations

---

ADD	Average Day Demand
BC	Brown and Caldwell
BLM	Bureau of Land Management
CRMS	Cultural Resources Management Services
DEQ	Department of Environmental Quality
gpcd	gallons per capita per day
gpd	gallons per day
gpm	gallons per minute
HDR	HDR Engineering, Inc.
IFC	International Fire Code
IHS – OEHE	Indian Health Services – Office of Environmental Health and Engineering
LF	linear feet
MDD	Maximum Day Demand
NNEPA	Navajo Nation Environmental Protection Agency
NNDWR-WMB	Navajo Nation Department of Water Resources – Water Management Branch
NNLD	Navajo Nation Land Department
NTUA	Navajo Tribal Utility Authority
NRF	Navajo Revitalization Fund
PER	Preliminary Engineering Report
PHD	Peak Hour Demand
PVC	polyvinyl chloride
RCAC	Rural Community Assistance Corporation
UDEQ	Utah Department of Environmental Quality
UNTF	Utah Navajo Trust Fund
U.S.	United States
USBR	United States Bureau of Reclamation
USDA	United States Department of Agriculture
USGS	United States Geological Survey



# Introduction

This Preliminary Engineering Report (PER) has been prepared by Brown and Caldwell (BC) at the request of Navajo Tribal Utility Authority (NTUA). The objective of this PER is to compare and select a final project alternative for supplying and distributing drinking water to the Westwater community, West of Blanding, UT, and provide a cost estimate so that the appropriate amount of funding can be obtained.

The community of Westwater does not have a water distribution system. The community has 29 parcel lots ranging from 1.98 acres to 3.25 acres. Of the 29 lots, 22 are occupied and 7 are vacant. Households on occupied parcel lots currently have two choices of hauling water, 1) a non-potable watering point with no charge and 2) the City of Blanding's watering station at the City Shop.

In developing an approach to providing potable water service to Westwater, three alternatives, including a "do-nothing" alternative were considered as described below:

**Alternative 1 – Metered connection to Blanding City provides potable domestic water supply to new water system as well as fire flow and storage**

- Install pipe system with a minimum diameter of 8-inch and connect to the City of Blanding's water distribution system.
- Install a master meter at the connection to the City of Blanding's water distribution system.
- Install service laterals from water main to water meter for lots that are occupied.

**Alternative 2 – Metered connection to Blanding City provides potable domestic water supply to new water system but not fire flow or storage**

- Install pipe system with a minimum diameter of 8-inch and connect to the City of Blanding's water distribution system.
- Install a master meter at the connection to the City of Blanding's water distribution system.
- Install service laterals from water main to water meter for lots that are occupied.
- Construct a welded-steel ground storage tank with volume of 80,000 gallons.
- Construct a booster pump station with triplex pumps, two rated at a capacity of 30 gallons per minute (gpm) for normal operating condition and the third rated at 1,000 gpm for fire suppression.

**Alternative 3 – No development of a water distribution system.**

This PER summarizes the detailed evaluation performed on the first two alternatives and describes the proposed improvement project based on the results of the evaluation. The "do-nothing" alternative does not satisfy the basic needs of health and sanitation for the community and was not evaluated further. The PER has been prepared in accordance with the United States Department of Agriculture (USDA) Rural Utilities Service Guidelines, Bulletin 1780-2. However, only the content which supported the purposes of this project were included. It consists of seven sections organized as follows:

**Section 1:** Describes the project planning area including the location of anticipated growth and population trends.

**Section 2:** Discusses the history and existing water use.

**Section 3:** Identifies the need for a water distribution system.



**Section 4:** Identifies and analyzes various alternatives for a water distribution system based on the State of Utah requirements.

**Section 5:** Discusses the selection of a recommended alternative.

**Section 6:** Presents the recommended alternative details.

**Section 7:** Provides conclusions and recommended solution.



## Section 1

# Project Planning

This section discusses the location, population trends, and community engagements of the project.

### 1.1 Location

Westwater subdivision is a small rural community located 20 miles north of the Aneth Chapter, Navajo Nation, and is outside the City of Blanding boundary and proposed annexation boundary. Westwater Canyon separates the community of Westwater and the City of Blanding. "The environment is rolling mesa top with aeolian loess ridges and outcrops of Dakota Sandstone bedrock, supporting a mixed-pinyon-juniper and sagebrush plant community," (Hurst, 2001). Elevations on the Westwater property range from 6,100 to 6,150 feet above sea level (Lopez and Joseph, 2008). Although, Westwater is not physically in the Aneth Chapter, residents of the community have been approved to be part of the voting members of Aneth Chapter. The approval by Aneth Chapter is dated March 11, 2010, in a resolution. The Westwater subdivision is 120 acres and is a fee land owned by the Navajo Nation. The Navajo Nation purchased the land in 1986 for its members who were living in the area since the early 1900s. In 2010, the subdivision of Westwater was established. There are currently 29 residential parcel lots in the Westwater subdivision and 22 of those lots are occupied.

### 1.2 Population Trends

Growth area and population trends are essential elements in developing a preliminary engineering report. The population growth trend is used to estimate the future water demands for the water system analysis. This section presents population trends and growth of the project area for the future.

It is estimated that Westwater will reach a buildout population of 46 in year 2031 at a growth rate of 1.3% with an average household size of 1.52. USBR (2009) indicated that in 2009, the population of Westwater was 35 and 23 homes were occupied. Based on this information, the average household size is determined to be 1.52 people per household. Westwater's future population projection uses a uniform growth rate of 1.3% which has been used for water planning studies on the Navajo Nation. HDR Engineering (HDR) conducted a study titled "Assessment of Western Navajo and Hopi water Needs, Alternatives, and Impacts," completed in 2003, evaluated the population growth rates for Navajo Nation. HDR concluded that the 1.3% long-term growth rate is associated with a low demand scenario for the period between 2007 and 2050. Table 1-1 lists the 2010 population and 2020, 2030, and 2031 projected population. Table 1-1 also lists the number of homes that will be occupied per timeline.

**Table 1-1. Population Projection**

Description	2010	2020	2030	2031 <sup>1,2</sup>
Population	35	40	45	46
No. of Homes	22 <sup>3</sup>	25	28	29

1. Projections to 2031 uses the growth rate of 1.3%.

2. Buildout year is determined to be 2031 based on 2010 population and average household size.

3. There are 23 homes, but one parcel has two occupied homes. NNDWR – WMB stated that only the home on lot that meets building codes will be connected to the water distribution system.

## 1.3 Community Engagement

Public involvement engaged key stakeholders to obtain input for the development of Westwater subdivision. These involvements began in 1986 when the Navajo Nation purchased the Westwater Tract. The progression of providing infrastructure to Westwater was slow due to conditions of the area. Numerous attempts to provide water services from the City of Blanding failed because of factors like high unit cost per home or homes not meeting standard building codes. Indian Health Services – Office of Environmental Health (IHS – OEHE) could not justify funding the extension of water services from the City of Blanding because it was not cost effective. Despite the roadblocks for developing water or other infrastructure, involvement of key stakeholders in addressing the needs began to move the project forward. The key stakeholders include:

- Westwater Diné (the People of Westwater)
- Blue Mountain Diné Community
- Navajo Nation Department of Water Resources – Water Management Branch (NNDWR – WMB)
- Navajo Nation Land Department (NNLD)
- Navajo Tribal Utility Authority (NTUA)
- Aneth Chapter
- Navajo Utah Commission
- Indian Health Services – Office of Environmental Health and Engineering (IHS – OEHE)
- Utah Navajo Trust Fund (UNTF)
- Utah Division of Indian Affairs (UDIA)
- U.S. Bureau of Reclamation (USBR)
- San Juan County
- City of Blanding
- State of Utah
- Church of Jesus Christ of Latter-day Saints
- Dig Deep
- Rural Community Assistance Corporation (RCAC)

Public outreach was accomplished through a series of meetings and coordination of activities among stakeholders for more than 10 years. NNLD performed a site inspection of Westwater subdivision to determine property valuation in 2007. In 2009, meetings began to expand by inviting Navajo Utah Commission and City of Blanding. In 2010, Westwater Diné focused their efforts to become voting members of Aneth Chapter to gain support in the development of their community. Also, in 2010, Westwater Diné began moving toward developing the subdivision by securing Navajo Revitalization Funds (NRF) to build homes that meet building codes. USBR assisted with surveying and platting of

the Westwater development. San Juan County approved home designs and non-profit groups like Hearts and Hands built homes.

The number of stakeholders began to grow with the development of the technical advisory group (TAG) for Westwater in 2020. The Westwater TAG group introduced other stakeholders, like the State of Utah, to the needs of the community. Other key stakeholder involvements are discussed in History, Section 2.2. The State of Utah committed to the initiative and supported all efforts.

The work on the project for the development of a water distribution system started in December 2021. Brown and Caldwell visited the site along with NTUA. The objective of the site visit included determining pipe alignment, number of homes on lots that will be connected to the water distribution system, and other site conditions.





## Section 2

# Existing Facilities

This section provides a description of the history and existing water use of Westwater. It includes a map of the system.

## 2.1 Location Map

The Westwater subdivision is west of the City of Blanding. Figure 2-1 illustrates the subdivision parcel lots in relation to the City of Blanding.

## 2.2 History

Since the year 2001, many of the stakeholders have been working diligently on developing public utilities infrastructure for Westwater. It began with UNTF funding two well drilling projects, but the results yielded low producing wells. Between 2002 and 2007, USBR, IHS-OEHE and San Juan Rural Conservancy District funded planning and preliminary engineering projects on water needs and extensions of water and wastewater services from the City of Blanding, but the efforts failed to come to fruition due to factors like homes not meeting building codes. In 2008, the Westwater Diné began applying for homesite leases with the Navajo Nation prior to the development of subdivision lots in 2010. In early 2010, Aneth Chapter approved the Westwater subdivision to become part of their local government. In the same year, (2010), a non-profit group built eight (8) new homes with NRF while one resident purchased his home. At the end of 2010, those people who had their homes built were permitted to move in when approved by San Juan County. Four (4) additional homes were built in 2011 by two non-profit groups and by mid-2012, five (5) more homes were built utilizing NRF monies. The following year, 2013, four (4) more homes were constructed with NRF funds. Between 2014 and early 2021, Westwater Diné with the support of Aneth Chapter began pushing for utility services.

## 2.3 Existing Water Use

Existing water use is currently unknown because people haul their water, but it can be estimated. Water use is estimated by using an average water use rate of 10 gallons per capita per day (gpcd). Rural domestic water use for 21 states was compiled by C. Richard Murray in 1965. The data was published in the United States Geological Survey (USGS) 1965 Geological Survey Circa. The Circa indicates the state of Arizona's rural domestic water use for water haulers is 10 gpcd. Water haulers' per capita use rate is much lower than people who have access to tap water. For example, the City of Blanding's estimated per capita use rate is 185 gpcd. The City of Blanding's data on water demands and population were retrieved from Utah's Division of Water Rights (2022). At a population of 35 people and the water use rate of 10 gpcd for water haulers, the estimated average daily water use for Westwater is 350 gallons per day (gpd).

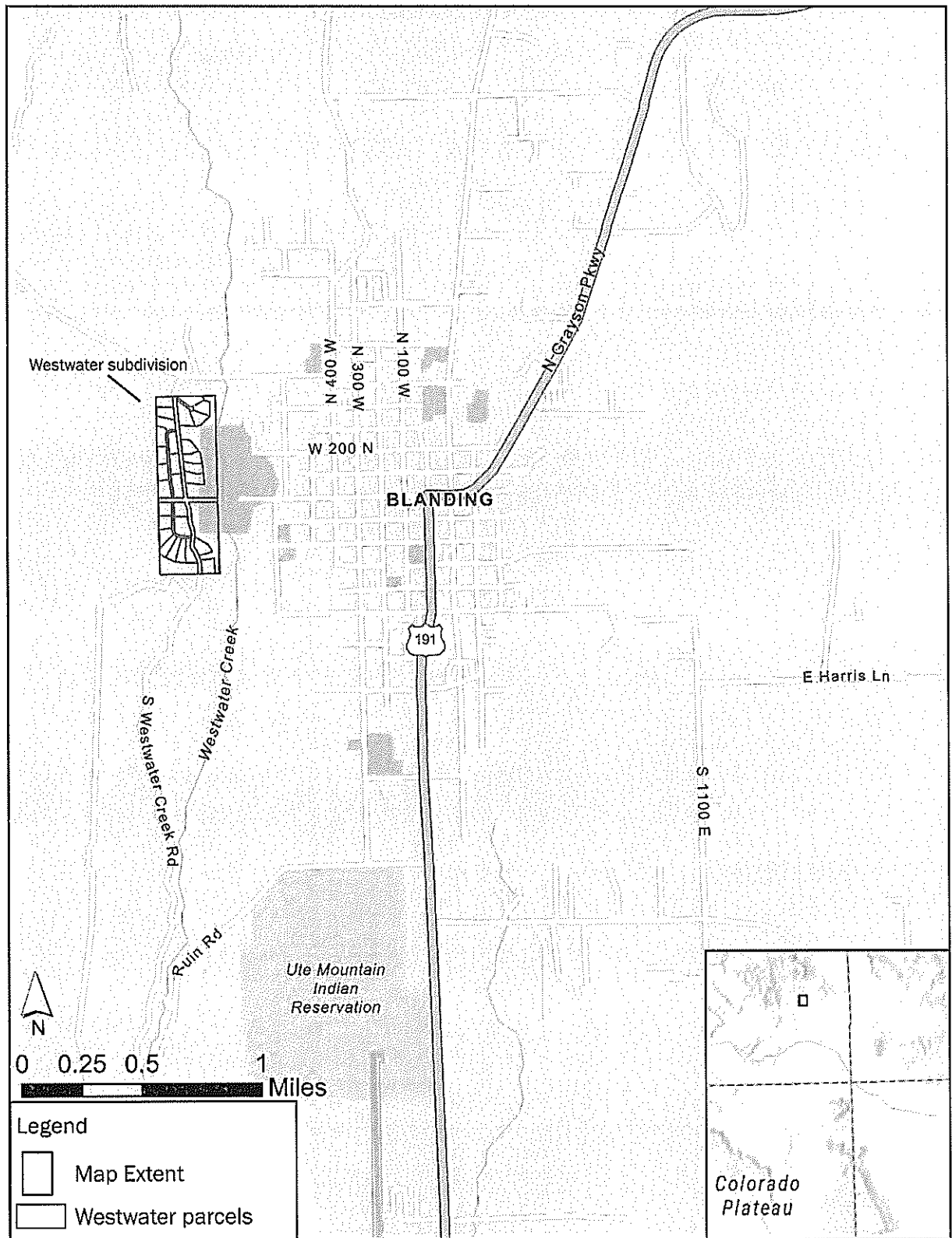


Figure 2-1. Westwater Subdivision and City of Blanding, Utah

## Section 3

# Need for Project

This section identifies deficiencies associated with Westwater subdivision. These deficiencies justify and support the need for this project. An evaluation of current conditions at Westwater was conducted. The evaluation shows that the residents need a reliable water distribution system along with other utilities.

### 3.1 Health, Sanitation, and Security

Residents of Westwater subdivision have been living on this tract of land before it was purchased by the Navajo Nation in 1986. The residents lived in mobile homes, travel trailers, hogans and shacks made of wood material. Over the last 10-years home construction for residents was made possible with funds through NRF. Despite the positive direction for Westwater, residents are still living without access to public utilities. Due to current health concerns with COVID-19, it has become a necessity to provide public utilities such as water services to the residents. Health officials across the U.S. urged citizens to isolate themselves, wash their hands often and sanitize surfaces that they touch. However, with the lack of water services, Westwater Diné found themselves in a difficult situation for maintaining basic hygiene. Residents often make tough decisions of using the water they hauled for hygiene or consumption, and consumption takes precedence. Westwater Diné will feel secure when they have access to safe and reliable drinking water to practice proper sanitation without compromising consumption.

### 3.2 Reasonable Growth

The primary goal of this study is to develop a water system to meet immediate and future water needs. This section discusses the future growth that includes future water demands. The Westwater subdivision was created for residential use and room for growth is limited to residential use. There are 29 parcel lots and 22 of those lots are leased by members of the Navajo Nation. This leaves seven (7) parcel lots left for residents to obtain homesite leases. Thus, improvements to deliver safe and reliable water is essential. The 9-year population projection and the expected growth for the subdivision were discussed in Section 1.2.

#### 3.2.1 Required Future Water Demands

In Section 1.2, population trends for Westwater subdivision were estimated to reach buildout by 2031. The number of total connections for water services at buildout is 29. The estimation of future water demands follows most of the requirements of the Utah Department of Environmental Quality (UDEQ), Drinking Water Rule R309-510-7. The UDEQ rule includes indoor and outdoor water demand. Demand estimates for outdoor water use did not follow Rule 309-510-7 because Westwater subdivision does not have information about irrigated acreage (the area of a parcel to be irrigated). Instead, the City of Blanding's outdoor water use for year 2020 is used. The outdoor water use rate is estimated by subtracting the average indoor water use from the total annual use and dividing by the number of connections. The average indoor water use is calculated by averaging the water use for the months of January to March and November to December. The difference in annual and average water use was applied to estimate Westwater's outdoor water demand. Table 3-1

shows the average day demand (ADD), maximum day demand (MDD) and peak hour demand (PHD) for Westwater's indoor and outdoor water needs.

<b>Table 3-1. Future Water Demands for Westwater</b>			
<b>Demand Type</b>	<b>2020</b>	<b>2030</b>	<b>2031</b>
<b>No. of Connection</b>	<b>25</b>	<b>28</b>	<b>29</b>
<b>Average Day Demand</b>			
Indoor Use Rate (gpd/conn.) <sup>1</sup>	400	400	400
Outdoor Use Rate (gpd/conn.) <sup>2</sup>	272	272	272
Indoor (gpm)	6.9	7.8	8.0
Outdoor (gpm)	4.7	5.3	5.5
ADD Total (gpm)	11.6	13.1	13.5
<b>Maximum Day Demand</b>			
Indoor Use Rate (gpd/conn.) <sup>3</sup>	800	800	800
Outdoor Use Rate (gpd/conn.) <sup>2</sup>	658	658	658
Indoor (gpm)	13.9	15.6	16.1
Outdoor (gpm)	10.1	10.1	13.3
MDD Total (gpm)	24.0	25.7	29.4
<b>Peak Hour Demand</b>			
Peaking Factor <sup>4</sup>	1.8	1.8	1.8
Indoor (gpm)	25.0	28.0	29.0
Outdoor (gpm)	18.1	18.1	23.9
PHD Total	43.1	46.1	52.9

1. Conversion of Average Yearly Demand, Table 510-1, UDEQ Drinking Water Rule R309-510-7.

2. City of Blanding's average and maximum day outdoor water use rate estimate, Utah Water Rights

3. Peak Day Demand, Table 510-1, UDEQ Drinking Water Rule R309-510-7.

4. Assumed peaking factor for peak hour demand and maximum day demand ratio.

The water source requirement for Westwater at buildout is 43.6 acre-feet per year. The source and system will be sized for 0.4 MGD.

### 3.2.2 Future Storage Analysis

Future storage capacity was evaluated for the Westwater subdivision. Required storage capacity includes equalization, fire flow and emergency storage volumes. Equalization storage is the volume of water required to meet indoor and outdoor water needs that cannot be met by production alone. Fire flow storage is the volume of water required to suppress a fire event in a specified duration. The state of Utah recommends using the International Fire Code (IFC), 2015 edition, if flow rate and duration from local fire code officials is not available. The fire flow volume follows IFC guidelines where the minimum fire flow of 1,000 gpm and duration of 60 minutes was used. Finally, emergency storage is the volume of water that is used during a failure or outage of a water system facility. For example, if the supply source that provides the production of water must be shut down, the emergency storage will provide the necessary volume of water until the supply source is brought back into service. The state of Utah simply advises storage volume to be determined for emergency event conditions. Navajo Nation Environmental Protection Agency, (NNEPA) guidelines were used for

emergency storage volume. NNEPA's emergency storage volume requirement is to provide 1.5 days of emergency storage if there is more than one source of supply. The storage analysis was conducted under two alternative conditions: 1) a storage tank is constructed onsite, or 2) all storage will be provided by the City of Blanding. The future storage analysis is summarized in Table 3-1.

<b>Table 3-1. Future Storage Analysis</b>				
<b>Storage Option</b>	<b>Required Storage Volume (gallons)</b>			
	<b>Equalization<sup>1</sup></b>	<b>Fire Flow<sup>2</sup></b>	<b>Emergency<sup>3</sup></b>	<b>Total</b>
<b>City of Blanding's Existing Storage</b>	20,000	-	30,000	50,000
<b>Westwater Onsite</b>	20,000	60,000	-	80,000

*1 Calculated from 400 gallons/connection, Table 510-4, UDEQ, Drinking Water Rule R309-510-8.*

*2 Calculated from minimum fire flow and duration, International Fire Code, 2015*

*3 Calculated with 1.5 days of volume under ADD, NNEPA, Navajo Nation Primary Drinking Water Regulations*

The City of Blanding storage option requires a storage volume of 50,000-gallons which the City of Blanding will provide to Westwater subdivision. The fire flow storage volume is not covered because City of Blanding's current storage capacity has at least 60,000 gallons available for fire flow to serve their existing customers.

The Westwater onsite storage option requires a storage volume of 80,000-gallons. Emergency storage is not considered for the onsite storage because the City of Blanding will have capacity to provide 30,000-gallons of emergency storage.

Westwater's dependency on storage volume (50,000-gallons and 30,000 gallons) from the City of Blanding will depend on the City of Blanding water distribution system's capability to provide fire flow demands without impacts to Blanding.

## Section 4

# Alternatives Considered

This section outlines alternative solutions for the needs discussed in previous sections in this report. The issues identified in Section 3 include health sanitation and security.

Three alternatives were considered in this study. The first alternative considers a reliable water distribution system that connects to the City of Blanding's water system. The second alternative considers a water distribution system with a ground storage tank and a booster pump station. The second alternative also considers connection to the City of Blanding's water system. The third alternative considered is the "Do Nothing" which keeps things as they are, no water system and no connection to the City of Blanding's water distribution system. Another alternative was considered that has similar characteristics to the second alternative. This alternative considers a water distribution system but with an elevated storage tank and connection to the City of Blanding's water system. However, it was eliminated from further consideration because NTUA does not favor elevated storage tanks due to high maintenance costs. A brief description of each alternative is provided below. A more detailed description of the selected alternative will be provided in Section 6.

In comparing two of the three alternatives, a computer model was developed to perform the analysis. Innovyze's InfoWater Pro software was used to model Alternative 1 and Alternative 2 of Westwater's water distribution system. The water model includes the City of Blanding's water distribution system. The water model was built using the City of Blanding's GIS data containing piping, storage tanks, wells, and pressure reducing valves. Piping was added to the model to serve Westwater area. Water demands presented in Section 3.2.1 were added to the model along with the City of Blanding's water demands. Calibration to field conditions was not performed for this model. The results of the hydraulic analysis are presented in the Alternative 1 and Alternative 2 sections below.

### 4.1 Alternative 1 – Water Distribution System with Connection to the City of Blanding's Water System

#### 4.1.1 Description

Alternative 1 addresses the need for water services by installing 8-inch diameter piping and connecting existing and future homes on all parcels in the subdivision. The piping system will become the water distribution system that will connect to the City of Blanding's water system. A master meter will be placed downstream of the connection to the City of Blanding. Fire hydrants will be placed in the water distribution system to support fighting fires. The piping in the water distribution system is sized to support fire flow capacity. Alternative 1 improvements are listed as follows.

1. Install 2,700 linear feet (LF) of new 8-inch diameter polyvinyl chloride (PVC) pipe to convey water from the City of Blanding to Westwater subdivision. The pipe alignment will follow 550 North Street and Westwater Creek Road.
2. Install 7,200 LF of new 8-inch diameter PVC pipe within Westwater subdivision.
3. Install 6-inch master meter with 9-ft x 6-ft x 6-ft meter vault downstream of connection to the City of Blanding's water distribution system. The location of the master meter is near the intersection of 550 North and 600 West.

4. Connect 3,805 LF of new 1-inch diameter HDPE pipe service laterals from 8-inch diameter pipe to residential water meters.

#### 4.1.2 Design Criteria

The design criteria presented in Appendix A compiles all requirements for a water distribution system to meet. The criteria for piping systems and fire flow are applicable to this alternative because they satisfy the state of Utah DEQ regulations and NNEPA rules.

#### 4.1.3 Map

Alternative 1 outlined above is illustrated in Figure 4-1 and Figure 4-2. Figure 4-1 illustrates the Westwater water distribution system and the City of Blanding's water distribution system. Figure 4-2 shows Westwater water distribution system and the connection to the City of Blanding's water distribution system.

#### 4.1.4 Hydraulic Analysis

This section summarizes the analysis of the Westwater water distribution system. The analysis includes minimum and maximum pressures, maximum velocities, fire flow, and water age associated with distribution piping. The MDD condition was used for hydraulic analysis.

##### Minimum Pressure

Minimum pressure in the Westwater water distribution system is 68 psi. Minimum pressure in the system is illustrated in Figure 4-3.

##### Maximum Pressure

Maximum pressure in the Westwater water distribution system is 102 psi. Maximum pressure in the system is illustrated in Figure 4-4.

##### Maximum Velocity

Under normal operating conditions, maximum velocity in the system is 0.22 fps and is not an issue due to the low demands.

##### Fire Flow

The fire flow analysis was performed by assigning 1,000 gpm for a duration of 1-hour to model nodes in Westwater subdivision during the MDD condition. The model shows the water distribution system for Westwater can handle the fire flow demand. There is an issue in the northern part of the City of Blanding's service area. Pressures drop below 20 psi during a fire event in Westwater. To make sure the extension of service to Westwater subdivision is not the issue, a fire flow demand of 1,500 gpm for a duration of 2-hours in the City of Blanding was evaluated. The results did not differ in both cases indicating the extension of water services to Westwater does not negatively impact services to the City of Blanding. Figure 4-5 shows minimum pressure during a fire event in Westwater subdivision.

##### Water Age

The minimum month demand (MMD) condition was used for performing water age analysis. The City of Blanding's MMD was applied for Blanding's service area. A ratio of the City of Blanding's MMD to ADD was applied to scale Westwater's ADD to MMD. Maximum water age in the northern part of Westwater subdivision is 16 days and the southern part is 29 days. Dead-end water mains will see higher water age indicating a lower turnover due to lower demand and one way flow without mixing.

Overall, the water age results indicate good water turnover in the distribution system. Figure 4-6 illustrates water age results.





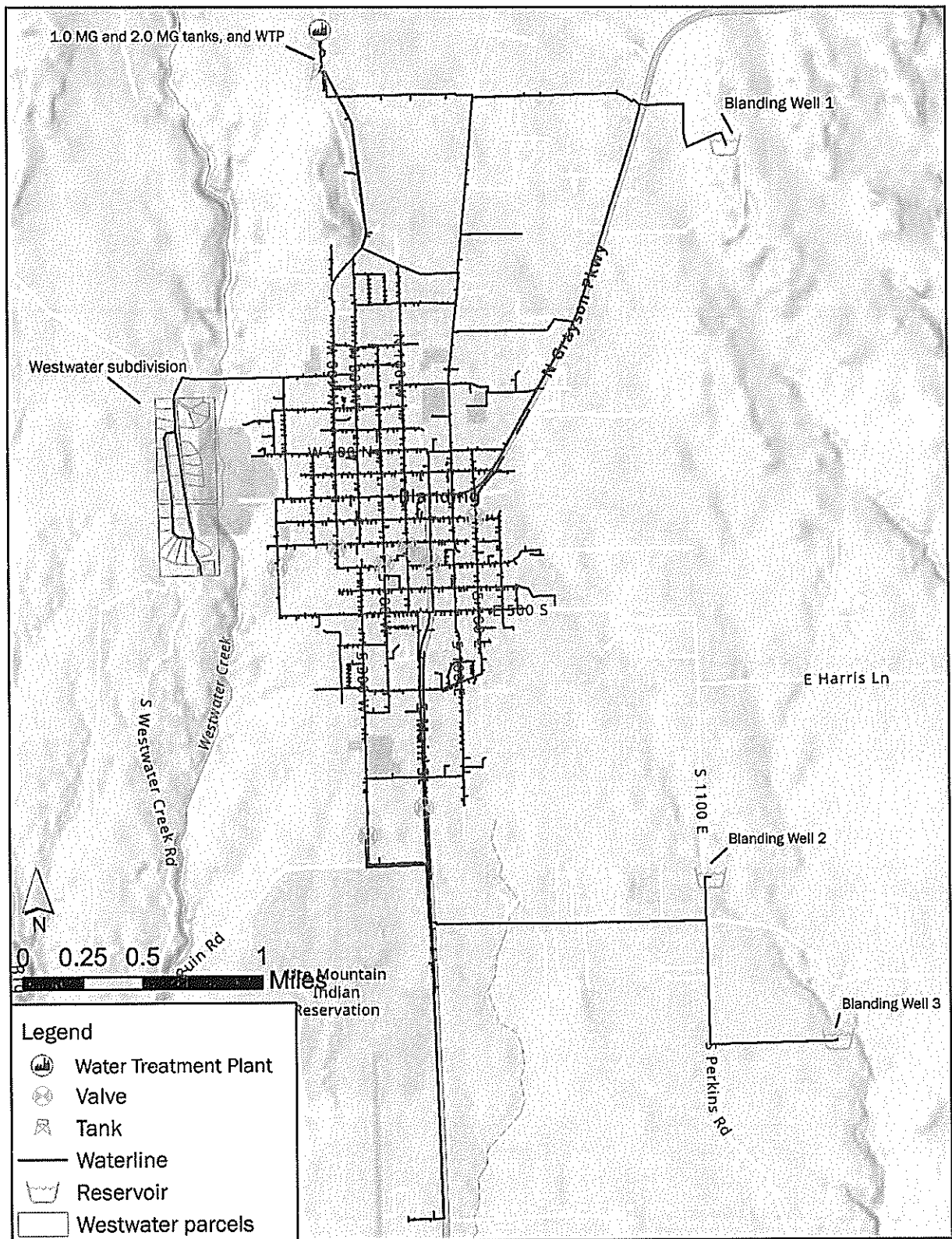


Figure 4-1. Alternative 1 and City of Blanding Water Distribution System

**Brown AND Caldwell**

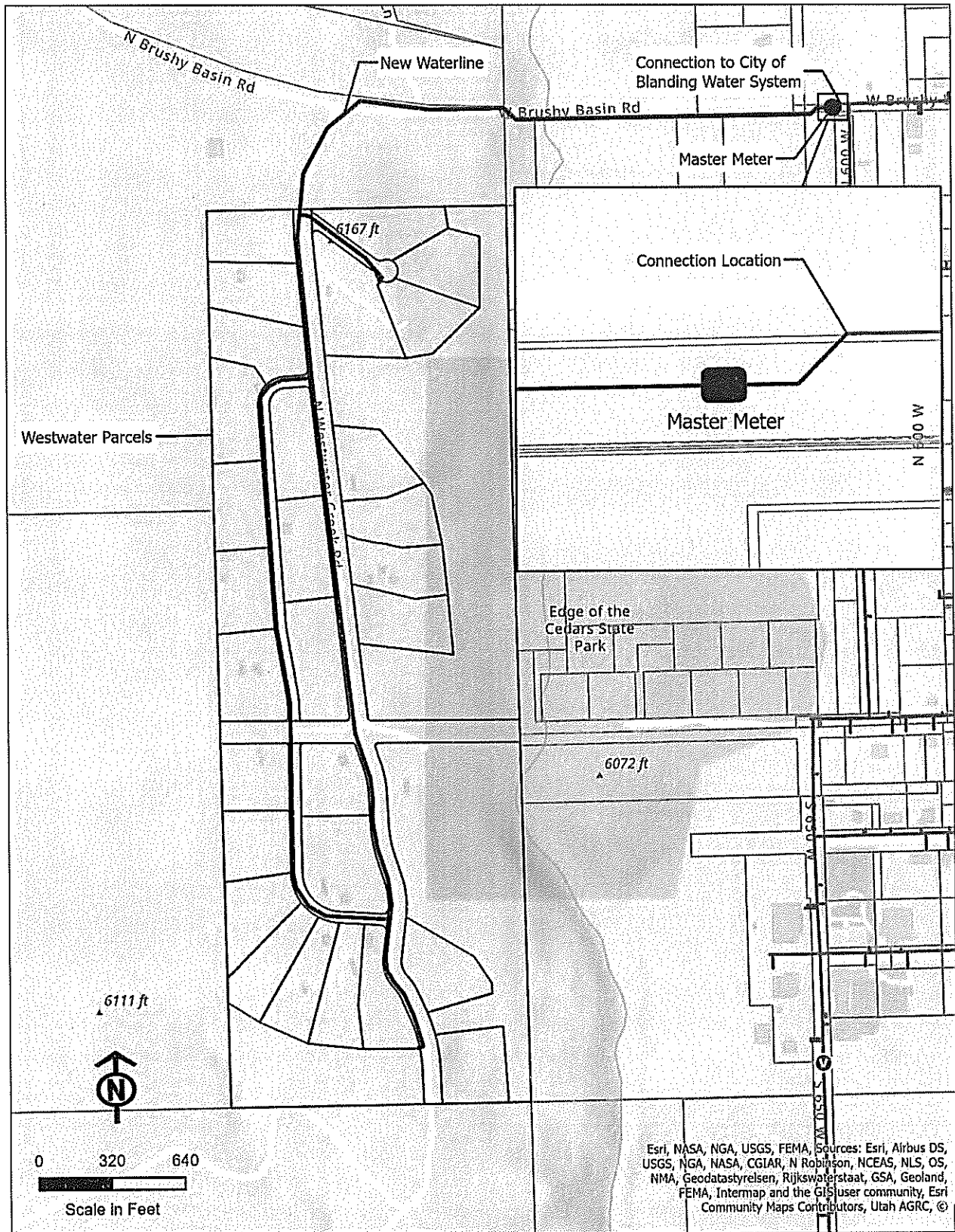


Figure 4-2. Alternative 1 Water Distribution System

**Brown AND Caldwell**

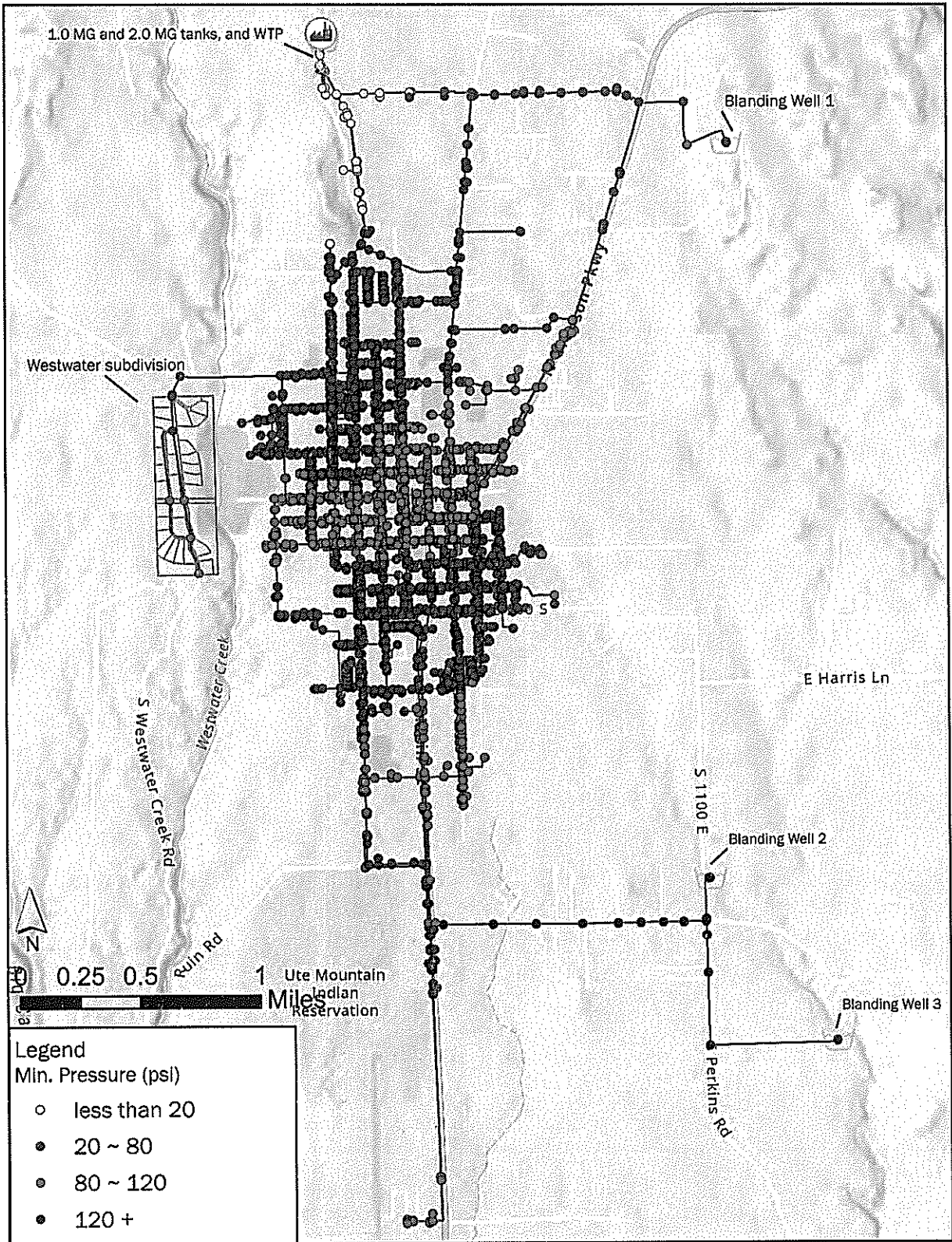


Figure 4-3. Alternative 1 Minimum Pressure

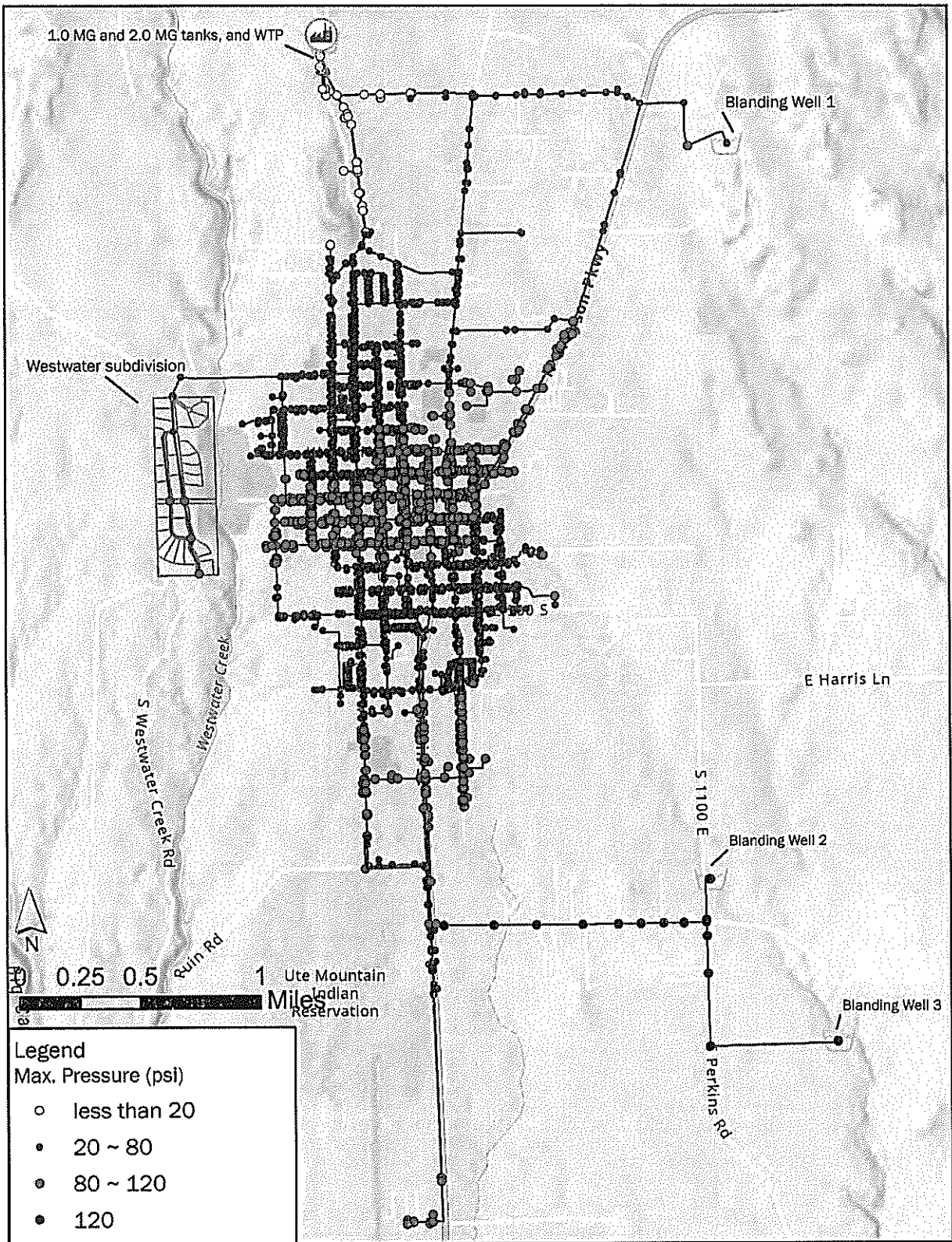


Figure 4-4. Alternative 1 Maximum Pressure

**Brown AND Caldwell**

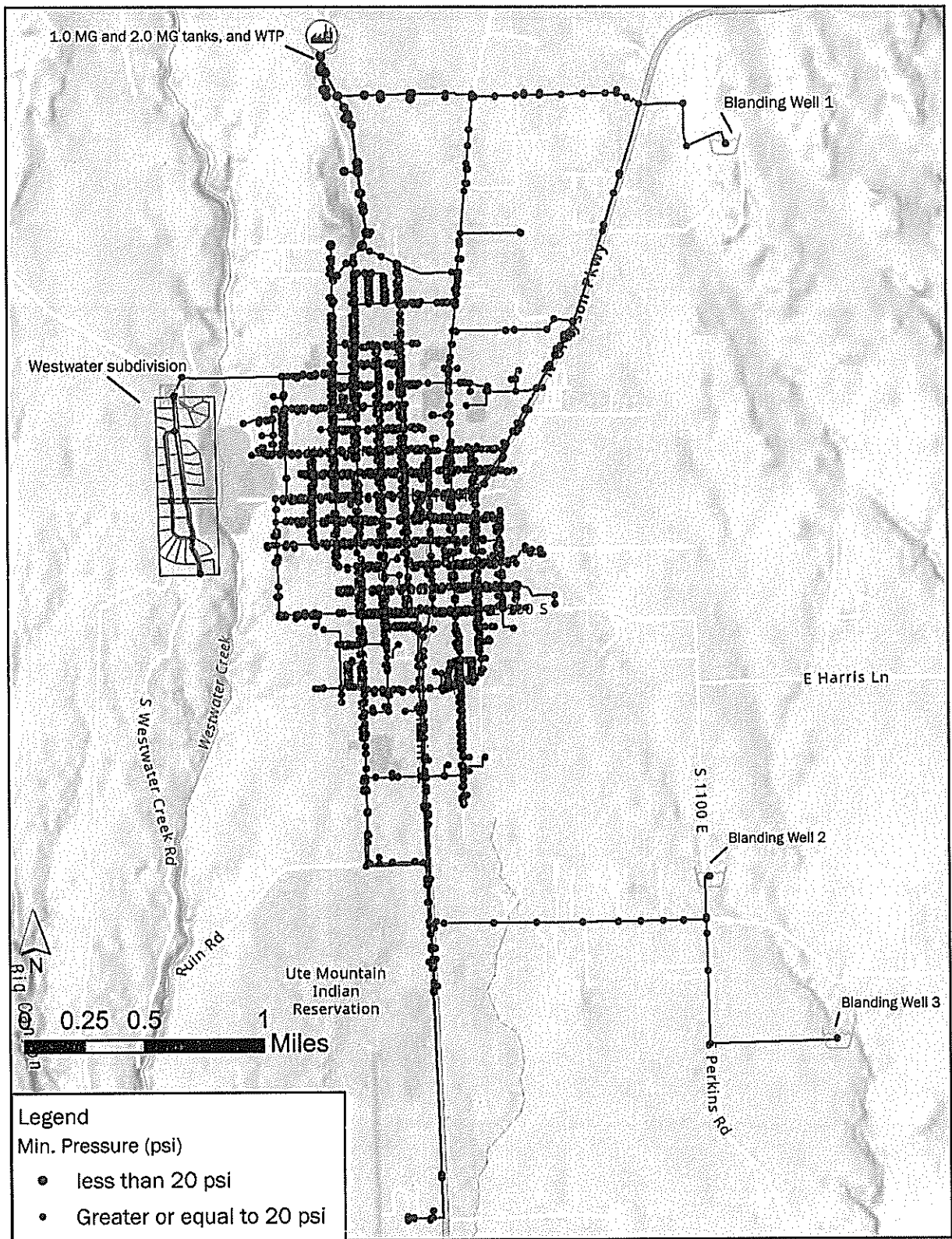


Figure 4-5. Alternative 1 Fire Flow Minimum Pressure

**Brown AND Caldwell**



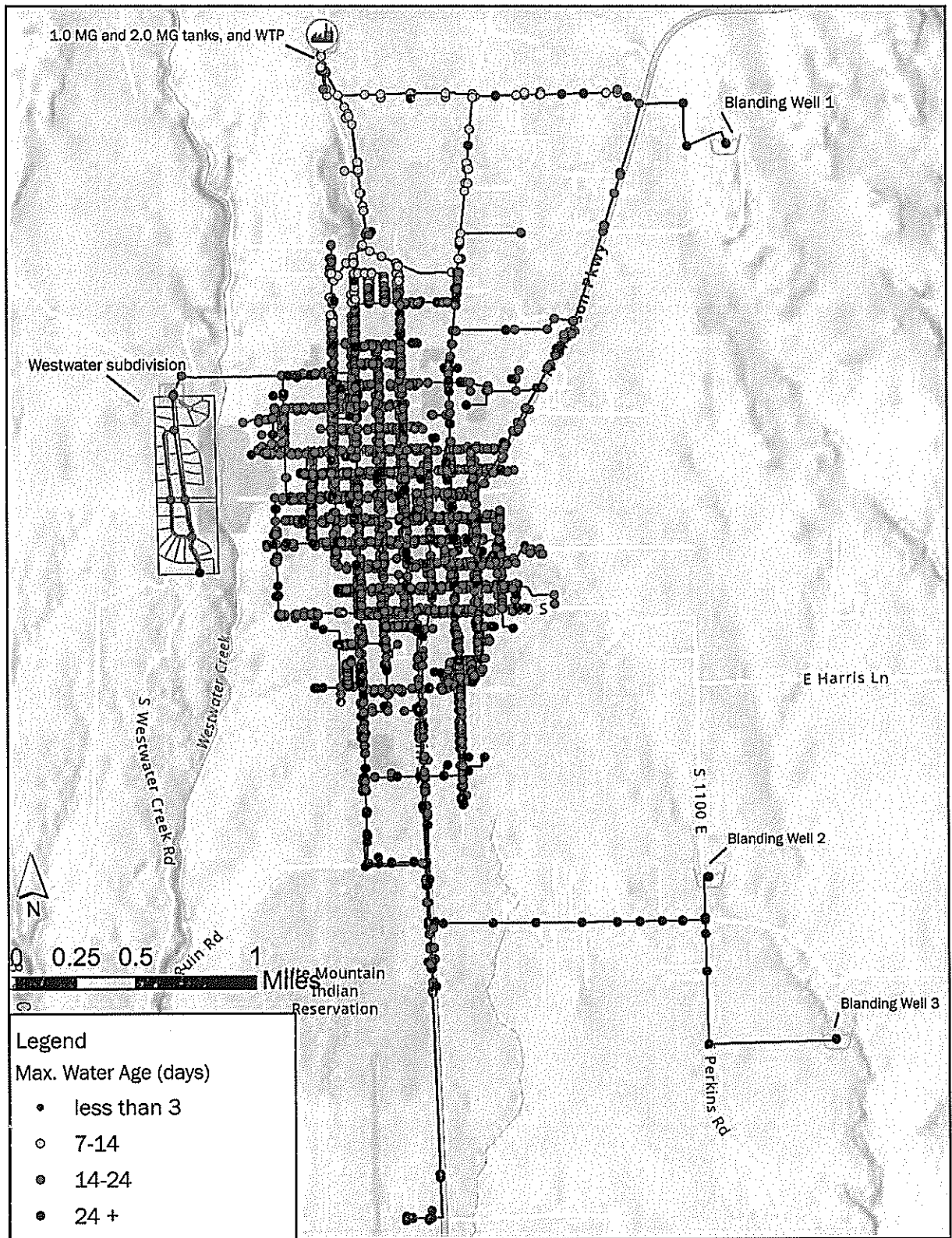


Figure 4-6. Alternative 1 Maximum Water Age

#### **4.1.5 Environmental Impacts**

An environmental review has been prepared for the Westwater tract when the subdivision was in development in preparation for homes to be built. In December 2008, Lopez and Joseph completed a land use plan and environmental assessment for developing public utilities in Westwater. Their conclusion from the study indicates no impacts to threatened and endangered species, farmlands, flood plains, water quality, wetlands, cultural resources, and other resources. The work of Lopez and Joseph can be found in Appendix B. Despite the works of Lopez and Joseph, an updated environmental review for this water project will need to be completed in accordance with USDA Rural Utilities Service Design policies, 7C.F.R. 1780.57.

#### **4.1.6 Land Requirements**

Land is available for the installation of pipelines and appurtenances in Westwater subdivision. Additional land is required for the alignment of the piping system to be connected to the City of Blanding's water distribution system. The piping alignment will need to follow a short segment of Westwater Creek Road that connects to 550 North Street. The pipe alignment will also need to follow the 550 North Street that provides access from Westwater subdivision to the City of Blanding. The installation of piping system will require Right-of-Way permitting with the Utah State Division of Parks and Recreation, Four Corners Real Estate, LLC, City of Blanding and Navajo Nation.

#### **4.1.7 Potential Construction Problems**

The Westwater subdivision is on top of a mesa and the entire area may have subsurface rock to be dealt with during construction. The piping system connecting to the City of Blanding's water distribution system will have to cross the Westwater Canyon. Subsurface rock will be an issue when installing the pipeline crossing the canyon.

The second, possibly significant, issue is the impact to cultural resources within and/or near the subdivision. Wintch and Nielson (1985) states "There are no guarantees that future development will not obliterate some or all of the sites. At the present time, all sites leaving the jurisdiction of the BLM are considered potentially obliterated. Because of this policy, CRMS will assume that all of the sites will be impacted, unless exchange agreements guarantee protection of mitigation of significant sites." Wintch and Nielson noted construction activities of roadway, homes or other structures will impact the cultural resources.

A third and minor issue is homesite leases that have not been granted by the Navajo Nation. Homes that do not meet building code have not been granted a homesite lease. Homeowners will need to work with NTUA to connect their homes after obtaining their homesite lease. Once homesite leases have been granted, homes can be connected. For the time being, installation of service laterals will be extended up to the water meter.

A fourth issue is the garbage on some lots. Garbage may obstruct construction activity making it difficult to install waterlines and appurtenances. Garbage will need to be removed by community members to prevent pausing of construction activities. Contractors will not be responsible for removal of garbage that is pre-existing on site.

#### **4.1.8 Sustainability Considerations**

This alternative will be sustainable because gravity will be used to distribute water from the City of Blanding's water distribution system. A booster pump station will not be required to pump water into the Westwater water distribution system, eliminating the need for energy use. However

### 4.1.9 Cost Estimates

In accordance with the Association for the Advancement of Cost Engineering International (AACE) criteria, this is a Class 4 estimate. A Class 4 estimate is defined as a Planning Level or Design Technical Feasibility Estimate. Typically, engineering is from 1 to 15 percent complete. Class 4 estimates are used to prepare planning level cost scopes or to evaluate alternatives in design conditions and form the base work for the Class 3 Project Budget or Funding Estimate.

Expected accuracy for Class 4 estimates typically range from -30 to +50 percent, depending on the technological complexity of the project, appropriate reference information and the inclusion of an appropriate contingency determination. In unusual circumstances, ranges could exceed those shown.

The cost estimates for Alternative 1 consist of 1) construction cost and 2) non-construction cost. Operation and maintenance cost is not included in this alternative because there are no pumping systems or treatment systems requiring chemicals. These estimates are summarized in Table 4-1. An itemized estimate for Alternative 1 cost is provided in Appendix C. It is important to note that the construction industry will see an increase in cost due to bidding prices. Material costs have already increased significantly in the last year due to disruption to the global supply chain process encompassing all facilities and activities, and shortages in labor for most industries have contributed to limited availability of products and services. Increased bidding prices by contractors will cover the difference in the gap between construction input cost and bid price. The Associated General Contractors of America (2022) indicate bid prices may increase by 20% due to the construction input costs as contractor's bid prices were far below that in 2021.

Table 4-1. Alternative 1 Cost Estimate	
Cost Description	Amount (\$)
Construction Cost	3,954,113
Non-Construction Cost	1,096,678
Operation and Maintenance Cost	0

## 4.2 Alternative 2 – Fire Storage and Pump Station at Westwater

### 4.2.1 Description

Alternative 2 addresses the need for water services by installing 8-inch diameter piping, connecting existing and future homes on all parcels in the subdivision and constructing a storage tank with an altitude valve station and booster pump station. The piping, storage tank with altitude valve and booster pump station will become the water distribution system for Westwater. The 8-inch diameter pipe will also connect to the City of Blanding's water distribution system. A master meter will be placed downstream of the connection to the City of Blanding. Fire hydrants will be placed in the water distribution system to support fighting fires. The piping in the water distribution system is sized to support fire flow capacity. Alternative 2 improvements are listed as follows.

1. Install 2,700 LF of new 8-inch diameter PVC pipe to convey water from the City of Blanding to Westwater subdivision. The pipe alignment will follow 550 North Street and Westwater Creek Road.
2. Install 7,200 LF of new 8-inch diameter PVC pipe within Westwater subdivision.



3. Install master meter 6-inch with 9-ft x 6-ft x 6-ft meter vault downstream of connection to the City of Blanding's water distribution system.
4. Connect 3,805 LF of new 1-inch diameter HDPE pipe service laterals from 8-inch diameter pipe to residential water meters.
5. Construct an 80,000-gallon welded-steel storage tank.
6. Construct a booster pump station with a three-pump skid. Two of the pumps will have a capacity of 30 gpm each to meet ADD in a 12-hour pumping cycle and the third pump will have a capacity of 1,000 gpm for fire protection. The three pumps will be equipped with variable frequency drives (VFDs) to vary their speeds.

#### 4.2.2 Design Criteria

The design criteria presented in Appendix A compiles all requirements for a water distribution system to meet. The criteria for piping systems, fire flow, storage capacity, and pump station are applicable to this alternative. The design and evaluation satisfy the state of Utah DEQ regulations and NNEPA rules.

#### 4.2.3 Map

Alternative 2 outlined above is illustrated in Figure 4-7 and Figure 4-8. Figure 4-7 illustrates the Westwater water distribution system and the City of Blanding's water distribution system. Figure 4-8 shows Westwater water distribution system with the storage tank and pump station and the connection to the City of Blanding's water distribution system.

#### 4.2.4 Hydraulic Analysis

This section summarizes the analysis of the Westwater water distribution system. The analysis includes minimum and maximum pressures, maximum velocities, pumping station, fire flow, and water age associated with distribution piping. The MDD condition was used for hydraulic analysis.

##### Minimum Pressure

Minimum pressure in the Westwater water distribution system is 40 psi. Minimum pressure in the system is illustrated in Figure 4-9.

##### Maximum Pressure

Maximum pressure in the Westwater water distribution system is 77 psi. Maximum pressure in the system is illustrated in Figure 4-10.

##### Maximum Velocity

Maximum velocity in the system is 0.2 fps and is not an issue due to the low demands.

##### Fire Flow

The fire flow analysis was performed by assigning 1,000 gpm for a duration of 1-hour to model nodes in Westwater subdivision during the MDD condition. The model shows the water distribution system for Westwater can handle the fire flow demand. There is an issue in the northern part of the City of Blanding's service area where pressures drop below 20 psi during a fire event in Westwater. To make sure the extension of service to Westwater subdivision is not the issue, a fire flow demand of 1,500 gpm for a duration of 2-hours in the City of Blanding was evaluated. The results did not differ in both cases indicating the extension of water services to Westwater does not negatively impact services to the City of Blanding. Figure 4-11 shows minimum pressure during a fire event in Westwater subdivision.



### Water Age

The MMD condition was used for performing water age analysis. The approach on the ratio of MMD to ADD used for Alternative 1 was applied here. Due to this alternative having a storage tank, a separate pipe for inlet and outlet to the storage tank is considered. Despite a separate inlet and outlet piping to create a flow through situation, maximum water age in the northern part of Westwater subdivision 31 days. In the southern part of Westwater subdivision, maximum water age is 43 days. Having an 80,000-gallon storage on site becomes a problem due to low demands. The water in storage tank does not drain as fast during low demand condition and fills less often. Figure 4-12 illustrates water age results.

### 4.2.5 Environmental Impacts

An environmental review has been prepared for the Westwater tract when the subdivision was in development in preparation for homes to be built. In December 2008, Lopez and Joseph completed a land use plan and environmental assessment for developing public utilities in Westwater. Their conclusion from their study indicates no impacts to threatened and endangered species, farmlands, flood plains, water quality, wetlands, cultural resources, and other resources. The work of Lopez and Joseph can be found in Appendix B. Despite the works of Lopez and Joseph, an updated environmental review for this water project will need to be completed in accordance with USDA Rural Utilities Service Design policies, 7C.F.R. 1780.57.

### 4.2.6 Land Requirements

Land is available for the installation of pipelines and appurtenances in Westwater subdivision. Additional land is required for the alignment of the piping system to be connected to the City of Blanding's water distribution system. The piping alignment will need to follow a short segment of Westwater Creek Road that connects to 550 North Street. The pipe alignment will also need to follow the 550 North Street that provides access from Westwater subdivision to the City of Blanding. The installation of piping system will require Right-of-Way permitting with the Utah State Division of Parks and Recreation, Four Corners Real Estate, LLC, City of Blanding and Navajo Nation.

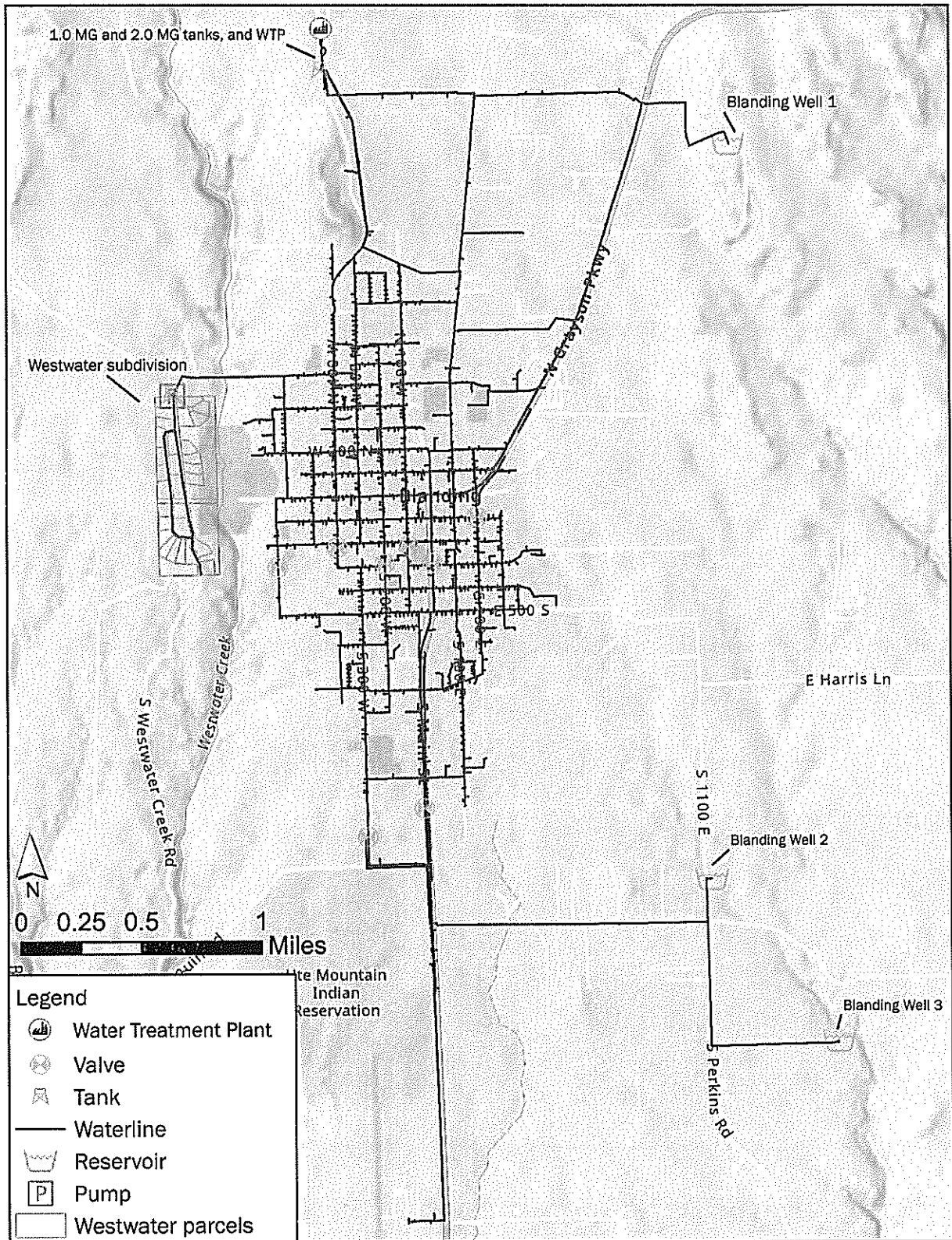


Figure 4-6. Alternative 2 and City of Blanding Water Distribution System

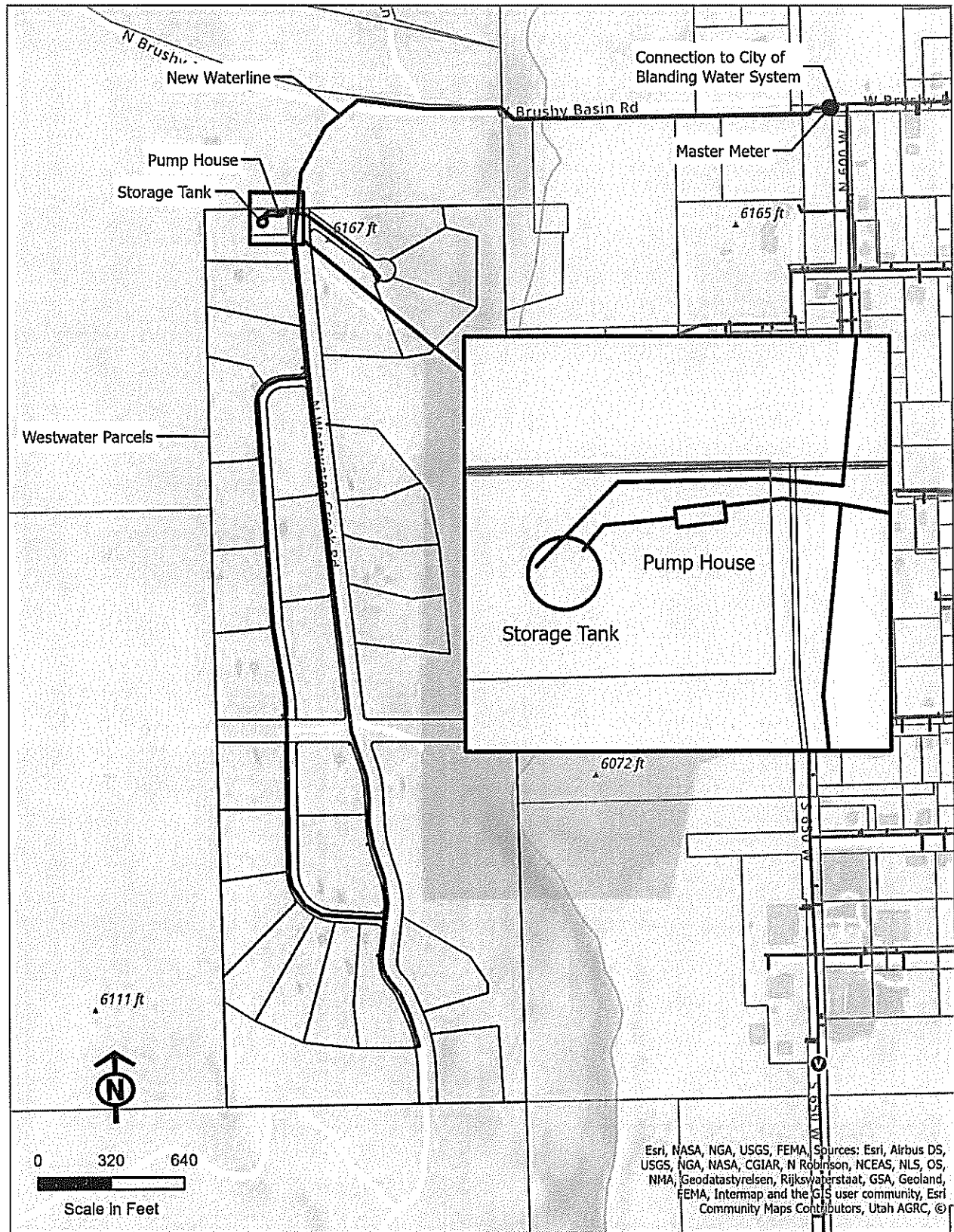


Figure 4-8. Alternative 2 Water Distribution System

**Brown AND Caldwell**

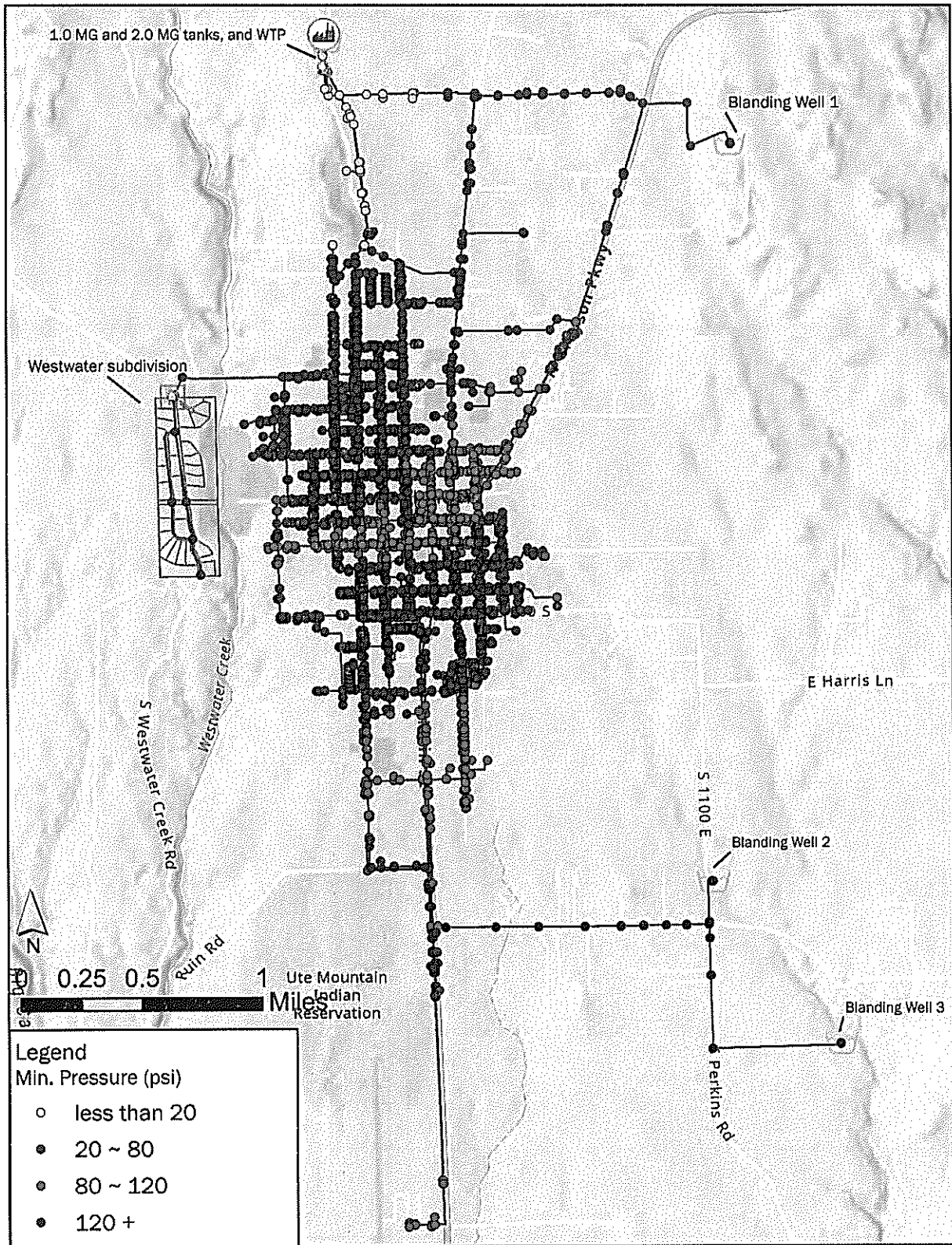


Figure 4-9. Alternative 2 Minimum Pressure

**Brown AND Caldwell**

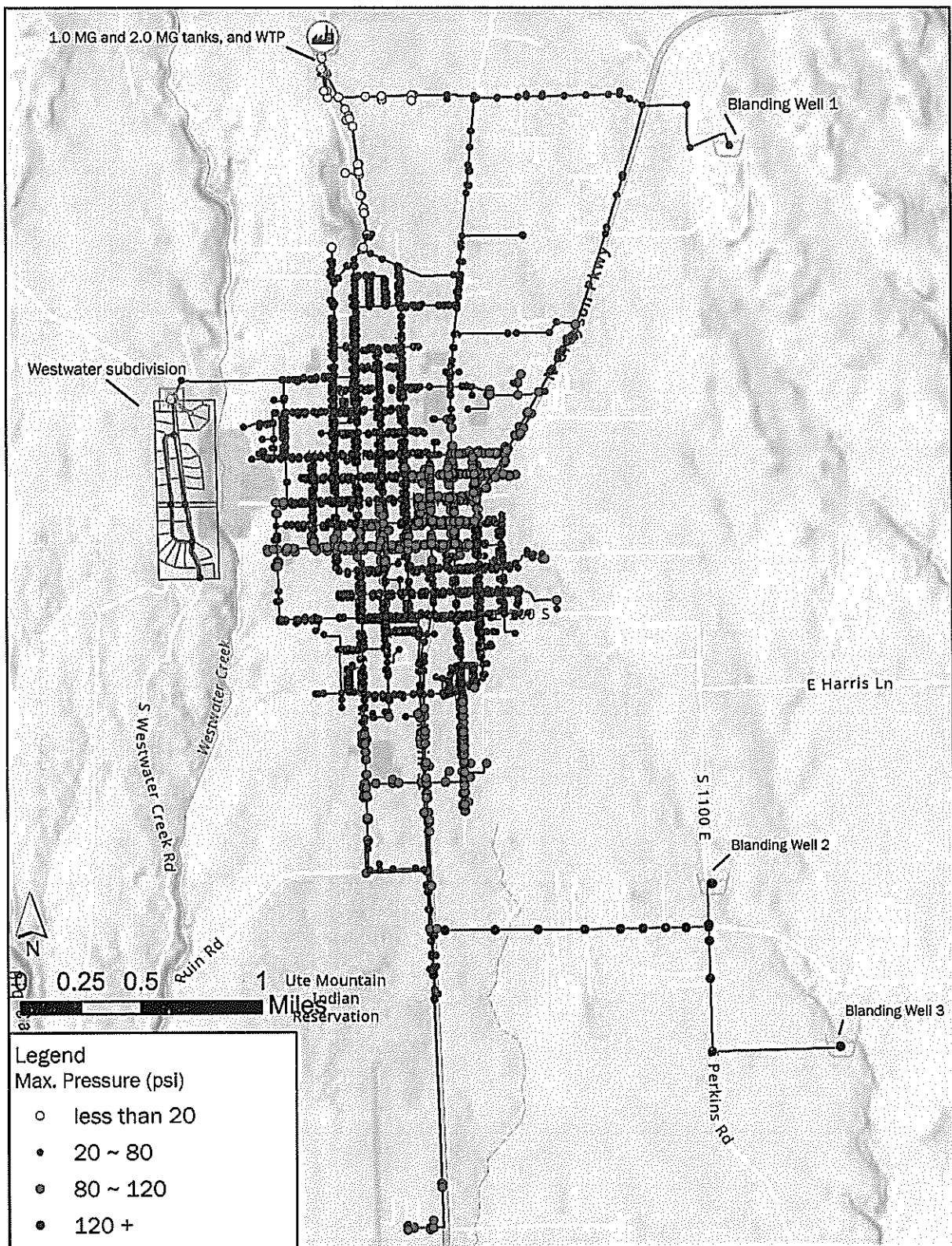


Figure 4-10. Alternative 2 Maximum Pressure

**Brown AND Caldwell**



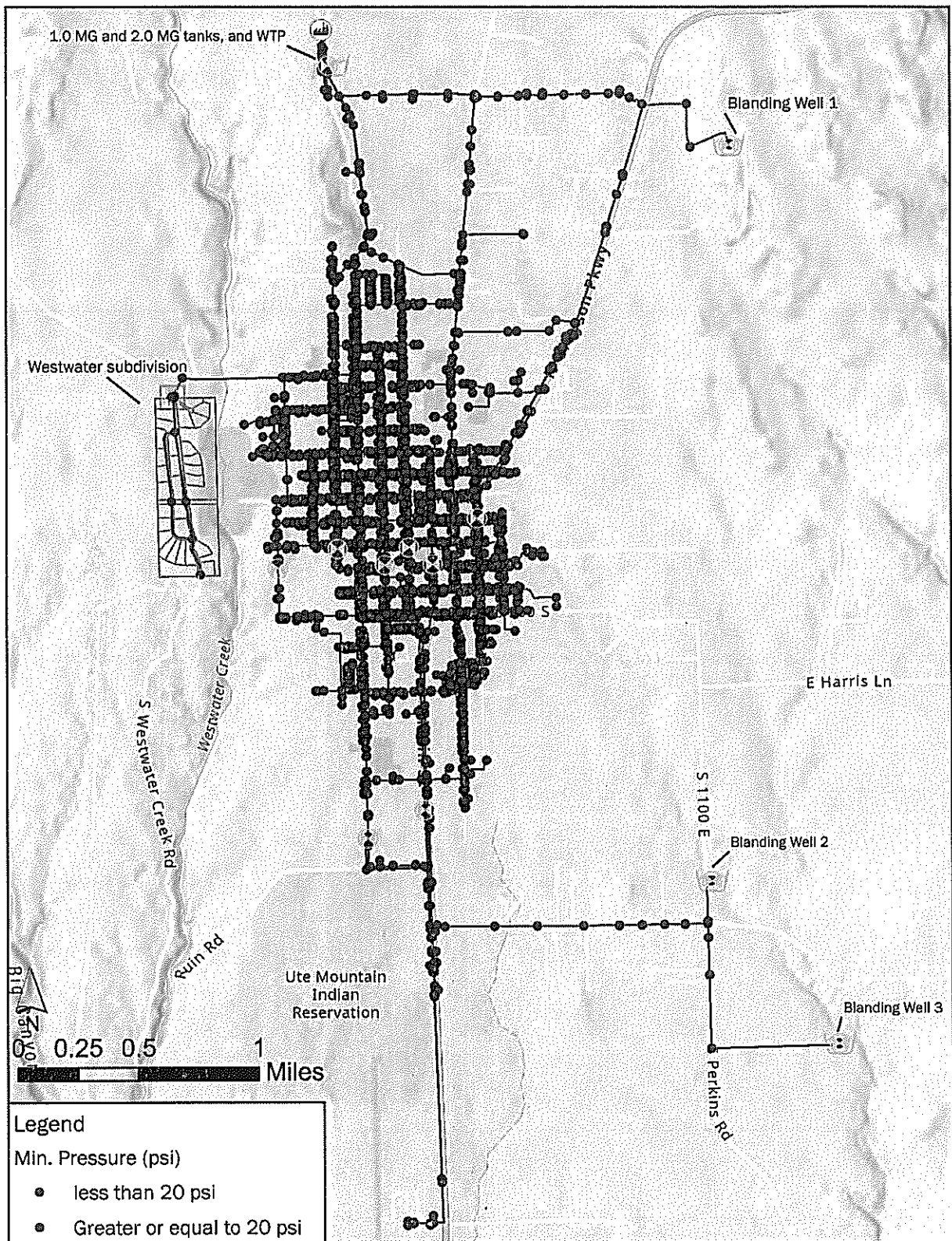


Figure 4-11. Alternative 2 Fire Flow Minimum Pressure

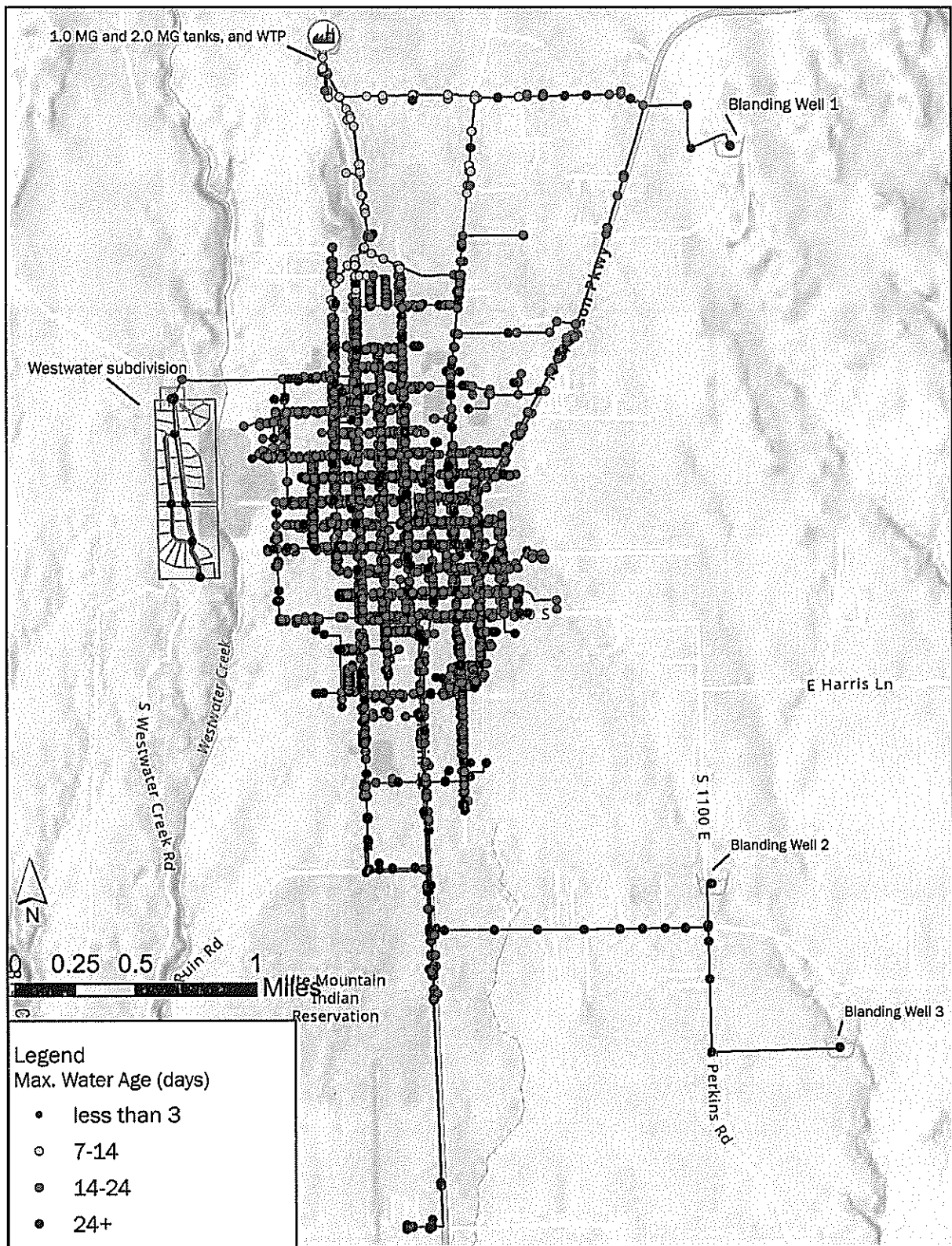


Figure 4-12. Alternative 2 Maximum Water Age

**Brown AND Caldwell**



Typical land requirements for storage tanks and booster pump station requires 100-feet x 100-feet footprints each. The footprint allows extra room for construction activities by contractors and operation and maintenance by NTUA.

#### **4.2.7 Potential Construction Problems**

The Westwater subdivision is on top of a mesa and the entire area may have subsurface rock to be dealt with during construction. The piping system connecting to the City of Blanding's water distribution system will have to cross the Westwater Canyon. Subsurface rock will be an issue when installing the pipeline crossing the canyon.

The second, possibly significant, issue is the impact to cultural resources within and/or near the subdivision. Wintch and Nielson (1985) states "There are no guarantees that future development will not obliterate some or all of the sites. At the present time, all sites leaving the jurisdiction of the BLM are considered potentially obliterated. Because of this policy, CRMS will assume that all of the sites will be impacted, unless exchange agreements guarantee protection of mitigation of significant sites." Wintch and Nielson noted construction activities of roadway, homes or other structures will impact the cultural resources.

A third and minor issue is homesite leases that have not been granted by the Navajo Nation. Homes that do not meet building code have not been granted a homesite lease. Homeowners will need to work with NTUA to connect their homes after obtaining their homesite lease. Once homesite leases have been granted, homes can be connected. For the time being, installation of service laterals will be extended up to the water meter.

A fourth issue is the garbage on some lots. Garbage may obstruct construction activity making it difficult to install waterlines and appurtenances. Garbage will need to be removed by community members to prevent pausing of construction activities. Contractors will not be responsible for removal of garbage that is pre-existing on site.

#### **4.2.8 Sustainability Considerations**

This alternative considers a storage tank that will be fed from the City of Blanding's water distribution system, a booster pump station that will pump out of the storage tank into Westwater, and piping system. A booster pump station is needed to distribute water to customers. The booster pumps will be equipped with variable frequency drives to vary the speed to meet demands. The VFDs will control the frequency of power provided to the pumps to reduce power requirements. In addition to water costs, NTUA will also have to pay for power costs to repump all of the water delivered to Westwater.

#### **4.2.9 Cost Estimates**

In accordance with the Association for the Advancement of Cost Engineering International (AACE) criteria, this is a Class 4 estimate. A Class 4 estimate is defined as a Planning Level or Design Technical Feasibility Estimate. Typically, engineering is from 1 to 15 percent complete. Class 4 estimates are used to prepare planning level cost scopes or to evaluate alternatives in design conditions and form the base work for the Class 3 Project Budget or Funding Estimate.

Expected accuracy for Class 4 estimates typically range from -30 to +50 percent, depending on the technological complexity of the project, appropriate reference information and the inclusion of an appropriate contingency determination. In unusual circumstances, ranges could exceed those shown.

The cost estimates for Alternative 2 consist of 1) construction, 2) non-construction, and 3) annual operating and maintenance. These estimates are summarized in Table 4-2. An itemized estimate for

Alternative 2 cost is provided in Appendix C. It is important to note that the construction industry will see an increase in cost due to bidding prices. Material costs have already increased significantly in the last year due to disruption to the global supply chain process encompassing all facilities and activities, and shortages in labor for most industries have contributed to limited availability of products and services. Increased bidding prices by contractors will cover the difference in the gap between construction input cost and bid price. The Associated General Contractors of America (2022) indicate bid prices may increase by 20% due to the construction input costs as contractor's bid prices were far below that in 2021.

Table 4-2. Alternative 2 Cost Estimate	
Cost Description	Amount (\$)
Construction Cost	5,769,087
Non-Construction Cost	1,096,678
Operation and Maintenance Cost	12,000

### 4.3 Alternative 3 – No Action

Alternative 3 is the “No Action” alternative. This alternative does not consider a project to improve the lives of Westwater Diné. Alternative 3 considers Westwater Diné to live without public utilities. This means residents would keep hauling water from the City of Blanding's water point. This approach is unsustainable because it does not solve issues with health, sanitation, and security.

## Section 5

# Proposed Project (Recommended Alternative)

### 5.1 Preliminary Project Design

This section discusses the recommended alternative project. Based on the results of the hydraulic analysis discussed in Section 4, Alternative 1 is recommended to be designed and constructed once the proper funding is obtained. Alternative 1 improvements include installation of piping, a master water meter, and fire hydrants to complete a water distribution system that extends from the City of Blanding's water distribution system. The improvement complies with UDEQ Water Distribution Rules, NNEPA, and AWWA standards. The proposed (Alternative 1) project for the water distribution system is illustrated in Figure 5-1.

### 5.2 Project Schedule

It is anticipated that the project duration will be 20 months starting with the initial phase of drafting and finalizing of the preliminary engineering report to the final phase of construction and startup of the system. The project may be shortened by two to three months if the design and construction contracts can be awarded sole source. A preliminary project schedule has been prepared for this project and is presented in Appendix D.

### 5.3 Permit Requirements

There are three types of permits required for the recommended improvements. The required permits for this project are discussed below.

1. Right-of-way Permit – permits to install the pipeline will be granted by the following property owners. The minimum easement will be 30 feet wide for the entire length of alignment.
  - a. The Utah State Division of Parks and Recreation will grant an access of 1,170 feet.
  - b. The Four Corners Real Estate, LLC. will grant an access of 1,340 feet.
  - c. The City of Blanding will grant an access of 190 feet.
  - d. The Navajo Nation will grant an access of 7,200 feet.
2. Construction Permit
  - a. Required by NNEPA before the construction of utility projects. NNEPA reviews all construction drawings before issuing the permits.
  - b. Required by City of Blanding to tie-in to their existing water distribution system.
  - c. Required by San Juan County for construction on private property.
3. Operating Permit – Required for the Westwater subdivision. NTUA is required to submit a Plan Review of the water distribution system and obtain an Operating Permit from the State of Utah to operate the water distribution system.

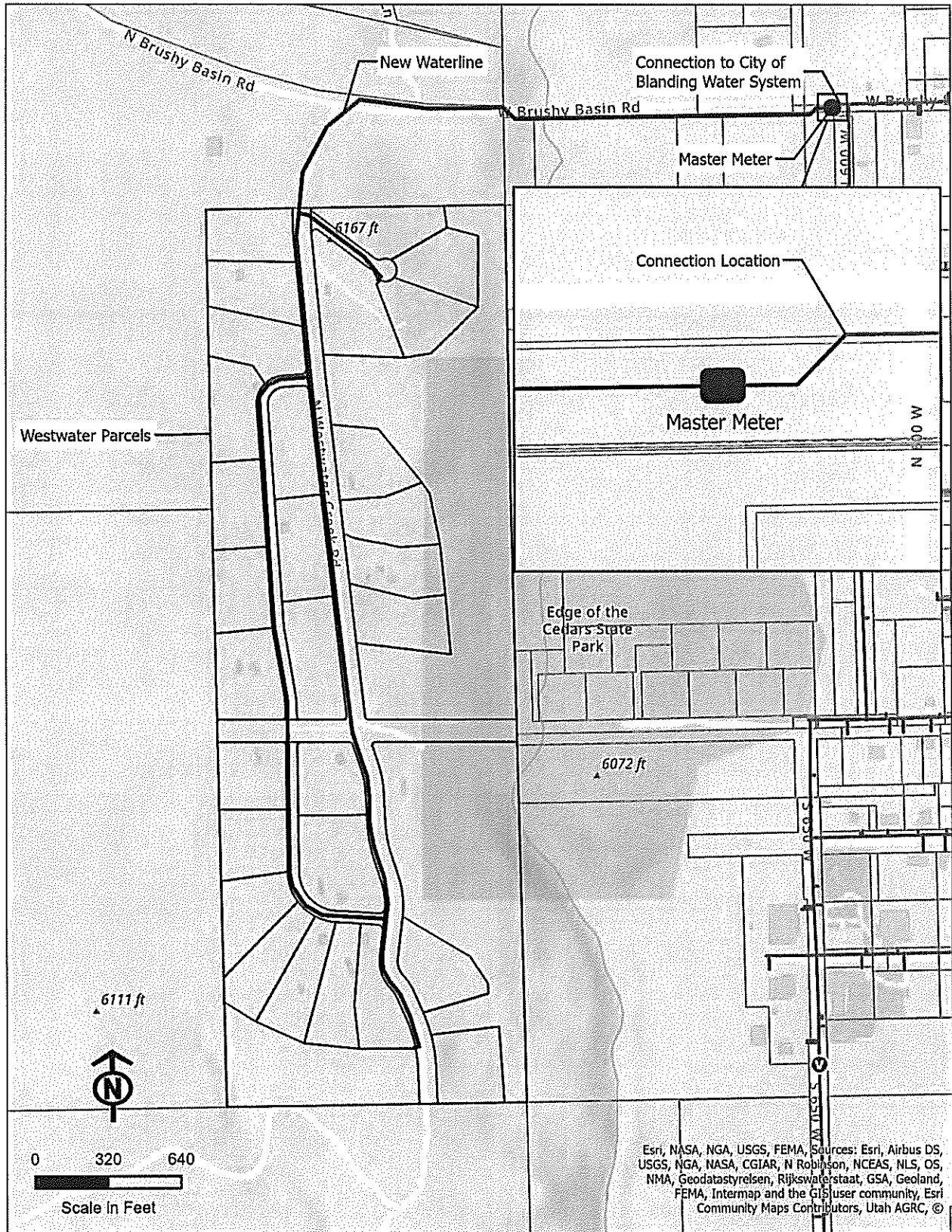


Figure 5-1. Proposed (Alternative 1) Water Distribution System for Westwater

**Brown AND Caldwell**

## 5.4 Water Quality of Source

An analysis was performed to determine if there were likely to be any issues related to water quality for the water source (point of connection) provided by Blanding City. The analysis focused on chlorine residual and disinfection byproducts (DBPs).

Water quality data were obtained from Blanding City and from the Utah Department of Environmental Quality website. The sampling sites where data were provided by the City for chlorine residuals and DBPs are illustrated in Figure 5-2. The sampling site at the City Shop is within 400 feet of the Westwater proposed point of connection.

### 5.4.1 Chlorine Residual

Chlorine residual data plotted in Figure 5-3 indicate acceptable residuals at the point of entry (POE) of the distribution system, with daily residuals varying from 0.4 to 3.0 mg/L as  $\text{Cl}_2$  (average of 1.3 mg/L). However, at Blanding City (assumed to be at the Shop), chlorine residual is much lower, with monthly averages varying from 0.21 to 0.51 mg/L as  $\text{Cl}_2$  (average of 0.35 mg/L). Chlorine residual should be maintained above 0.2 mg/L. Assuming an average water age of 13.78 days (determined by hydraulic modeling as discussed in Section 4.1.4) at the Blanding City Shop, an average chlorine decay rate of 0.066 mg/L per day was calculated. This decay rate was used to estimate the chlorine residual at the POE of the Westwater System. Results showed low residuals varying from 0.1 to 0.44 mg/L as  $\text{Cl}_2$  (average of 0.28 mg/L) at the POE of the Westwater System. At the end of the Westwater System, all estimated residuals were near zero.

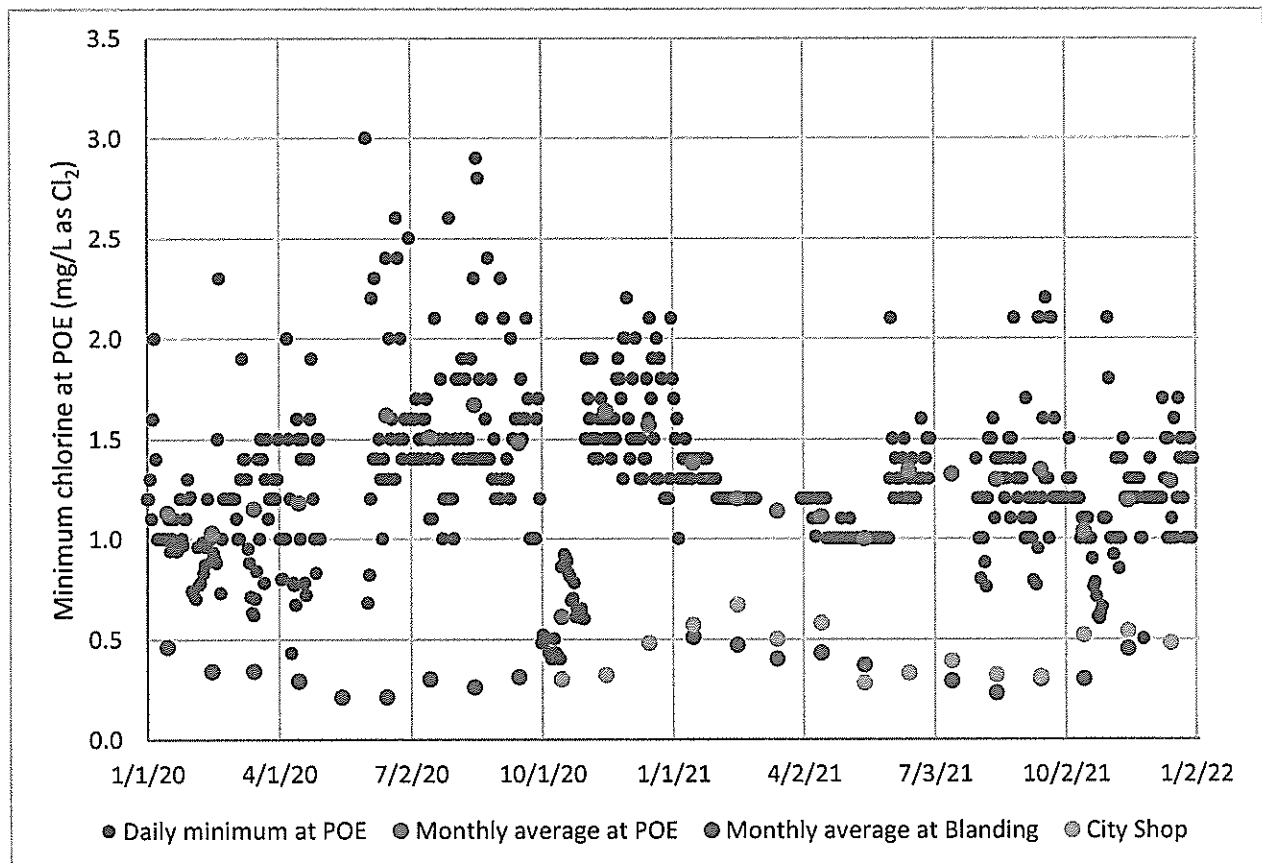
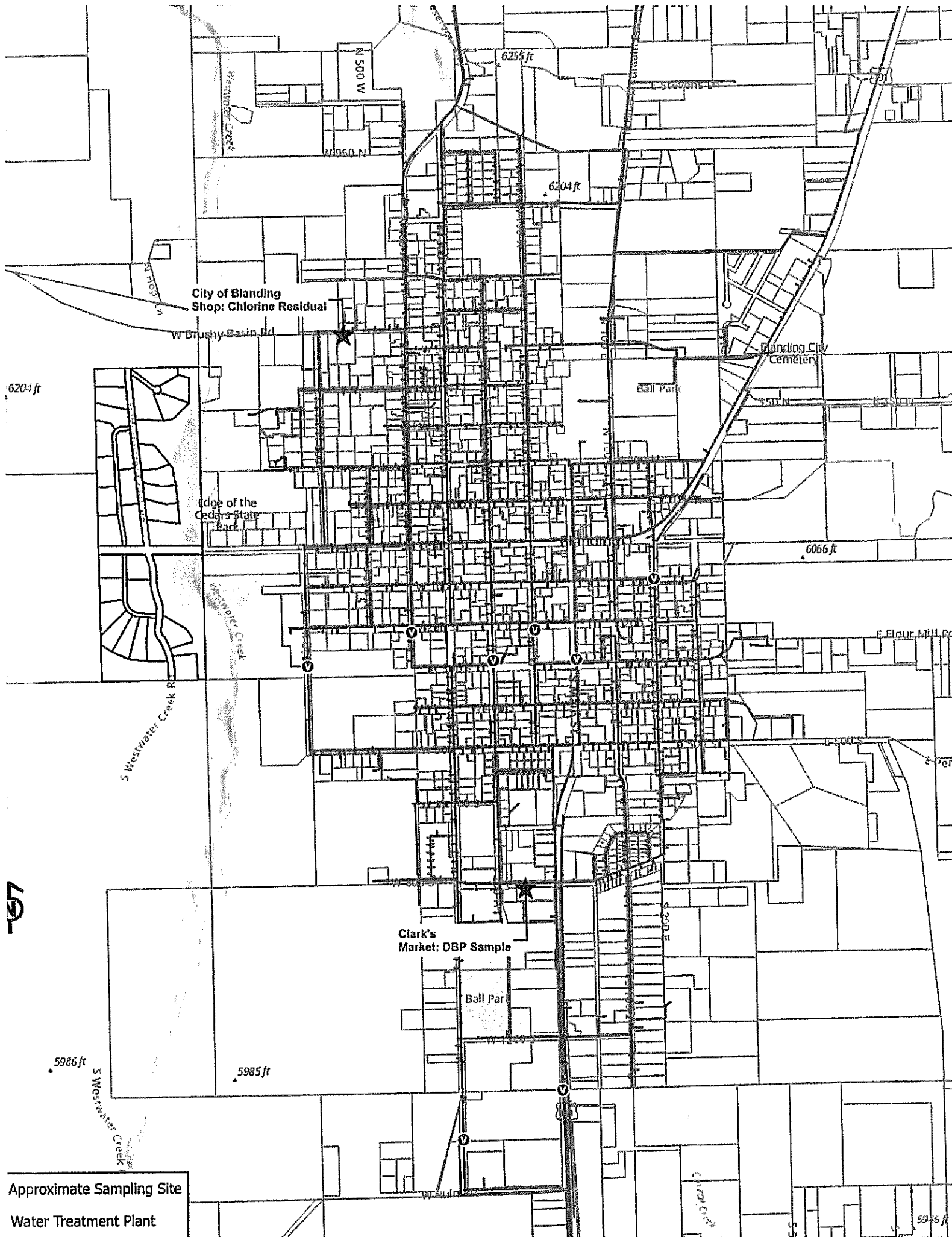


Figure 5-3. Chlorine Residuals in Blanding City



Approximate Sampling Site  
Water Treatment Plant

### 5.4.2 Disinfection Byproducts

Results of the sum of the four trihalomethanes (TTHM) required for compliance with the drinking water regulations are illustrated in Figure 5-4. Although all TTHM concentrations measured respected the maximum contaminant level (MCL) of 80 µg/L, concentrations have clearly increased during drought years, and particularly in the recent years. If these trends continue, Blanding City is likely to exceed the TTHM MCL in the near future.

Results of the sum of the five haloacetic acids (HAA5) required for compliance with the drinking water regulations are illustrated in Figure 5-5. Results showed increases in HAA5 concentrations similar to those observed for the TTHMs, although not to the same extent. All HAA5 concentrations remained well below the MCL of 60 µg/L.

Estimating TTHM and HAA5 concentrations at the POE and end of the Westwater System would require much more DBP data and additional water quality parameters, such as water temperature, pH, indicators of organic material such as total organic carbon (TOC), and others.

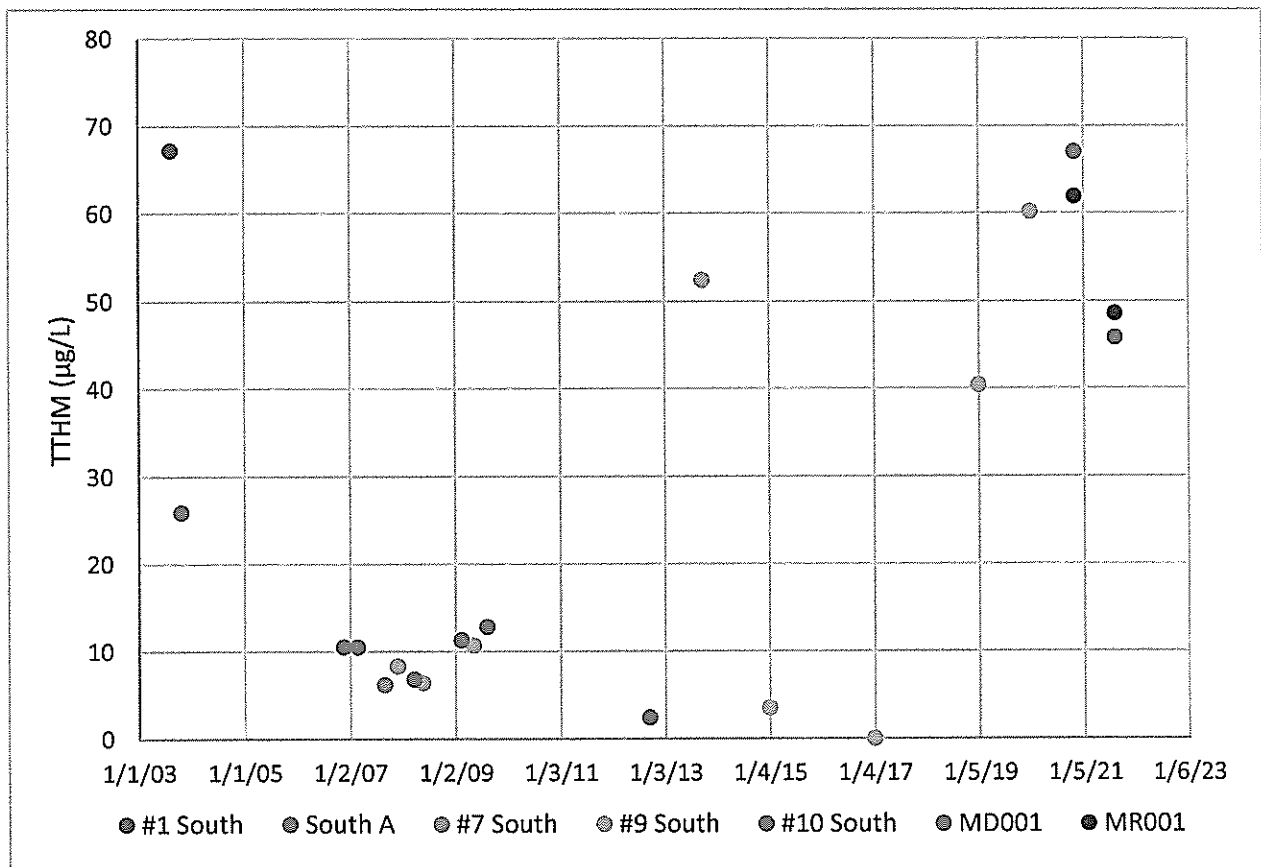


Figure 5-4. TTHM Concentrations in Blanding City

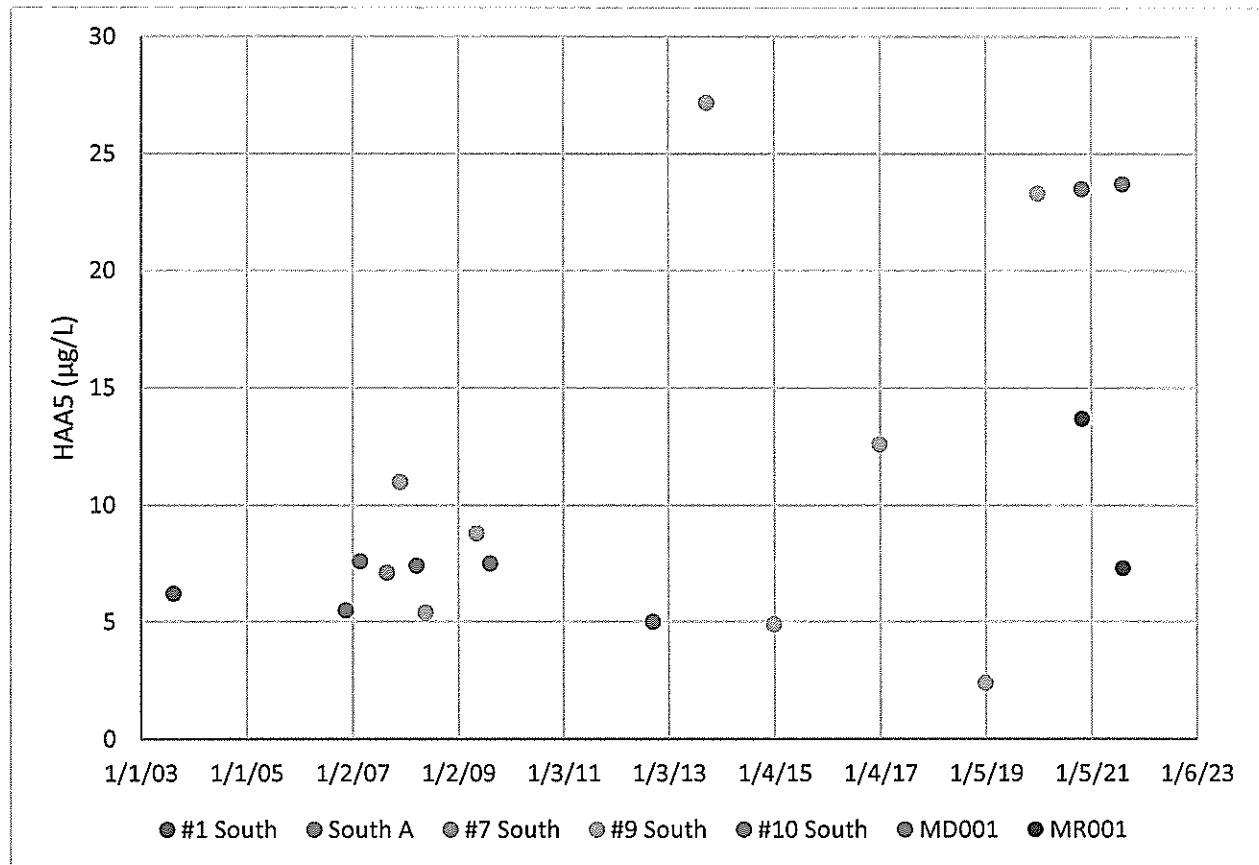


Figure 5-5. HAA5 Concentrations in Blanding City

### 5.4.3 Water Quality Modeling and Results

Water quality modeling for chlorine residual was also performed with November 2020 data submitted by the City of Blanding to UDEQ. The objective of modeling chlorine residual is to determine the concentration of chlorine residual available in Westwater. The month of November was chosen because it was highest measured concentration for disinfection byproduct in 2020 and water demand for the month is available. Chlorine residuals for the point of entry into the system, established after the water treatment process, and the City Shop are known and were used in the model. An initial chlorine residual of 1.64 mg/L was assigned to the point of entry (average November recorded value), located immediately downstream of the chlorine injection point at the City's water treatment plant. The bulk decay and wall decay rate parameters used by the model were assumed to be first-order reaction and were adjusted to achieve calibration to the November average chlorine residual of 0.32 mg/L measured at the City Shop.

Modeling results for chlorine residual concentrations at the Point of Entry, the City Shop and Westwater are presented in Figure 5-6. Note that the model had to stabilize when simulating the 30-day timeline. After day 20, the model appears to have stabilized and the average concentrations at points in the system can be determined. The plots for the Point of Entry and the City Shop verifies the concentrations measured for November 2020. The available average chlorine residual concentration in Westwater is 0.083 mg/L, well below 0.20 mg/L as Figure 5-6 illustrates. This indicates that there will likely be a problem maintaining the minimum required chlorine residual in the Westwater system during some months of the year. The model also suggests that many other locations within the Blanding City system also experience lower than minimum chlorine residual.



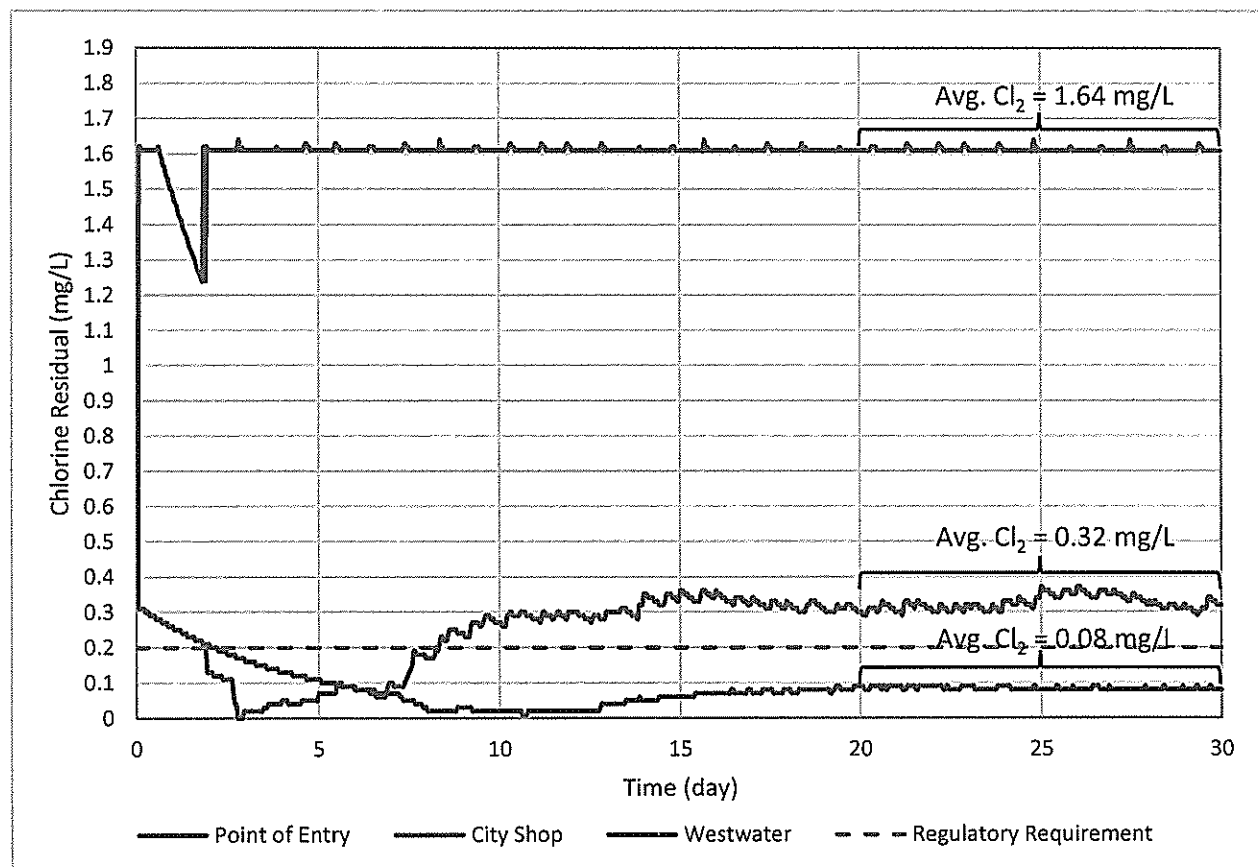


Figure 5-6. Chlorine Residual Concentrations in the City of Blanding and Westwater

#### 5.4.4 Water Quality Conclusions

Low chlorine residual level in the City of Blanding's water distribution system is a concern. Extending water services from City of Blanding to Westwater will require action to improve chlorine residual prior to serving Westwater. Two options could be considered for increasing residuals. The first option is to improve the treatment process at the City of Blanding's water treatment plant by incorporating a process that will remove constituents such as total organic carbon to reduce chlorine demand. The second option is to add a chlorine booster pump station downstream of the Westwater connection to the City of Blanding's water distribution system. Option one benefits both the City of Blanding and Westwater. Option two benefits Westwater only and would add O&M costs and complexity for NTUA. Without further analysis, the cost for Blanding City to address the issue by modifications to their treatment process could not be estimated. However, it is estimated that the cost for NTUA to add a chlorine booster station would be \$139,429. Details of this estimate are provided in Appendix C.

### 5.5 Additional Studies

Previous work performed by Hurst and Wintch on cultural, biological and archaeological clearances for Westwater subdivision are outdated and will need to be updated. In addition, geotechnical studies, topographical survey, and environmental assessments are part of the design phase of the project. The cost to update or perform these studies are included in the non-construction cost estimate.

## 5.6 Sustainability Considerations

Operation of the water distribution system for Westwater subdivision is simple and sustainable. Power will not be required to deliver water. The City of Blanding's water storage reservoir is more than 150-feet above the highest point in Westwater subdivision, therefore, gravity will perform the work in delivering water.

## 5.7 Total Project Cost Estimate

The total cost for the proposed alternative includes construction and non-construction costs. The non-construction cost includes engineering design, basic services, construction services and additional services. A detailed cost estimate and all associated costs are available in Appendix C. Table 5-2 summarizes the construction cost, non-construction cost and total project cost for the proposed alternative (February 2022 pricing).

Table 5-2. Proposed Project Cost Estimate	
Cost Description	Amount (\$)
Construction Cost	\$3,954,113
Non-Construction Cost	\$1,096,678
Total Project Cost	\$5,050,791

The total cost of the project includes the value of the storage capacity provided by the City of Blanding because the City will provide storage out of their existing reserve capacity. The cost of Westwater's required storage capacity is estimated to be \$75,000. if it were constructed separately.

## Section 6

# Conclusion and Recommendation

The Westwater Diné has an immediate and urgent need for a water distribution system that will provide safe and reliable drinking water. Residents should not have to make tough decisions of utilizing water for practicing sanitation or consumption due to the COVID-19 pandemic. With water services plumbed to each home, residents can live a comfortable life like most Americans.

Based on the evaluation summarized in this report, Westwater Diné, Alternative 1 has been selected as the preferred approach. The recommendations for a water distribution system to support the subdivision include the following:

1. Install 2,700 linear feet (LF) of new 8-inch diameter polyvinyl chloride (PVC) pipe to convey water from the City of Blanding to Westwater subdivision. The pipe alignment will follow 550 North Street and Westwater Creek Road.
2. Install 7,200 LF of new 8-inch diameter PVC pipe within Westwater subdivision.
3. Install 6-inch master meter with 9-ft x 6-ft x 6-ft meter vault downstream of connection to the City of Blanding's water distribution system. The location of the master meter is near the intersection of 550 North and 600 West.
4. Connect 3,805 LF of new 1-inch diameter HDPE pipe service laterals from 8-inch diameter pipe to residential water meters.

Chlorine residual in the water supplied by the City of Blanding to Westwater is a concern. NTUA could address the concern by adding a chlorine booster station to the project. However, it is our opinion that the City should bear the responsibility for supplying water of adequate quality to Westwater. This issue should be addressed in the water use agreement between the City of Blanding and NTUA. A clause could be included that requires water of a specified minimum quality be supplied.

## Section 7

# Limitations

This document was prepared solely for Navajo Tribal Utility Authority in accordance with professional standards at the time the services were performed and in accordance with the contract between Navajo Tribal Utility Authority and Brown and Caldwell dated October 28, 2021. This document is governed by the specific scope of work authorized by Navajo Tribal Utility Authority; it is not intended to be relied upon by any other party except for regulatory authorities contemplated by the scope of work. We have relied on information or instructions provided by Navajo Tribal Utility Authority and other parties and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.



## Section 8

# References

Associated General Contractors (AGC) of America, *2022 Construction Inflation Alert*, February 2022, pp. 4.

Hurst, Winston, *Archaeological Assessment of the Proposed Westwater Community – Well Water Location, San Juan County, Utah*, Utah Navajo Trust Fund Administration, 2001, pp. 1.

Lopez, Rafael A. and Joseph, Brian T., *Land Use Plan Westwater-Blanding Water Supply and Waste Disposal Facilities Water and Sewer Extension*, U.S. Bureau of Reclamation (Provo Area Office), 2008, 4-5.

Murray, C. Richard, *Estimated Use of Water in the United States*, Geological Survey Circular, Rural Uses: Table 2 – Per capita rates of rural domestic water use by States, 1965, U.S. Geological Survey, 1965, pp. 3.

Wintch, Kenneth L. and Nielson, Asa S., *Brigham Young University Museum of Peoples and Cultures*, Technical Series No. 85-23, “An Archaeological Survey of the Proposed BLM/UDIA Land Exchange near Westwater Canyon, San Juan County, Utah”, Utah Division of Indian Affairs, 1985, 12-14.

United States Bureau of Reclamation, *Westwater Community Development Plans*, 2009, Page 5.

### Reference Work

Barton, Ryan T., *Westwater Subdivision Key Milestones*, Navajo Nation Department of Water Resources – Water Management Branch, 2021.

### Internet Document

International Fire Code, *Appendix B Fire Flow Requirements for Buildings*,  
<https://codes.iccsafe.org/content/IFC2015/appendix-b-fire-flow-requirements-for-buildings>  
January 17, 2022.

Utah Department of Environmental Quality, “R309-510-7”, *Drinking Water System Sizing and Capacity Evaluation*,  
<https://deq.utah.gov/drinking-water/system-sizing-and-capacity-evaluation>  
January 17, 2022.

Utah Department of Environmental Quality, *DEQ Document Search*, <http://eqedocs.deq.utah.gov/>  
February 7, 2022.

Utah Division of Water Rights, *Public Water Supplier Information*,  
[https://waterrights.utah.gov/asp\\_apps/viewEditPWS/pwsView.asp?SYSTEM\\_ID=1075](https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1075)  
January 12, 2022.

## **Appendix A: Evaluation and Design Criteria**

---



Table A-1. Evaluation and Design Criteria		
Criteria	Value/Description	Reference
<b>Pipe Diameter</b>		
Minimum Size	8-inch pipe	UDEQ
<b>System Pressure</b>		
Peak Day Demand (PDD)	40 psi	UDEQ
Peak Hour Demand (PHD)	30 psi	UDEQ
Fire Flow under PDD	20 psi	UDEQ
<b>Pump Station Capacity</b>		
Booster Pumps	Capable of providing for the average daily demand (ADD) for the design population in approximately 12 hours or less	NNEPA
	ADD plus Fire Flow Demand (where service area has only one storage tank)	AWWA
<b>Fire Flow at Maximum Day Demand (MDD)</b>		
Single Family Residential (Minimum)	1,000 gpm for 1-hour	IFC and UDEQ
<b>Velocity</b>		
Maximum Distribution	5 fps	UDEQ and AWWA
Maximum Transmission	10 fps	AWWA
<b>Maximum Headloss for MDD</b>		
Distribution	6 feet/ 1,000 feet	AWWA
<b>Storage Capacity</b>		
Equalization	Satisfy the annual average daily consumption for indoor use as well as outdoor use	UDEQ
Fire	If direction from the local fire code official is not available, the water system shall use Appendix B of the International Fire Code, 2015 edition, for guidance.	IFC and UDEQ
Emergency with Redundant Supply (Multi-source)	One and a half days ADD storage plus fire flow reserve, plus a volume determined by subtracting from one day's storage which is the volume of water that the remaining water sources can provide in 18 hours if largest source is out of service.	NNEPA

## Appendix B: Supporting Documents

---





**ENVIRONMENTAL ASSESSMENT**

**PRO-EA-08-004  
PRO-FONSI-08-005**

**LAND USE PLAN  
WESTWATER-BLANDING  
WATER SUPPLY AND WASTE DISPOSAL FACILITIES  
WATER AND SEWER EXTENSION  
SAN JUAN COUNTY, UTAH**

**September 30, 2008**

**Prepared by  
Rafael A. Lopez  
Brian T. Joseph**

**Provo Area Office  
Upper Colorado Region  
Bureau of Reclamation  
Department of the Interior**

## **PURPOSE AND NEED FOR ACTION**

The purpose of the proposed action is to provide to the Navajo Nation a land use plan for the Westwater community (Westwater) near Blanding, Utah (see attached vicinity map). The land use plan would be used by the Navajo Nation for the future installation of a water supply, sewage disposal, solid waste disposal, bathroom additions, interior plumbing, and power system for the community. The need for the proposed action is lack of basic water and sewer infrastructure in this community.

This environmental assessment analyzes the biological and cultural resource impacts resulting from implementation of the land use plan.

## **PROPOSED ACTION**

The proposed action as defined in the "Community Water Supply and Waste Disposal Facilities Westwater-Blanding Water and Sewer Extension Report" dated January, 2004 is the installation of a water supply system, sewage disposal, solid waste disposal, bathroom additions, interior plumbing, and power system for the Westwater community. Reclamation is presently assisting the Navajo Nation by providing a more detailed land use plan based upon the 2004 report. The project, if approved and implemented, is expected to be a cooperative effort of the Navajo Tribe, the Blue Mountain Diné, Utah Navajo Trust Fund (UNTF), Indian Health Service (IHS) and the Bureau of Reclamation (Reclamation).

## **No Action Alternative**

The land use plan would not be implemented. Construction of the water supply systems, sewage disposal, solid waste disposal, bathroom additions, interior plumbing, and power system for the community would not be allowed.

## **DESCRIPTION OF PROJECT AREA**

Westwater is located in southeastern San Juan County, Utah immediately west of the city of Blanding, within 500 feet of the city limits. The project homes are located on a 120-acre tract of land that is owned by the Navajo Nation. Fee simple title to this land was transferred to the Navajo Nation from the Utah Division of Indian Affairs in 1987. Westwater residents belong to various Navajo Nation Chapters including Aneth, Mexican Water, and Oljato chapters. The Westwater community is represented by the Blue Mountain Diné, a nonprofit organization dedicated to serving the socio-economic needs relating to the health, education, welfare, and

cultural activities of Navajos living off-reservation in San Juan County, Utah. The terrain in the area is rolling mesa top. Elevations on the Westwater property range from 6,100 to 6,150 feet above sea level. Vegetation consists of Sagebrush (*Artemisia tridentata*), Rabbitbrush (*Chrysothamnus nauseosus*), Snakeweed (*Gutierrezia sarothrae*), Bunch grass (*Festuca sp.*), Reed Canary Grass (*Phalaris arundinacea*), Smooth wildrye (*Elymus sp.*), Mormon tea (*Ephedra funerea*), Yucca (*Yucca glauca*), Juniper Tree (*Juniperus osteosperma*), prickly pear cactus (*Opuntia polyacantha*), blue bunch wheat grass (*Agropyron spicatum*), Idaho fescue (*Festuca idahoensis*), Stiff sagebrush (*Artemisia rigida*), Chokeberry (*Aronia sp.*), hedger hog cactus (*Pediocactus simpsonii*), Bladder pot (*Physaria vitulifera*), Ponderosa pine (*Pinus ponderosa*).

Westwater is separated from Blanding by a small canyon through which Westwater Creek flows. There is a dense growth of trees and bushes in the Canyon, including Russian olive (*Elaeagnus angustifolia*), willow (*Salix sp.*), sedges (*Carex sp.*), cottonwood (*Populus sp.*), and saltcedar (*Tamarix sp.*). The soil conditions in the Westwater community consist of fine sand, sandy loam, and sandy clay loam. The soil cover is shallow throughout much of the property with underlying bedrock close to the surface. Temperatures range from 20°F in winter to 90°F in the summer. The average annual precipitation is 13.4 inches.

Known cultural resources are located within and around the Westwater community. According to the Section 106 regulations, 36 CFR Part 800 ("Protection of Historic Properties"), of the National Historic Preservation Act of 1966 (NHPA), the affected environment for cultural resources is identified as the APE (area of potential effects). The APE is the geographic area or areas within which a Federal undertaking (proposed action) may directly or indirectly cause alterations in the character or use of historic properties. The APE defined in the action alternatives and analyzed for the proposed action has been subjected to both Class I and Class III cultural resource inventories by the Provo Area Office archaeologist in August and September, 2008. A total of 120 acres were inventoried. Seven historic properties were located.

The economy of Blanding is mainly dependent on tourism in the Four Corners area. Employment is primarily in the hotel, food service, wholesale trade, and health care industries. The 2001 average per capita personal income (PCPI) for San Juan County was \$13,108. This is the lowest PCPI among counties in the State of Utah, and it is 43% of the national average of \$30,413. Housing in the Westwater community is mostly older mobile homes and small houses built by the Utah Navajo Development Council (UNDC). No electric, gas, water or sewer utilities are presently available at Westwater. The installation of utilities is likely to promote an influx of new residents. Growth potential for the Westwater area is projected to be at least 25% over the next 10 years.

## **ENVIRONMENTAL CONSEQUENCES**

### **Proposed Action**

If the land use plan is implemented, the proposed action could require ground-disturbing

activities on previously disturbed areas adjacent to the homes.

There are no anticipated impacts to any of the following resources as a result of the proposed action: threatened and endangered species, farmlands, flood plains, water quality, wetlands, wild and scenic rivers, hazardous or solid wastes, air quality, and cultural resources. A no effect determination was made on each of the following environmental issues as well as no adverse cumulative impacts.

<b>EVALUATION OF SIGNIFICANT CRITERIA</b>		No	Yes	Uncertain
1.	This action or group of actions would have a significant effect on the quality of the human environment.	X		
2.	This action or group of actions would involve unresolved conflicts concerning alternative uses of available resources.	X		
<b>EVALUATION OF ENVIRONMENTAL ISSUES</b>				
1.	This action would have significant adverse effects on public health or safety.	X		
2.	This action would have an adverse effect on unique geographical features such as: wetlands, Wild or Scenic Rivers, or Scenic Rivers, refuges, floodplains, rivers placed on the Nationwide River Inventory, or prime or unique farmlands.	X		
3.	This action would have highly controversial environmental effects.	X		
4.	This action would have highly uncertain environmental effects or involve unique or unknown environmental risk.	X		
5.	This action would establish a precedent for future actions.	X		
6.	This action is related to other actions with individually insignificant, but cumulatively significant effects.	X		
7.	This action would affect properties listed, or eligible for listing in the National Register of Historic Places.	X		
8.	This action would adversely affect a species listed, or proposed to be listed, as endangered or threatened.	X		
9.	This action threatens to violate federal, state, local or tribal law or requirements imposed for protection of the environment.	X		
10.	This action would affect Indian trust assets.	X		
11.	This action would not accommodate access to or allow ceremonial use of Indian sacred sites by Indian religious practitioners to the extent practicable. Neither would it avoid adversely affect, to any practicable extent, the physical integrity of such sacred sites (E.O. 13007).	X		
12.	This action would disproportionately affect minority or low-income populations (E.O. 12898).	X		

**COMBINED FINDING OF NO SIGNIFICANT IMPACT/DECISION RECORD  
PROVO AREA OFFICE  
PRO-FONSI-08-005**

Decision: It is my decision to authorize the proposed action identified in EA No. PRO-EA-08-004.

Finding of No Significant Impact: Based on the analysis of potential environmental impacts contained in the attached environmental assessment, I have determined that impacts are not expected to be significant and an environmental impact statement is not required.

Rationale for Decision: The decision to allow the proposed action does not result in any undue or unnecessary environmental degradation.

Recommended by:

Beverly C. Heffernan 9/30/08  
\_\_\_\_\_  
Chief, Environmental Group Date

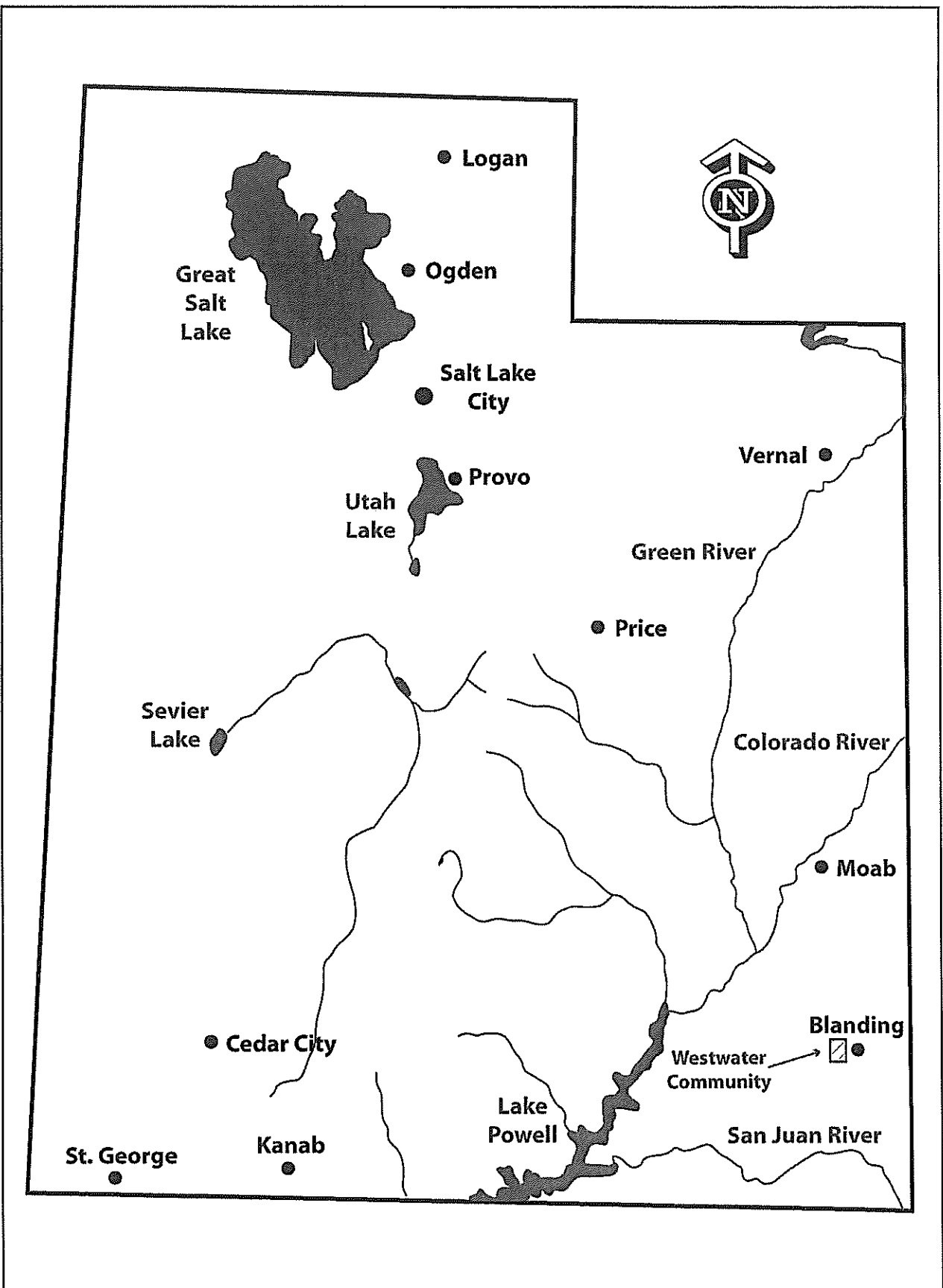
Concur:

Beverly C. Heffernan 11/13/08  
\_\_\_\_\_  
Date

for Chief, Water and Environmental Resources Division Date

Approved by:

Bruce C. Barrett 11/13/2008  
\_\_\_\_\_  
Bruce C. Barrett Date  
Area Manager, Provo Area Office



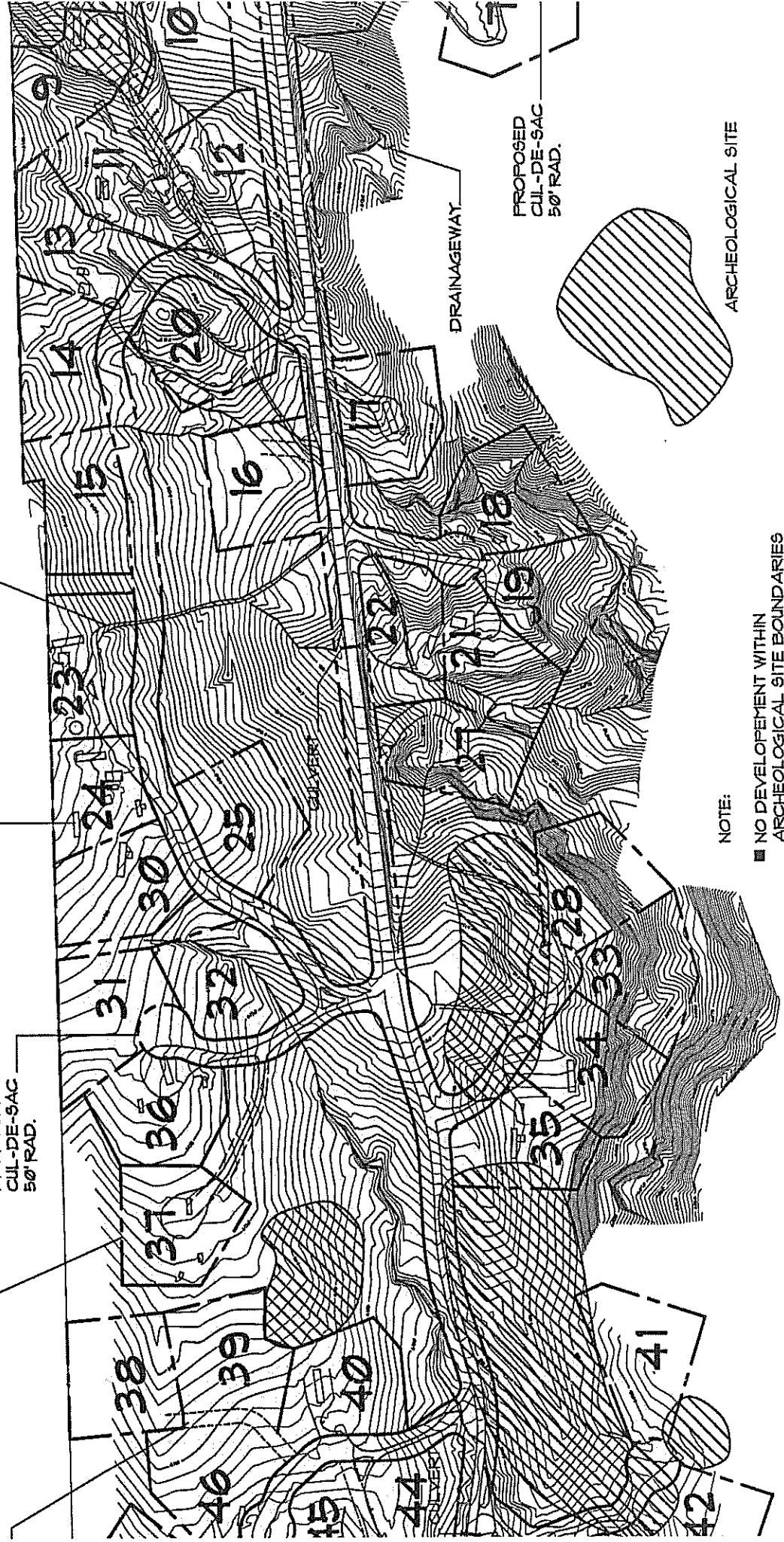
Proposed Westwater Community Land Use Plan Vacinity Map.

RESIDENTIAL LOT

EXISTING  
TRAILER/DWELLING

PROPOSED  
CUL-DE-SAC  
50' RAD.

EXISTING DIRT ROAD



NOTE:

- NO DEVELOPEMENT WITHIN  
ARCHEOLOGICAL SITE BOUNDARIES

ARCHEOLOGICAL SITE

# **Archaeological Assessment of the Proposed Westwater Community Water Well Location, San Juan County, Utah**

by  
Winston Hurst

## **Project Description and Background**

The Utah Navajo Trust Fund Administration (UNTFA) has proposed to develop a water well and holding tank for the use of the Navajo families occupying the Westwater outlying reservation parcel adjacent to the town of Blanding, Utah (SE 1/4 of the NE 1/4, and E 1/2 of SE 1/4, S 28, T68 S, R22E, see Figure 1). Winston Hurst was contracted by UNTFA to help them identify a suitable site for the undertaking that would satisfy the needs of the community while complying with Navajo Nation rules regarding care and treatment of archaeological remains.

The proposed undertaking involves drilling of a well, placement of a pump apparatus and storage tank, and development of an access road. The preferred location is on the northwest portion of the 120 acre Navajo Nation property (NW1/4, SE1/4, NE1/4 Sec. 28, T 36 S, R 22 E; UTM coordinates 4165730 - 4165810 E, 632395 - 632525 N; see Figures 1, 2). The area examined and discussed in this report encompasses 2.57 acres (10,400 m<sup>2</sup> or about 1 ha), bounded on the north by the north property fence, on the west by the west property line, on the east by Diné Road (a graveled road giving access to the Westwater Community from Blanding), and on the south by an arbitrary line parallel to and 262 feet (80 m) south of the north property fence. The north and west edges are bounded by privately owned (Church of Jesus Christ of Latter-day Saints) property, whereas the south and east edges of the project are within the Navajo Nation property.

The affected property lies at an elevation of approximately 6120 feet above mean sea level, directly west of the town of Blanding on the west side of Westwater Creek. The environment is rolling mesa top with aeolian loess ridges and outcrops of Dakota Sandstone bedrock, supporting a mixed pinyon-juniper and sagebrush plant community. Most of the property was disturbed during the late 1960s or early 1970s when the U. S. Bureau of Land Management (BLM), then owners of the land, chained off the trees. That action was performed under the pretense of improving grazing conditions, but in fact was intended to encourage departure of the Navajo families, who were considered by the government and some townspeople to be illegal squatters on public land. Scattered trees have since returned to the area, growing up to about 3 m tall.

## **Property History and Status**

A small community of Navajo people arose along Westwater Creek near the Anglo town of Blanding, Utah, starting around 1920 or a little before. During the 1950s, the Navajo community became concentrated and stabilized on an area of public (BLM-administered) land directly west of town. In the late 1980s, Navajo ownership of part of the occupied territory was legitimized



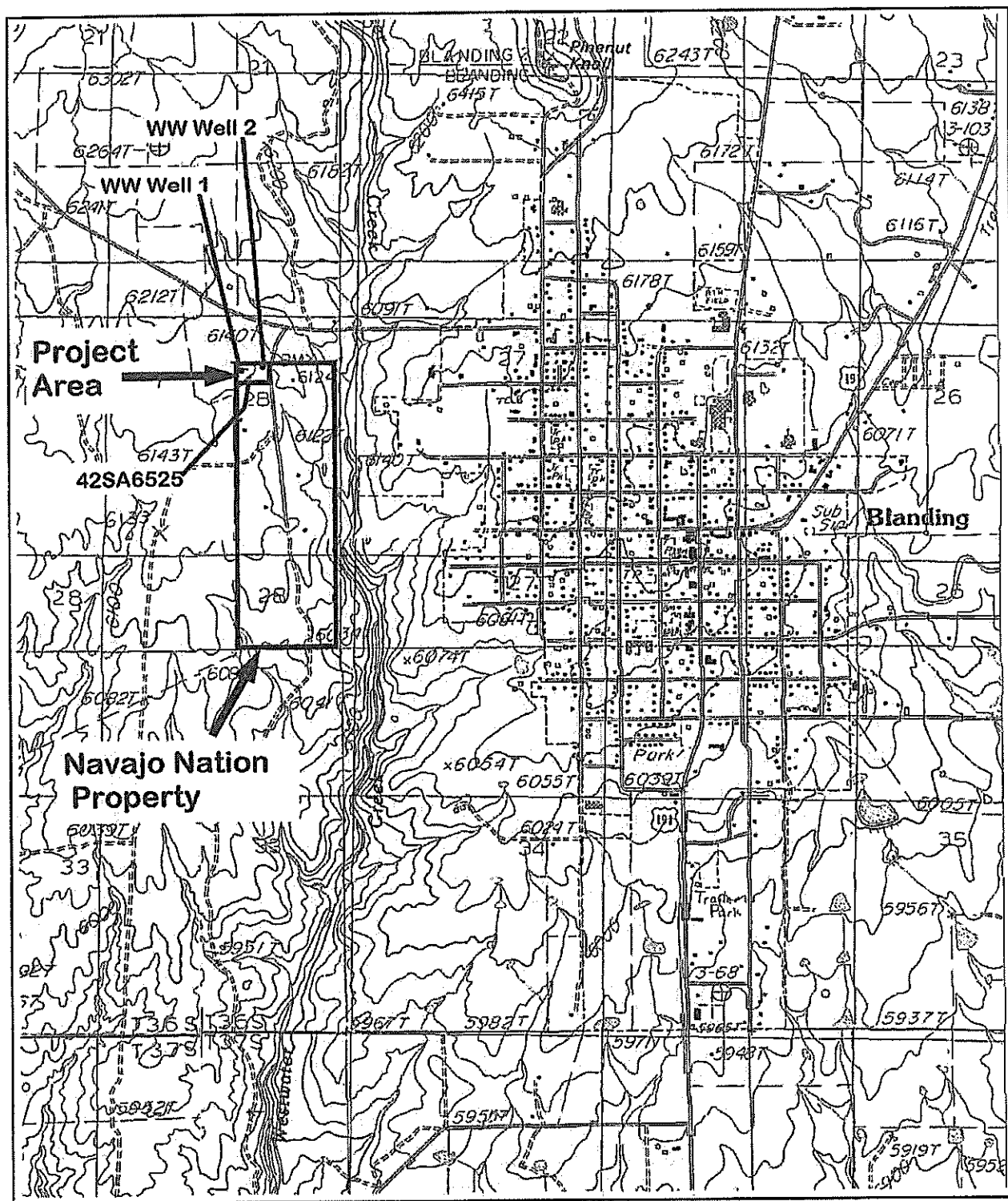
when title to 120 acres west of the Creek was transferred from the U. S. Department of the Interior, Bureau of Land Management (BLM) to the Utah Division of Indian Affairs, who in turn transferred fee simple title to the Navajo Nation. This newly established reservation satellite is not yet directly affiliated with any reservation Chapter, but most of its residents vote at the Aneth Chapter House. For purposes of this report, the chapter affiliation is given as Blue Mountain Diné (Aneth?).

### **File Research: Previous Archaeological Work**

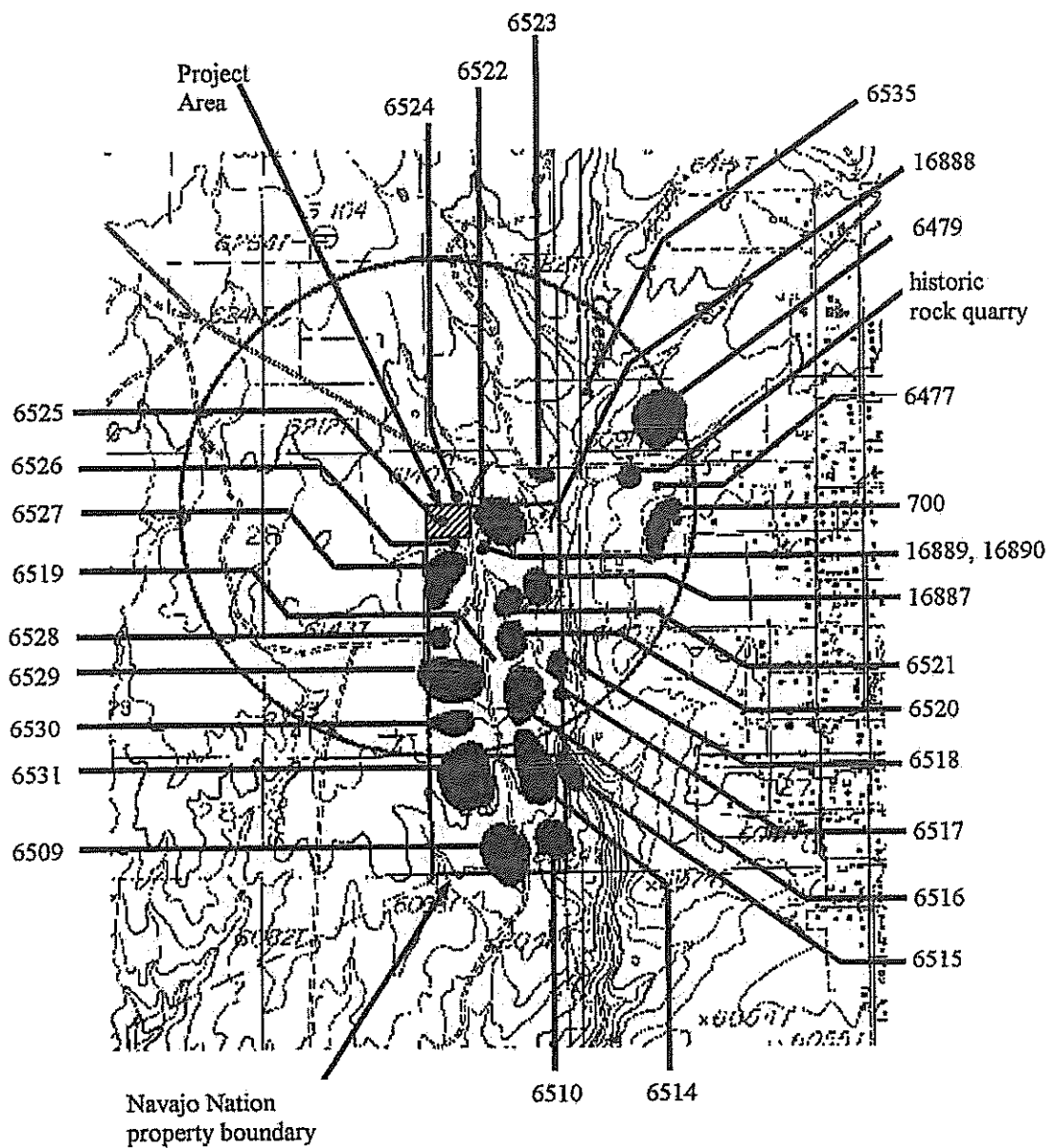
In accordance with Navajo Tribal project permit stipulations, a file search was conducted in the site records at the Bureau of Land Management's San Juan Resource Area office, focusing on the area within a .5 mile radius of the present project (Since no archaeological work has been conducted on the property since the tribe assumed jurisdiction, no file search was conducted in the Navajo Nation site files.). The results are presented in Figure 2 and Table 1.

Though the Blanding area is rich in archaeological remains, the area immediately around Blanding was little studied prior to the late 1960s. Westwater 5-Kiva Ruin, an Anasazi cliff dwelling located two miles south of the present project on Westwater Creek, had been sampled for Tree-ring dates in the 1930s (Stallings 1936), and was recorded by the Utah Statewide Survey in 1949 (42SA14, form on file at the Utah Division of State History, Salt Lake City). A decade later, archaeologists from the Glen Canyon Archaeological Project recorded Edge of the Cedars Ruin (42SA700, now the focus of Edge of the Cedars State Park; site form on file at the Utah Division of State History, Salt Lake City), directly east of the present project on the east side of Westwater Canyon. That site consists of an extensive Pueblo I period settlement (800's AD) overlain by a provincial Great House in the Chacoan tradition (Hurst 2000) with several closely associated unit and double-unit roomblock/kiva pueblos. Excavations were conducted at the Edge of the Cedars Ruin by Weber State College and others between 1969 and 1973 (Green 1969; Hurst 2000).

The first block archaeological survey in the general area was conducted in 1975 by Winston Hurst for the Utah Navajo Development Council (UNDC), on a 120-acre property surrounding Westwater 5-Kiva Ruin (Hurst 1976). That survey resulted in documentation of 76 sites, including the expected array of Basketmaker III through Pueblo III Anasazi sites, as well as a surprising array of abandoned Navajo settlements and features. Curiosity about the Navajo sites inspired Hurst to pursue research funding in support of an extended survey of the banks of Westwater Creek from State Road 95 to the Pinenut Knoll area, a five mile stretch of the canyon including the present project area. That 1977 survey resulted in documentation of dozens of twentieth-century Navajo and Ute sites, as well as an array of Anasazi sites of various time periods. One of the Navajo sites, 42SA6525, is located within the present study area (see attached site form), and several others are located in the immediate vicinity. The archaeological findings, backed up by extensive historical data, were presented in Hurst's MA thesis (Hurst 1981). Unfortunately, although Utah site numbers were assigned to the sites, many of the site forms have never been finalized and submitted.



**Figure 1.** Location of Project with site locations plotted. (Blanding North and Blanding South, Utah 7.5' topographic quadrangles)



**Figure 2.** File search results, showing previously recorded sites and 1/2 mile radius boundary. All site numbers have 42SA prefix.

**Table 1.** Previously recorded archaeological sites within .5 miles of project area.

<b>Site # (42SA...)</b>	<b>Reference</b>	<b>Description</b>
700	Fowler 1958, Wintch & Nielson 1985	Pueblo village ruin; Edge of the Cedars State Park
6477	Hurst 1981, Wintch & Nielson 1985	abandoned sweathouse
6479	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6509	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement & Pueblo II unit pueblo
6510	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6514	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6515	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6516	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6517	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6518	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6519	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6520	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6521	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6522	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement

6523	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6524	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6525	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6526	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6527	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6528	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6529	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6530	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6531	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
6535	Hurst 1981, Wintch & Nielson 1985	20 <sup>th</sup> century Navajo settlement
16887	Wintch & Nielson 1985	small rock shelters with structures,, PI-PIII ceramics, historic trash
16888	Wintch & Nielson 1985	masonry foundation,unknown prehistoric(?)
16889	Wintch & Nielson 1985	hearth, unkown prehistoric
16890	Wintch & Nielson 1985	small rubble mound, unknown prehistoric

The 1980s witnessed an explosion of archaeological surveys associated with mineral exploration activities, throughout central and southern San Juan County. None of these surveys approached within .5 miles of the study area.

In the middle 1980s, Brigham Young University was contracted to conduct two block surveys along Westwater Creek. The first examined 120 acres on the east side for the San Juan Foundation in anticipation of the expansion of the College of Eastern Utah's San Juan Center and related developments. The second examined the 120-acre property now occupied by the Westwater Navajo community, as part of the process leading to the transfer of title from BLM to UDIA. Those two projects resulted in the completion of site forms on a number of the Navajo sites previously documented by Hurst, as well as a series of ancient sites (Wintch 1982; Wintch and Nielson 1985).

As a follow-up to his survey, Wintch nominated the concentration of Navajo settlement remains in the 120-acre San Juan Foundation property, partly contiguous with the southeastern portion of the 120 acre Navajo Nation property on which the present project is located, National Register of Historic Places. That request was submitted by BLM in March 1984, and the "Blanding Navajo Ethnoarchaeological District," was approved for eligibility by the Keeper of the National Register on April 17 of that year.

Only one previously recorded site, the 20<sup>th</sup> century Navajo sweathouse site 42SA6525, was located within the study area. Several other Navajo sites (42SA 6524, 6522, 6526, 6527) are located close to the north, east and south sides of the study area, but do not intrude into it, and are buffered from it by a fence, a graveled road or a gully.

### **Methodology**

In the absence of a formal Chapter affiliation, pre-survey notification was made to Larry Rodgers of UNTFA and community representative Ned Billsie. An initial inspection of the affected property was conducted on December 6, 2000 by Winston Hurst, accompanied by Mr. Billsie. Hurst returned to the property for a thorough examination on December 8. A final inspection was made on December 29.

On the December 8 and 29 visits, Hurst intensively examined the whole 2.57 acre area, relocated the only site recorded within the proposed study area(42SA6525), and recorded two new sites that had appeared following Wintch's 1984 survey. Site 42SA6525 was remapped and photographed (site form attached) to correct some shortcomings in the existing documentation, and the two recent sites were recorded for the first time, all on Navajo Nation Archaeological Department site forms.

Community member Ned Billsie was consulted on several occasions for information regarding traditional use and remains found on the property.

## Findings

The entire 120 acres occupied by the Westwater Navajo community bears evidence of nearly a century of continuous Ute and Navajo occupation. Remnants of abandoned hogans and sweathouses, shade houses, house platforms, outhouses, trash dumps and two-track roads are found scattered around the trailer houses, lumber houses and related features that are still actively occupied. The ground is littered with a variable background scatter of artifacts including metal cans, broken bottles, oil cans and other items, mostly post-dating about 1950. More ancient artifacts from the Anasazi era are much less common, but are found in a light but persistent background scatter throughout the region.

Within the 2.57 acre area of the present project, cultural remains consist of a single abandoned sweathouse site; a small trash dump; a lumber-and-plywood storage shack with associated artifact scatter and access road; an abandoned pickup chassis; a wood chip pile; and a general scatter of post-1960s modern trash. Several isolated potsherds and flakes were noted, representing the low-density background scatter of prehistoric artifacts that covers the entire Westwater drainage. No previously undocumented sites or significant isolated finds were identified within the project area.

### 42SA6525 (UTM 4165770 N, 632565 E; Figures 3, 4)

The sweathouse site was recorded as an archaeological site under the Utah statewide survey number 42SA6525 by Hurst in 1977 (Hurst 1981) and again by Wintch in 1984 (Wintch and Nielson 1985). Hurst's work has been reported at a general level, but his site forms have not been completed for submission. Wintch drew on Hurst's field records for his documentation, but mistakenly attached Hurst's photograph of the nearby site 42SA6524. The site was rerecorded using the Navajo Nation Archaeology Department site form provided in the NNHPD permittee's packet, in order to correct the previous photographic error and deficiencies in the previous site map. Courtesy copies of the new site form have been provided to the Utah Division of State History and the BLM (San Juan Resource Area) to be appended to their existing records of this site.

Site Description: The site consists of a shallow, 2 m diameter depression, a 2 m diameter by ca. 30 cm high pile of oxidized and fractured sandstone adjacent to the east side of the depression, and a 2 m diameter concentration of charcoal, ash and fire-cracked rock located immediately southeast of the rock pile. The site is located at the top of a southward-facing slope, adjacent to the break-in-slope at the south edge of a narrow ridge between two small gullies. This clearly represents the remnants of a sweathouse with its associated rock discard pile and fire. The superstructure of the sweathouse was completely removed prior to first documentation in 1977, leaving only the depression to mark the structure's location. There are no clearly associated artifacts. The site was probably in use during the middle 1900s.

Site condition: Except for the removal of the superstructural wood, this site appears to be in

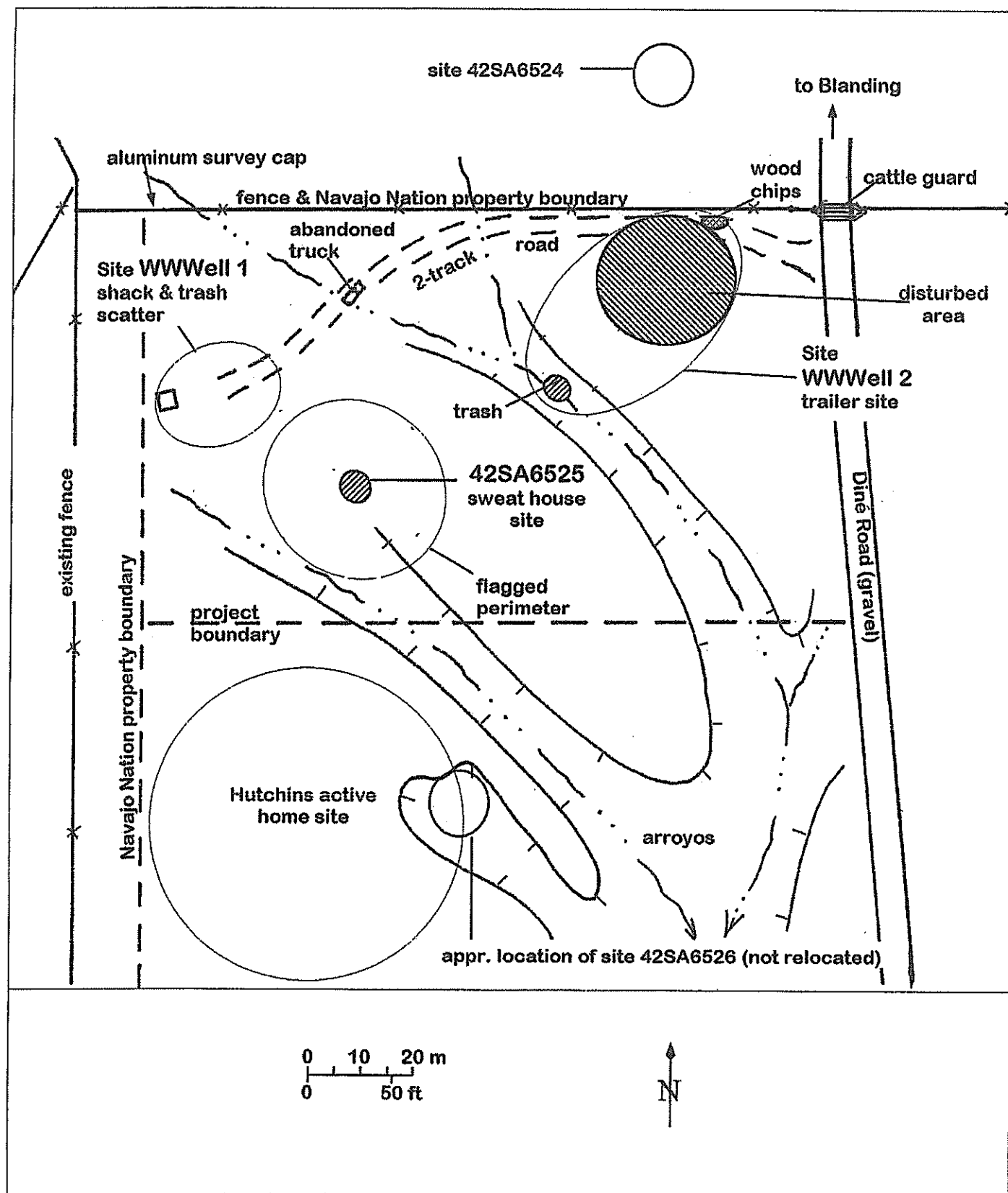


Figure 3. Project map showing features discussed in report.



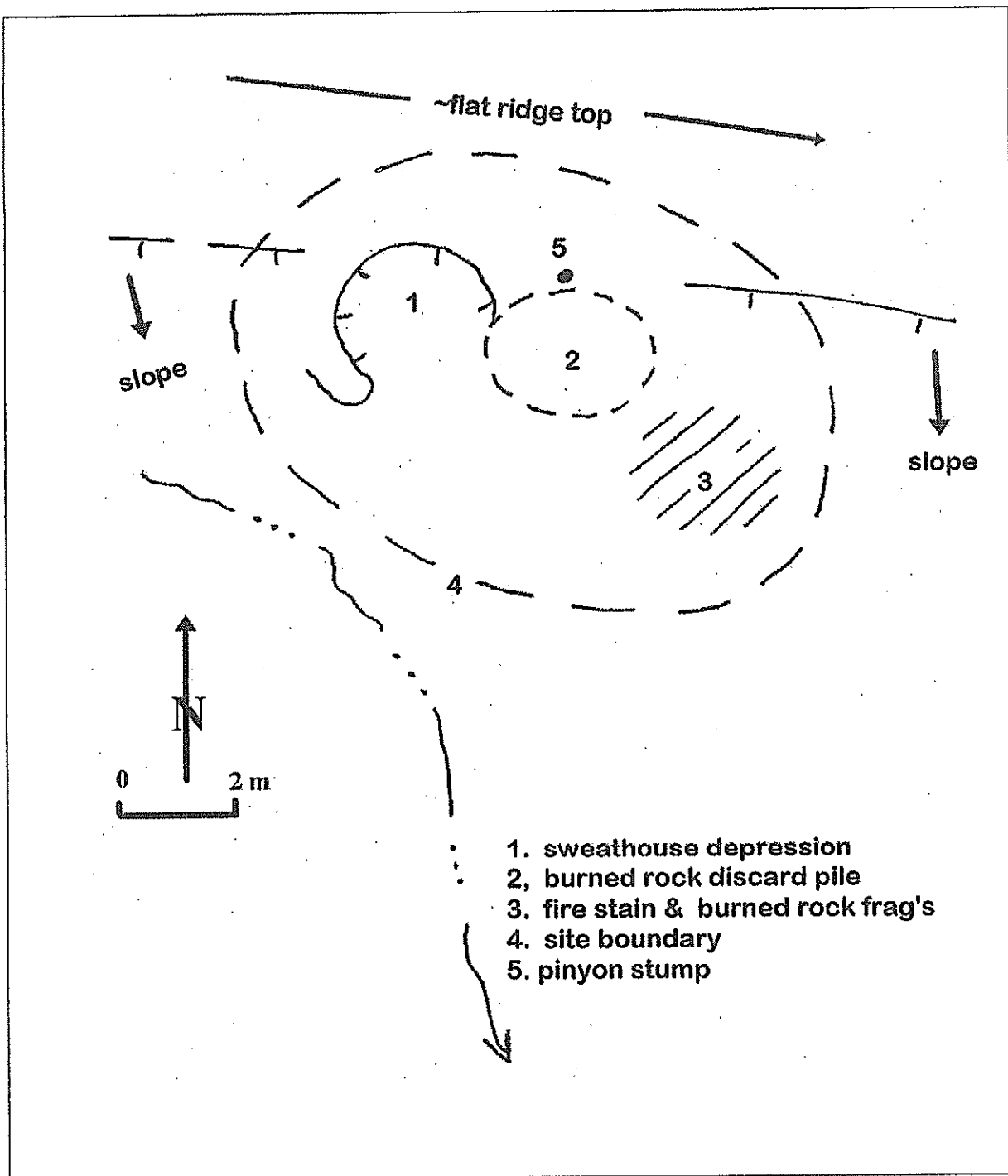


Figure 4. Site 42SA6525 plan map

good condition and to retain its archaeological integrity. The BLM chaining does not appear to have damaged it significantly. A young pinyon tree growing in the the sweathouse depression has undoubtedly damaged the structure floor. There are no other indications of disturbance other than minor natural hillside erosion.

Location of site relative to project area: The site is located entirely within the project area, ca. 50 m south of the north property line fence and 35 m east of the west property line (50 m east of the existing west fence).

Extent of investigation to date: The site has been surface mapped.

Research Potential: The site may have the potential to yield minor, very specific information about the use of this particular structure, but it is unlikely to yield information that will alter or add meaningfully to existing knowledge about this type of site or Navajo use of this locality.

Recommendations: There is no good reason to destroy this site. Avoidance is recommended. In accordance with NNHPD "Interim Fieldwork and Report Standards and Guidelines," ("Reports" section, paragraph 1), a protective buffer was marked with blue flagging at a radius of 15 m surrounding the site's three features. It is recommended that ground disturbing activity including vehicle traffic be kept outside that perimeter.

Site Assessment under 36 CFR 60.4 (National Register): The site has good integrity and may be marginally eligible for nomination to the National Register under criterion C, as it embodies the distinctive characteristics of a Navajo sweathouse site. It does not seem to qualify under any other criteria including criterion D, because further archaeological investigation is very unlikely to add to existing knowledge of the use of sweathouses, or provide any information that could not be gained from living informants. On balance, it does not appear to qualify for eligibility.

Site Assessment under 43 CFR 7.3 (Archaeological Resources Protection Act): The age of this site is unknown, but based on its appearance and known patterns of Navajo occupation in this locality, it is estimated to have been build and used in the middle 20<sup>th</sup> century. It therefore does no qualify for protection under ARPA.

Site Assessment under AIRFA (American Indian Religious Freedom Act): As a sweathouse site with likely ceremonial function, it likely qualifies for protection under the American Indian Religious Freedom Act (AIRFA), presumably at the discretion of the local Navajo community.

Other Comments: Local informants have not been forthcoming with specific information as to the identity of the builders and users of this site. It may possibly have been used by Utes who lived in this immediate locality prior to the early 1950s, and who are known to have used Navajo style sweathouses in this area.

**Site WW Well 1. Plywood storage shack & scatter** (UTM 4165785 N, 632535 E; Figures 3, 5)

Although this site may not be considered “abandoned” by those who created it, local informants indicate that it has not been utilized since the late 1980s. It is therefore recorded as an historic site in accordance with Navajo Nation Historic Preservation Department “Guidelines for the Treatment of Historic, Modern, and Contemporary Abandoned Sites.” That guideline specifies that “Historic sites are not restricted to those over 50 years old, and those under 50 years old are to be recorded as archaeological sites in the same manner as any other” (“Reporting and Recording,” para. 2 “Archaeological Sites.” Because the state of Utah declined to assign a 42SA number to this site, it is not recorded on the IMACS form normally used to record sites in Utah. Instead, it is recorded on the “Navajo Nation Archeology Department Site Survey and Management Form” provided in the packet of materials provided by the Navajo Historic Preservation Department to permittees.

**Site Description:** A two-track road along the north fence leads to a standing, 8 x 8 x 8 foot, flat-roofed lumber frame and plywood structure located just inside the west property line, its padlocked doorway opening east-northeast onto the end of the road. The door is the only opening in the structure. There are no associated features, but a scatter of modern debris surrounds the structure, mostly around the eastern perimeter. Artifacts include two car tires, a bent car rim with tire, a scatter of milled lumber and plywood, some melted gypsum wall board, a skeletal foldout bed-sofa, a skeletal bedspring, an exhaust manifold for a 6 cylinder engine, an automotive gas tank, a boxer’s protective head pad, a remnant of a baby stroller, several nondescript modern food cans, several broken and unbroken clear glass food jars and a broken green glass wine bottle. No attempt was made to ascertain the contents of the shed. An abandoned ~1950 GMC pickup chassis with the passenger compartment, hood and wheels removed is parked in the two track road 30 m east of the house, apparently placed to block the road. The doorway of the shack is locked with a combination padlock. The site, including the associated artifact scatter, is about 15 m diameter.

**Site condition:** The site is in relatively good condition. The shack is beginning to deteriorate and some of the exterior plywood is buckling and coming loose.

**Location of site relative to project area:** The site is located entirely within the project area, adjacent to the western property line, approximately 32 - 45 m south of the north property line fence.

**Extent of investigation to date:** The site has been surface mapped, photographed and recorded on the NNAD site form.

**Research Potential:** None

**Recommendations:** There is no archaeological reason to save this site. This does not address a reasonable social obligation to try to contact its owner and give her opportunity to salvage any

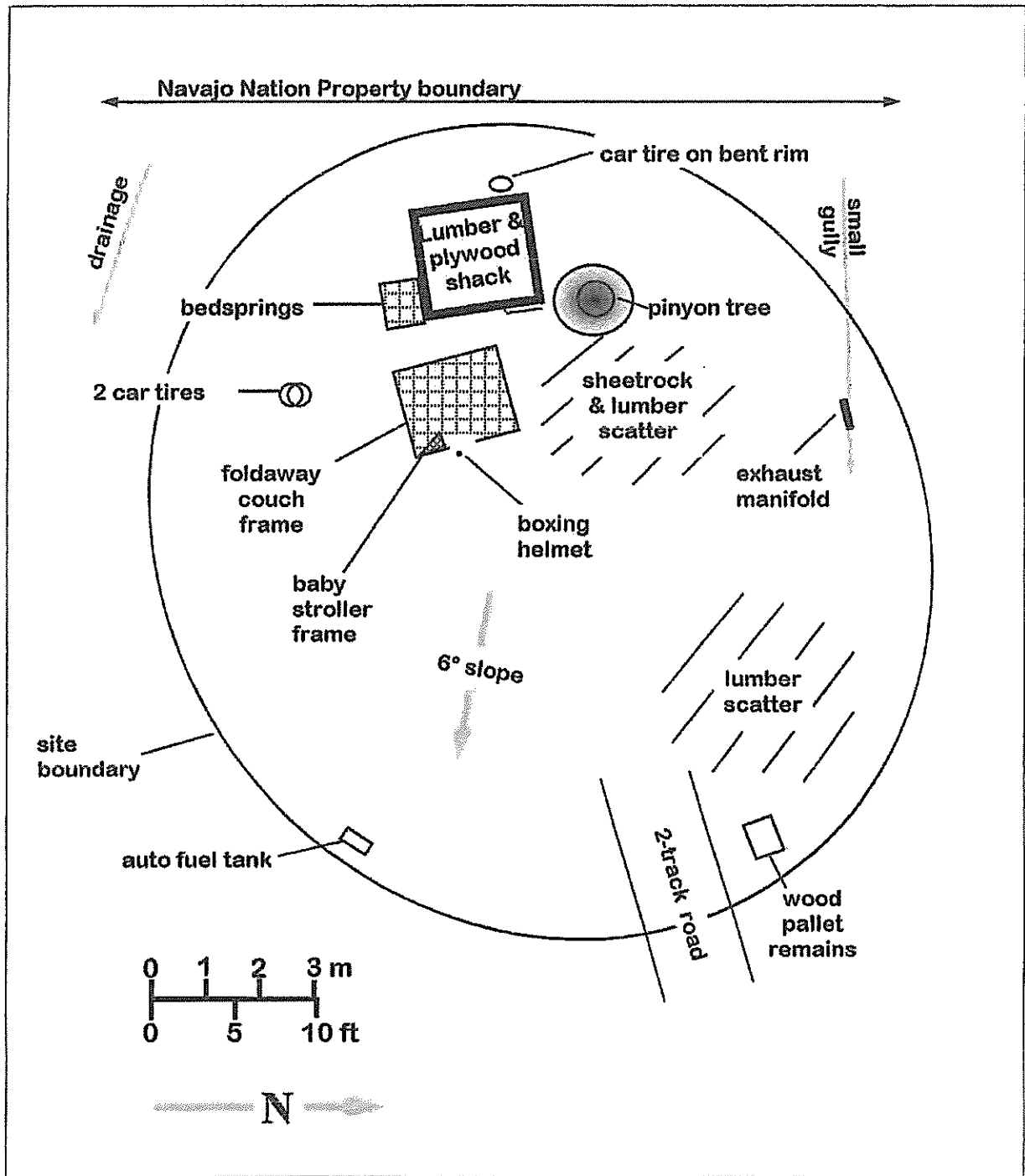


Figure 5. Site WW Well 1 plan map

property of value from the shack, should the decision be made to destroy it. Except for consideration of Ms. Johnson's rights to the shack and its contents, no further documentation or preservation measures are recommended.

Site Assessment under 36 CFR 60.4 (National Register): The site does not qualify for nomination to the National Register.

Site Assessment under 43 CFR 7.3 (Archaeological Resources Protection Act): The site does not qualify for protection under ARPA.

Site Assessment under AIRFA (American Indian Religious Freedom Act): The site has no known religious significance, and does not qualify for protection under AIRFA.

Other Comments: According to local residents, this shack was built in the late 1980s by or for Helen Johnson, who used it to store some of her property. She intended to set up a trailer house on the site, but left the area shortly after the shack was built and has not yet returned. Local residents are unsure as to its status or the intent of Ms. Johnson, who could not be located for an interview. Although there are no indications of recent use or occupation, the padlock on the door suggests that it still has proprietorial content and its owner plans to return.

**Site WW Well 2, trailer house site** (UTM 4165805 N, 632615 E; Figure 3)

Although this site lacks any archaeological or historical significance, it is recorded as an historic site in accordance with Navajo Nation Historic Preservation Department "Guidelines for the Treatment of Historic, Modern, and Contemporary Abandoned Sites." That guideline specifies that "Historic sites are not restricted to those over 50 years old, and those under 50 years old are to be recorded as archaeological sites in the same manner as any other" ("Reporting and Recording," para. 2 "Archaeological Sites." Because the state of Utah declined to assign a 42SA number to this site, it is not recorded on the IMACS form normally used to record archaeological sites in Utah. Instead, it is recorded on the "Navajo Nation Archeology Department Site Survey and Management Form" provided in the packet of materials provided to permittees by the Navajo Historic Preservation Department.

Site Description: The site consists of a disturbed area, an associated woodchip concentration and a small trash dump. According to local residents, this marks the place where Leonard Singer briefly parked a trailer house during the late 1980s. The disturbed area is largely cleared of perennial vegetation, with some surface topography indicating minor scraping and piling of sediments. At the northeast edge of this disturbance, against the north property line fence, is a 4 m diameter concentration of axe-cut wood chips that marks the location of Singer's wood pile. A small pile of modern cans and other trash has been dumped into an arroyo that passes northwest - southeast a few m to the south of the cleared area. This trash presumably represents Singer's trash dump.

Site condition: The trash pile and wood chip pile are in good condition. The only evidence of the trailer's location is the disturbed surface area. Overall condition is poor.

Location of site relative to project area: The site is located entirely within the project area, adjacent to the northern property line, approximately 15 - 45 m west of the gravel road.

Extent of investigation to date: The site has been surface mapped, photographed and recorded on the NNAD site form.

Research Potential: None

Recommendations: There is no archaeological reason to save this site. No further documentation or preservation measures are recommended.

Site Assessment under 36 CFR 60.4 (National Register): The site does not qualify for nomination to the National Register.

Site Assessment under 43 CFR 7.3 (Archaeological Resources Protection Act): The site does not satisfy the 100 year age criterion for protection under ARPA.

Site Assessment under AIRFA (American Indian Religious Freedom Act): The site has no known religious significance, and does not qualify for protection under AIRFA.

Other Comments: None.

### **Isolated Finds**

There is a light, ambient scatter of modern trash throughout the study area, the entire 120 acre area occupied by the present Westwater community, and beyond. In addition to the modern background scatter, several flakes and potsherds were observed, representing the ambient, background scatter of Anasazi artifacts that covers this whole region. None of these artifacts was deemed worthy of formal recordation as an Isolated Find.

### **Recommendations Summary**

It is recommended that the entire 2.57 acre area lying between Diné Road and the western boundary of the Navajo Nation property and within 262 feet (80 m) of the north property line fence be cleared for disturbance, with the exception of the area within the blue flags surrounding the 42SA6525 sweathouse site. Disturbance anywhere in the area thus defined will impact no significant cultural property or archaeological resource, and no further documentation or protective measures are recommended. This does not address ownership issues regarding Helen Johnson's shack and its contents, or the legal or ethical responsibility of UNTFA or the Westwater community to seek her input before destroying them.

## References Cited

Green, Dee F.

- n.d. First Season's Excavations at Edge of the Cedars Pueblo, Blanding, Utah. Photocopy of typescript on file, Edge of the Cedars State Park, Blanding, Utah

Hurst, Winston

- 1976 The Westwater Park Archaeological Survey. Unpublished report submitted to the Utah Navajo Development Council, Blanding, Utah.
- 1981 The Blanding Navajos: A Case Study of Off-Reservation Navajo Migration and Settlement. M. A. thesis, Department of Anthropology, Eastern New Mexico University, Portales.
- 2000 "Chaco Outlier or Backwoods Pretender? A Provincial Great House at Edge of the Cedars Ruin, Utah." in *Great House Communities Across the Chacoan Landscape*, edited by John Kantner and Nancy Mahoney, University of Arizona Press, Tucson.

Stallings, W. H.

- 1936 Dates from Five Kiva House, Utah. *Tree-Ring Bulletin* 3(2):13-14.

Wintch, Kenneth L.

- 1982 An Archaeological Inventory of 120 Acres in Westwater Canyon, San Juan County, Utah. Cultural Resource Management Services, Department of Anthropology, Brigham Young University.

Wintch, Kenneth L. and Asa S. Nielson

- 1985 An Archaeological Survey of the Proposed BLM/UDIA Land Exchange Near Westwater Canyon, San Juan County, Utah. Brigham Young University Museum of Peoples and Cultures Technical Series No. 85-23.

**Winston Hurst**  
259 N 100 W 19-3  
Blanding, Utah 84511  
(435) 678-3305  
ssan 529-66-2358

1944  
1945  
1946  
1947  
1948  
1949

Date: January 10, 2001

To: Utah Navajo Trust Fund

For: archaeological consultation, Westwater well site, 48 hours @ \$25

Amount payable: \$1200.00

Whitcomb

Please process payment: (S) 011101



BRIGHAM YOUNG UNIVERSITY  
MUSEUM OF PEOPLES AND CULTURES  
TECHNICAL SERIES NO. 85-23



AN ARCHAEOLOGICAL SURVEY OF THE PROPOSED  
BLM/UDIA LAND EXCHANGE NEAR WESTWATER CANYON,  
SAN JUAN COUNTY, UTAH

by  
Kenneth L. Wintch and Asa S. Nielson

Cultural Resource Management Services  
A. S. Nielson, Principal Investigator  
Museum of Peoples and Cultures  
Brigham Young University  
Provo, Utah 84602

prepared for

Utah Division of Indian Affairs  
Salt Lake City, Utah

9 April 1985

Federal Antiquities Permit Number 84-Ut-341  
Utah State Antiquities Permit Number 999 (Survey)  
San Juan County

#### ABSTRACT

CRMS/BYU has completed a cultural resource inventory of the proposed BLM-UDIA land exchange. The 120-acre tract is immediately west of Blanding, San Juan County, on the west side of Westwater Canyon. A total of 22 sites and 9 isolated artifacts were recorded. The historic Ute/Navajo occupation of the area is unique and deserving of study and/or preservation. In addition, several prehistoric sites are of scientific value. Many of the Navajo sites are still occupied (illegal trespass). Rather than unacceptable forced removal at great economic, social and emotional stress to the occupants, CRMS recommends that the BLM/UDIA formulate an agreement to preserve or mitigate the significant sites, and that the land exchange proceed.

## TABLE OF CONTENTS

Abstract.....	Page i
Table of Contents.....	ii
List of Figures.....	iii
List of Tables.....	iii
Introduction.....	1
Location.....	1
Environment	
Geology.....	1
Flora.....	3
Fauna.....	3
Previous Research.....	3
Survey Methods.....	4
Survey Results.....	4
Site Descriptions.....	4
Isolated Finds.....	12
Nature of Proposed Impacts.....	12
Recommendations.....	13
Bibliography.....	19

## LIST OF FIGURES

Figure 1 - General Survey Location.....	Page 2
Figure 2 - Site Locations.....	5

## LIST OF TABLES

Table I - Site Summary and Significance.....	Page 15
Table II - Occupied Eligible Sites.....	17
Table III - Abandoned Eligible or Potentially Eligible Sites to be Avoided.....	18

## INTRODUCTION

During the months of March and May 1984, the Cultural Resource Management Services (CRMS), Brigham Young University, conducted an intensive archaeological inventory of about 120 acres west of Blanding, San Juan County, Utah. The survey is part of the exchange procedures required between the Bureau of Land Management (BLM) and the Utah Division of Indian Affairs (UDIA). At the present time, several Navajo kin groups occupy the land in legal trespass. The groups have occupied the land for several decades. The purpose of the exchange is to grant the UDIA administrative authority over the parcel, which will allow the kin groups to retain the land, rather than face the possibility of legal removal.

The survey work was requested by Mr. Harry Perry, then director of the UDIA. The survey was carried out under the direction of Asa S. Nielson, assisted in the field at various times by Richard Talbot, Charmaine Thompson, Kenneth Wintch and Winston Hurst. The work was authorized under Federal Antiquities Permit Number 84-Ut-341 and Utah State Antiquities Permit Number 999 (Survey-San Juan County). Field conditions were excellent, with clear, cool days. Ground visibility was near 100%, hampered only by ground vegetation.

## LOCATION

The land parcel examined by CRMS is directly west of Blanding City (Figure 1) in San Juan County, Utah. It is on the west side of Westwater Canyon, near the northern end of the White Mesa. The land includes the E1/2 SE1/4 and most of the SE1/4 NE1/4 of Section 28, T36S R22E (Blanding Quadrangle, Utah-San Juan County, 15-minute series-topographic). All of the land is currently administered by the San Juan Resource Area Office of the BLM.

## ENVIRONMENT

### Geology

As noted above, the 120-acre tract is on the north end of the White Mesa. As such, it is within the Blanding Basin Section of the Colorado Plateau Province (Stokes 1977). The area is characterized by a gentle southeast-sloping mesa bordered by well-intrenched canyons such as Westwater. Erosion and canyon down-cutting have exposed the Cretaceous Burro Canyon Formation. The

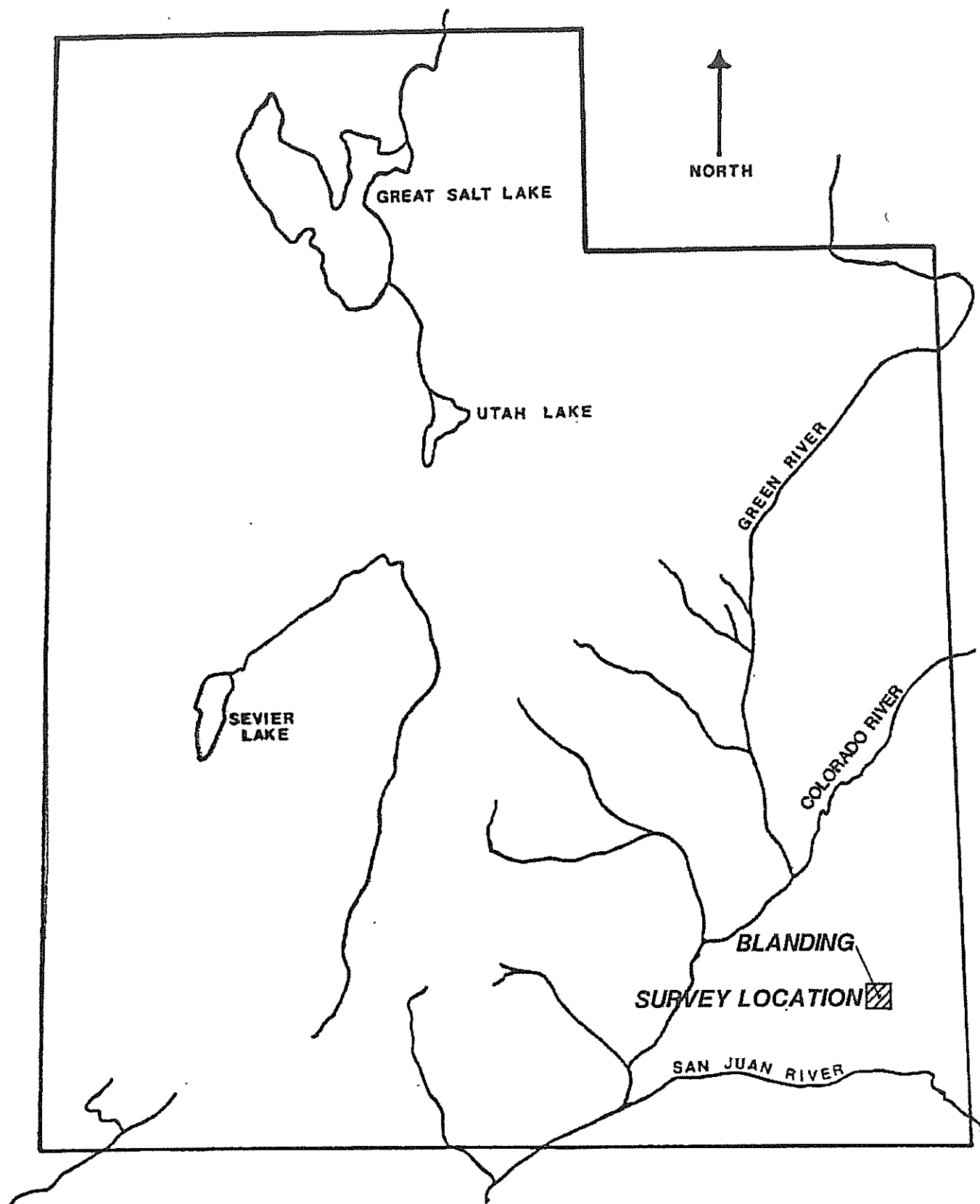


Figure 1  
General Survey Location

modern surface is covered with moderately-deep aeoline sand deposits. The sides of Westwater Canyon are covered with a combination of aeoline sand and colluvial materials (Hintze 1980).

### Flora

The survey area is within the general Pinyon/juniper and/or Big Sagebrush Communities. The eastern and southern portion of the tract is dominated by Utah juniper (Juniperus osteosperma) and occasional pinyon (Pinus edulis). Understory includes sagebrush (Artemisia tridentata), snakeweed (Gutierrezia spp.), cliffrose (Cowania mexicana), blackbrush (Coleogyne ramosissima) and yucca (Yucca angustissima and Y. baccata). In addition, sparse stands of Mormon tea (Ephedra viridis), cacti (Opuntia and Echinocereus spp.), Indian ricegrass (Oryzopsis hymenoides) and Indian paintbrush (Castilleja spp.). The central and western portion of the area is an open sagebrush park, with occasional blackbrush and a variety of unidentified forbs and grasses. The nearby canyon contains a lush riparian ecozone dominated by willow (Salix spp.), cottonwood (Populus fremontii) and Gambel oak (Quercus gambelii).

### Fauna

Few major fauna were actually observed during the inventory. Tracks of mule deer (Odocoileus hemionus) and coyote (Canis latrans) were common. CRMS personnel observed cottontail (Sylvilagus nuttallii), jackrabbit (Lepus californicus), spotted ground squirrel (Citellus spelosoma) and least chipmunk (Eutamias minimus). The general area is home to the bobcat, striped skunk, turkey vulture and mourning doves.

## PREVIOUS RESEARCH

White Mesa and the general vicinity of Blanding have witnessed a dramatic surge in cultural resource work since the mid-1970s. Extensive survey and excavation have taken place on the mesa itself (cf. Agenbroad, Davis and Cassells 1981; Casjens et al. 1980), in Westwater Canyon (Lindsay 1979, 1981) and in nearby Recapture Wash (Nielson, Janetski and Wilde 1985). In addition, numerous regional overviews have recently been produced which detail the past history of the archaeological work and the evolution in interpretation (cf. Fininger et al. 1982; Nickens and Klesert 1982).

Two reports are of particular interest to the present efforts. The first involved the survey of 120 acres opposite (east) and south of the UDIA tract. Wintch (1982) reported 13 prehistoric and 29 prehistoric sites. Many of the historic sites are similar to those in the UDIA tract: kin-group or small-family sites occupied by Utes or Navajos, most now abandoned. The most important report, however, is that of Hurst (1981). Hurst completed an extensive inventory of the Westwater Canyon area, gathering data for a Master's thesis. All of the UDIA tract was covered by Hurst,

concentrating on the historic sites. The thesis addresses a problem never before considered in Utah - the existence and change of off-reservation Native American communities. The research opened the door to a number of interesting anthropological issues and, of importance to this report, recorded the historic Navajo site areas. For the most part, CRMS simply confirmed Hurst's earlier descriptions and collected data on the prehistoric remains which, due to time constraints, Hurst was forced to allow little attention. With very minor exceptions, the historic site descriptions and IMACS Site Form details are extracted from that report and from site forms originally submitted by Hurst to the BLM.

## SURVEY METHODS

CRMS began by completing a review of existing records at the Utah Division of State History and the San Juan Resource Area BLM Office in Monticello. Other than Hurst's sites, no previously recorded sites were noted in the 120-acre tract. The National and State Registers of Historic Places likewise listed no nominated sites in the tract.

The field work was conducted by completing numerous parallel east-west transects across the 120-acre area. Crews varied from 3 to 4 individuals. The maximum spacing between crew members was 15-20 m. Prehistoric sites were recorded on IMACS Site Forms. Prehistoric components of historic sites were recorded on IMACS Form B - Prehistoric Sites. Historic sites were briefly checked against Hurst's descriptions and forms and later transferred to IMACS Site Forms. Notes were kept on isolated artifacts, flora, fauna and geology. Each site and isolated artifact was plotted on a U.S.G.S. topographic map. Prehistoric sites were photographed. CRMS relied on the use of Hurst's photos of the historic sites. He had obtained prior permission from the residents for the photos and, out of respect for the residents' values, CRMS did not seek additional photos of the historic sites.

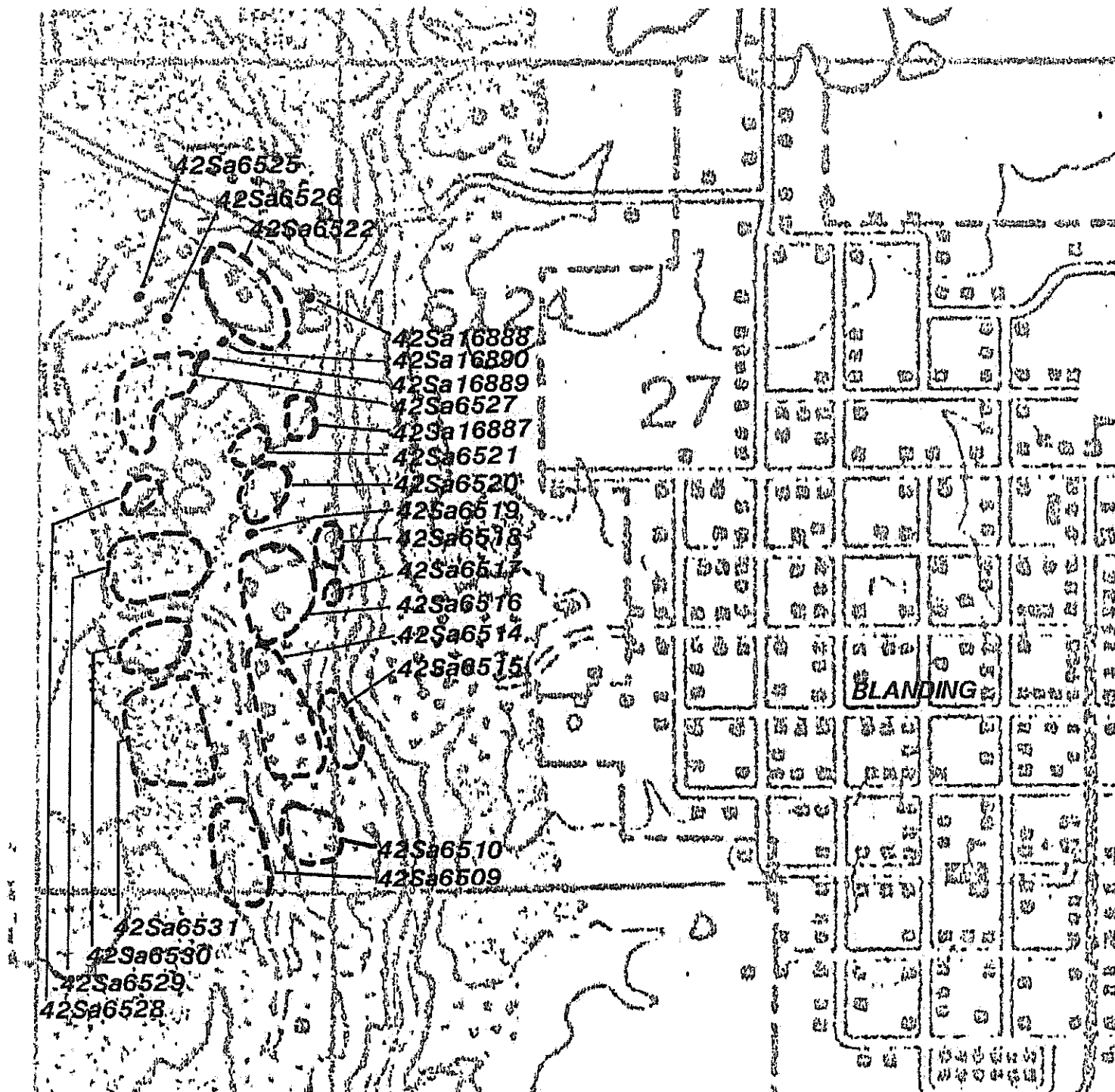
## SURVEY RESULTS

During the UDIA inventory, CRMS recorded four new prehistoric sites and three prehistoric components to previously-recorded historic sites. Eighteen historic sites were re-examined. A total of 9 isolated prehistoric artifacts was also observed (Table I - see Recommendations). The sites and isolated artifacts are described below.

### Site Descriptions

Site 42Sa 6509 (Figure 2) is a combination Anasazi/Navajo habitation in the SE1/4 SE1/4 SE1/4 of Section 28, T36S R22E. The





PROJECT: BLM-UDIA Land Exchange

T. 36 S R. 22 E

COUNTY: San Juan

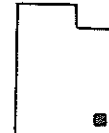
QUAD: Blanding, Utah 15 minute

LEGEND: (•) Site Locations

SCALE: 1 inch = 900 feet

Figure 2

UTAH



QUADRANGLE LOCATION

site is situated along a north/south ridge line and covers an area of 170 m north/south by 30 m east/west. The site consists of one standing and five collapsed hogan rings. The standing hogan is well-built, but now suffers from vandalism and natural decay. Historic artifacts include auto parts, ceramics, glass, metal products and leather. The site (hogans) forms a north-south line along the ridge.

The prehistoric portion of the site extends 20-30 m south of the standing hogan and 20-30 m north of the last hogan ring. The prominent feature is a Prudden Unit pueblo on the far south side. It is, in fact, over the section line into Section 20. The unit is an L-shaped block with at least six rooms and a central depression. The room block is about 15 m long and the depression about 6 m in diameter. Minor pot-hunting has occurred in the room block. The midden appears to have eroded away, but blackened soil continues 10-15 m south of the block. Artifacts scatter sparsely to the north, mixing with the historic Navajo material. Cultural remains include ground stone, lithic tool fragments, grayware, corrugated, black-on-white and whiteware ceramics. Positive identification of the Navajo occupants is not known.

This site is definitely significant. The hogan ought to be protected and, perhaps, stabilized. It is an excellent example of the cut-juniper hogans now being replaced by rock, brick or cut-board construction. The Anasazi pueblo has excellent research potential, most of which remains intact (as of May 1984).

Site 42Sa 6510 (Figure 2) is in the SE1/4 SE1/4 SE1/4 of Section 28, T36S R22E. The site consists of at least five hogan rings (3 certain, 2 possible) and a general scatter of historic trash. The rings, with one exception, range from 5-6 m in diameter. The exception is a smaller (1.5-2 m) stone ring said to be a "play hogan." Artifacts include metal cans, shoes, broken glass and china and enamel utensils. A small slab-lined cist may be the result of pre-1950 Ute occupation. The site spreads over an area of 200 by 100 m along a northeast/southwest ridge or terrace. Considerable impact from natural decay and historic removal of the hogans has occurred. The original Navajo occupants are unknown, but in the 1950s Navajo Oshley and Joseph Begay occupied the site. The site has ethno-archaeological potential and is, therefore, considered significant.

Site 42Sa 6514 (Figure 2) is in the NE1/4 SE1/4 SE1/4 of Section 28, T36S R22E. It is a combination historic Navajo occupation and an unidentified prehistoric(?) lithic scatter. The Navajo occupation includes two standing sheds, one aluminum trailer house, one standing hogan and evidence of at least eight hogan rings. The site is oriented north-south along the edge and side of a small arroyo. There is an abundance of trash at the site, including cans, bed springs, auto parts, glass, ceramics and various metal remains. The standing hogan is a cribbed log structure. One ring on the southeast end of the site has a masonry foundation. Most of the rings are missing the superstructure materials.

The prehistoric(?) lithic scatter consists of about 60+ white quartzite and chert flakes. One biface, a biface fragment and one utilized chert flake were noted. A small slab-lined cist was noted above the slick-rock, about 120 m southeast of the trailer. The cultural affiliation for the cist is not known. In general, the lithics cover the southern third of the site area. A small amount of dark soil was noted in the cist, but the lithic scatter in general lacks depth.

The standing hogan and the trailer appear to have been recently occupied, and may still be. The site has ethno-archaeological data recovery potential. The cist may yield subsistence data as well as possible chronological information. The site is considered to be significant.

Site 42Sa 6515 (Figure 2) is, for the most part, in the NW1/4 SW1/4 SW1/4 of Section 27, T36S R22E. A small portion extends just over the section line into Section 28. The site consists of five hogan rings, at least three having stone masonry. The site occupies the east-facing slope of Westwater Canyon and covers an area of 120 by 40 m. The site contains a relatively light scatter of cans, glass, lantern parts, stove parts and assorted utensils. One hogan has a tree-ring date of 1943. Oral history suggests that the site was occupied by Scotty Jones and kin during the mid-1940s, and later by the Max Billsies. The site has ethno-archaeological value and is considered to be significant.

Site 42Sa 6516 (Figure 2) is in the SE1/4 NE1/4 SE1/4 of Section 28, T36S R22E. The site consists of a single lumber hogan (occupied), one partially-dismantled log hogan, one stone masonry hogan and five hogan rings. The site also contains a lumber corral and two shacks (in use). There is a considerable accumulation of historic trash, including car bodies such as a 1950s Ford truck, a 1960 Chevrolet station wagon and a 1950s International truck. Other trash includes bottles, cans, utensils, old sheep hides, toys, a refrigerator and furniture. The site covers an area of about 140 by 110 m. It is about 35 m east of the major access road, in a depression that drains southeast. This site is still occupied by Max Billsie. The site has ethno-archaeological potential and is considered to be significant.

Site 42Sa 6517 (Figure 2) is in the SE1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It is a light lithic scatter on the west side of Westwater Canyon, consisting of 10+ chert flakes. Hurst (BLM files) suggests that the site is Anasazi, but lists no diagnostics. No diagnostics were noted during this survey. No depth was observed, and erosion is considerable. The site is not significant.

Site 42Sa 6518 (Figure 2) is in the NE1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It consists of two hogan rings on a northeast-facing slope overlooking Westwater Canyon. Both rings appear to represent cut-log hogans, but all building materials are gone. A sparse scatter of cans, glass, ceramics and utensils spreads over a 20 by 40 m area. The occupant of the site is unknown. The site

lacks significant architecture or family association. It is badly eroded and is not considered significant.

Site 42Sa 6519 (Figure 2) is in the NE1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It is a single square house platform. The earth has been leveled over a 6 by 6 m area. Fragments of cut wood are present. There is a sparse scatter of glass and cans. The occupant is not known. The site is about 35-40 m northeast of 42Sa 6516. It is not significant.

Site 42Sa 6520 (Figure 2) is in the NE1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It consists of three standing shacks or house platforms. The soil has been leveled and some wood plank fragments remain. The site covers an area of 20 by 75 m along a northeast/southwest axis on the south-facing slope of a broad wash. Artifacts are sparse and include cans, glass, ceramics and a few utensils. It is not known at this time who built the platforms. The site lacks significant architecture, depth and family association. The site is not significant.

Site 42Sa 6521 (Figure 2) is in the SE1/4 SE1/4 NE1/4 of Section 28, T36S R22E. It consists of three earth hogan rings and a light scatter of historic trash. The site is on the east side of a broad eroded arroyo and covers a 75 by 50 m area. The three rings lack evidence of superstructures and depth. Erosion has reduced the rings to slight circles of earth with central depressions. Historic trash includes cans, bottles and occasional ceramics. It is not known at this time who occupied the site, and the site is considered to be non-significant.

Site 42Sa 6522 (Figure 2) is in the NE1/4 SE1/4 NE1/4 of Section 28, T36S R22E. It consists of a Navajo occupation and a series of Anasazi rubble mounds. The Navajo occupation is exhibited by a standing (currently occupied) hogan and a shed. Four hogan rings, several woodpiles, a privy, a garden plot and general historic trash scatter occupy the south-facing side of a northwest/southeast ridge. Hundreds of cans, bottles, utensils, metal tool parts, auto parts and general living refuse cover the site. The site has been recently re-occupied by an unidentified family. The site area is about 150 by 40 m.

The prehistoric rubble covers an area of about 20 by 25 m about 20 m west of the occupied hogan. The rubble forms three distinct mounds, each about 4 m in diameter. There is a light scatter of lithics and ceramics, including brown and white cherts, Mancos Black-on-white, Tusayan Polychrome, corrugated body sherds and, possibly, Cortez Black-on-white. The predominant ceramics suggest a possible Pueblo II affiliation. The nature of the mounds is hard to assess; they may be the remains of small habitations.

The site is significant. It has considerable ethno-archaeological potential. In addition, the Anasazi material appears to be intact and will yield valuable prehistoric data if properly studied.

Site 42Sa 6525 (Figure 2) is in the SW1/4 SE1/4 NE1/4 of Section 28, T36S R22E. It is a single small Navajo sweathouse partially excavated into the side hill, facing southeast. When first recorded by Hurst (1976) it was in good condition; it has rapidly deteriorated since. It covers an area of about 1.5 m. The site is not significant.

Site 42Sa 6526 (Figure 2) is in the NW1/4 SE1/4 NE1/4 of Section 28, T36S R22E. This is another Navajo sweathouse, with a diameter of about 2 m, approximately 75 m southeast of 42Sa 6525. It is of wood (cut-post) construction and is rapidly deteriorating. A pile of wood chips and darkened soil are closely associated with the sweathouse. The site is not significant.

Site 42Sa 6527 (Figure 2) is in the NW1/4 SE1/4 NE1/4 of Section 28, T36S R22E. The site is a Navajo location currently occupied by the son of Long John (Jean John) and the daughter of Joe Begay. It consists of two old hogan rings, two square houses, a standing (occupied) hogan and a privy. The site occupies the edge of a broad wash and faces east toward Westwater Canyon. There is the usual associated scatter of historic trash and auto bodies. The trash dates closer to the 1960s and 1970s (i.e., plastics, modern pop-top cans and beer bottles), as do the houses and hogan. Artifacts around the old hogans are principally rusted cans, fruit bottles and galvanized utensils. The site occupies a large (150 by 75 m) area shaped like a bean. The modern occupation is limited to the south end, while the old hogan rings are 75-100 m north and east of the occupied houses. The site has excellent ethno-archaeological potential and is considered to be significant.

Site 42Sa 6528 (Figure 2) is in the SW1/4 SE1/4 NE1/4 of Section 28, T36S R22E. It consists of two highly eroded hogan rings on the north side of a small arroyo which drains into a broad arroyo further east. The rings have few remains of the superstructure. Artifacts are limited to a few rusty cans and broken glass. The site is about 75 m east to west. The occupants of the site are not known. The site has been impacted by erosion and is not considered significant.

Site 42Sa 6529 (Figure 2) is in the NW1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It is an extensive Navajo occupation with a small, eroded prehistoric lithic/ceramic scatter. The site occupies an eroded east/west ridge that extends into a broad arroyo. The site covers an area nearly 200 m east/west by 175 m north/south.

The historic Navajo material includes at least seven known hogan rings, a small house trailer, two square houses and a standing shed. The site is still occupied by Harry Hutchins and family, the son of one of the original Navajo settlers in the area, Max Billsie. Material remains include a wide variety of glass, rusty cans, ceramics, household utensils, auto parts and bodies and miscellaneous house furnishings. Artifacts tend to "modernize" (i.e., pop-top materials, plastics) nearer the current residence.

The prehistoric component is limited to a 20 by 15 m eroded area on the extreme east side of the site, next to the arroyo bottom. It consists of 10+ chert flakes, a single quartzite hammerstone and a single grayware sherd. Erosion has impacted the site, as have historic trails. It is possible that a few materials are concealed in the sand at the site. There is no evidence of ash or sub-surface features.

The historic component has excellent data retrieval potential for ethno-archaeology; the prehistoric portion is not likely to provide significant data. The historic component of the site is significant.

Site 42Sa 6530 (Figure 2) is in the SW1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It is a combination historic Navajo occupation and a scatter of prehistoric lithics and ceramics. The site extends about 150 m east-west and 110 m north-south.

The historic remains include three hogan rings forming an east-west alignment. The rings are eroded and contain no evidence of superstructure type. Artifacts are restricted to a thin scatter of tin cans, glass and occasional metal. The rings exhibit no depth.

The prehistoric remains form a north-south alignment facing east into a broad arroyo. The central hogan ring has impacted the prehistoric materials. The site consists of 100+ chert and quartzite flakes scattered over a 110 by 30 m area. Mixed among the lithics are 30+ grayware, two corrugated, two Moccasin Neck-banded and 10+ unidentified black-on-white sherds. There are three small concentrations of broken slabs and some darkened soil. There are no clear alignments, which may be due in part to historic clearing (chaining) and erosion.

The historic component of the site lacks depth or unique characteristics and is not significant. The prehistoric area may contain depth and has the possible, but unproven, capacity to produce additional information. The significance of this material, however, remains undetermined.

Site 42Sa 6531 (Figure 2) is in the NW1/4 SE1/4 SE1/4 of Section 28, T36S R22E. It is an historic Navajo occupation consisting of at least eight hogan rings and a square shed or house. The site area extends nearly 220 m north-south by 150 m east-west. It overlooks an arroyo to the east. The hogan rings thin out north to south. The single standing shed (house?) is located near the southwest corner of the site. The area is covered by a thin veneer of rusted cans, broken bottles and metal fragments. The site was originally occupied by Scotty Jones. The site is significant, as it contains numerous structural remains and a known history of its occupants.

Site 42Sa 16887 (Figure 2) is in the NE1/4 NE1/4 SE1/4 of Section 28, T36S R22E. It has been dubbed "Powderhouse Shelter," due to the particular characteristics of one of the components. The

site consists of five separate rock overhangs enclosed with either sandstone masonry or modern concrete. The site also has a considerable midden deposit. Surface remains include 100-500 chert and quartzite flakes and a wide variety of Anasazi ceramics, including graywares, corrugated wares, Sosi/Dogozhi Black-on-white and occasional redwares. A single chert point/knife fragment was collected below the shelter.

The shelters form a north/south alignment. They occupy a rock outcrop on a terrace directly above Westwater Creek. The two northernmost shelters have a shaped sandstone alignment enclosing the outside. The soil is black with ash. Artifacts abound in the midden area outside the shelters. Both combined are nearly 11 m long and 3 m from front to back. The southern two shelters have experienced considerable historic alteration. The largest of the two contains remnants of a concrete-and-block wall. A metal-framed wooden door is lying in the shelter. This component appears to have functioned as a powderhouse, hence the origin of the site's name. The fill of the two southern shelters has been removed.

The fifth shelter is up-slope and south of the "powderhouse." It is a small enclosure, with a deteriorated wall and no significant fill. Historic artifacts scatter over the site and include cans, glass and auto parts. An old car body is found about 30 m downhill to the southeast of the shelter.

This site is definitely significant. Cultural deposits are still intact in the larger shelters, and the midden is only minimally disturbed. Fill in the shelters could exceed 1 m in depth and possibly pre-date the Anasazi. The projectile point is similar to the Gypsum style, which is roughly equivalent to a Jay Style Archaic (Irwin-Williams 1973) from the western Plateau area, but is certainly not a "classic" example. It may also be a hafted knife. Considerable data can be retrieved from this site.

Site 42Sa 16888 (Figure 1) is in the NEL/4 SEL/4 NEL/4 of Section 28, T36S R22E. The site consists of a possible prehistoric masonry alignment and a light wash-down of historic trash from Site 42Sa 6522. The stone alignment consists of at least one course of stone, both shaped and unshaped tabular sandstone. The alignment is L-shaped and about 3 by 3 m. One corner is obscured by a large pinyon and covered by duff. No artifacts were noted in association with the alignment. Considerable lichen growth covers the rocks. Historic material includes bottle glass, tin cans, a coffee pot, dog bone and plastics. No structures related to historic use were noted.

In all, the site covers a 10 by 10 m area. The historic material is not significant. The significance of the rock alignment remains to be determined by testing.

Site 42Sa 16889 (Figure 1) is in the NWL/4 SEL/4 NEL/4 of Section 28, T36S R22E. It is a small eroded lithic scatter near the head of a small arroyo. The arroyo is, in fact, responsible for the erosion of the site. The site consists of 15-25 quartzite and

chert flakes and two egg-sized quartzite hammerstones. A badly-eroded ash lens on the south side of the site may represent a hearth. Several small fire-reddened sandstone fragments are associated with about 5 cm of discolored soil. The stain has a diameter of about 50 cm. The site covers an area of 20 by 30 m. No diagnostic artifacts or features (other than the ash lens) were noted. The lack of features, the eroded ash lens and the lack of diagnostics and depth render the site non-significant.

Site 42Sa 16890 (Figure 1) is in the NW1/4 SE1/4 NE1/4 of Section 28, T36S R22E. This site is a small circular rubble mound associated with two chert flakes. It occupies the south tip of a small rise between two arroyos, and consists of a shaped-sandstone block mound approximately 3 m in diameter. The shaped blocks average 30 cm square. There is no dark soil or depression with the rubble. A single un-typed body sherd was noted nearly 30 m southwest of the rubble. There is no sign of human use, and the mound (rubble) appears undisturbed. It is a rather peculiar mound and may have depth. The site is considered to be significant.

#### Isolated Finds

A total of nine isolated artifacts were scattered throughout the study area. The materials were considered isolated if they were more than 50 m from a known site or were the single item in a site, such as a chert flake in a post-1950s historic occupation area. Individually and as a whole, the isolated artifacts are of little value. Seven of the nine are small secondary chert flakes. The remaining two are plain gray body ceramics and not particularly diagnostic.

#### NATURE OF PROPOSED IMPACTS

The actual nature of the proposed impacts to cultural resources on the UDIA tract is unclear. The land, while officially to be administered by the UDIA, will in fact be the responsibility of the Utah Navajo Development Council (UNDC). There are no guarantees that future development will not obliterate some or all of the sites. At the present time, all sites leaving the jurisdiction of the BLM are considered potentially obliterated. Because of this policy, CRMS will assume that all of the sites will be impacted, unless exchange agreements guarantee protection or mitigation of significant sites. Impacts can occur from construction of roads, housing or livestock shelters. Rock shelters may be impacted by livestock or by removal of strata such as that which occurred at 42Sa 16887 - Powderhouse Shelter. Vandalism has been and always will be a concern unless protective measures are assured. In addition, removal of construction materials such as posts from hogans, removal of trash etc. will all diminish the data potential of the site.



## RECOMMENDATIONS

Table I is a summary of the sites by cultural affiliation, type, significance and recommendations. Briefly, significance is based on several criteria. The principal criteria are embodied in the National Register (36CFR60-6) and are repeated below.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association; and

a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

b) that are associated with the lives of persons significant in our past; or

c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) that have yielded, or may be likely to yield, information important in prehistory or history.

It is the opinion of CRMS that many of the historic materials and some of the prehistoric remains in this tract qualify under multiple criteria as set forth above. CRMS is not alone in this assessment. Wintch (1982) and Hurst (1981) have eloquently outlined the value of the area's settlement and are simply paraphrased herein. First, the historic Navajo settlements represent a unique "type," in that they are one of a limited example of off-reservation Native American communities with documented family, economic and sociological history. The potential for significant contributions to ethno-archaeological research is tremendous. The prehistoric materials have the potential for providing significant scientific information on the Pueblo Anasazi culture. Site 42Sa 6509 contains an intact unit pueblo which has experienced little historic disturbance, an increasing rarity in the Southwest. Site 42Sa 16887 has the potential for providing excellent stratified remains possibly pre-dating the Anasazi occupation of the area. Dozens of research problem domains and specific field questions and methods could be developed for the UDIA tract. Based on the arguments of Wintch (1982), Hurst (1981) and the National Register, Table I is offered.

At least three options are available to the BLM, UNDC and UDIA. The first is to carry out the land exchange without restric-

tions. The second is to carry out the exchange with an agreement to protect and/or mitigate the site materials. The third is to not allow the exchange to proceed. Each option will be discussed briefly.

Option 1 - Unrestricted Exchange: This option would allow a complete free hand in movement of the families now on the property, plus open the possibility of additional settlement and development. This possibility carries with it the likelihood that important cultural data will be adversely impacted by continued development. Table I is a listing of the sites by type and National Register potential that would, in a real sense, be "sacrificed" by a non-restricted exchange. This option gives precedence to living groups as opposed to cultural resources.

Option 2 - Restricted Exchange: This option allows for continued occupation and future expansion, with limited agreements to protect and/or mitigate potentially eligible properties. Some impact to sites currently occupied (Table II) will occur, but CRMS suggests that restrictions be agreed upon to limit the impacts to hogans, dumps and prehistoric material. In addition, several sites are now abandoned or have not been greatly impacted as yet (Table III). CRMS suggests that these sites be avoided by future expansion as part of the exchange agreement.

Option 3 - No Exchange: This option would help protect existing cultural resources by limiting all legal impacts. It carries the possibility that some legal act, likely forced eviction of the occupants, would result. In the opinion of CRMS, this option would result in direct adverse social impacts, with additional emotional and financial impacts as well. Option 3 clearly gives precedence to cultural resources over sociological or economic impacts. In the opinion of CRMS, Option 3 is an unacceptable alternative.

Option 2 is viewed as the best of the three possibilities. It allows for protecting existing resources by placing restrictions on impacts to certain areas, at the same time giving a definite bias to sociological concerns. CRMS recommends that the UDIA-UNDC and the BLM formulate avoidance procedures for abandoned eligible sites and protection for abandoned portions of occupied sites, and that the BLM proceed with the land exchange.

TABLE I  
Site Summary and Significance

Site Number	Site Type	Cultural Affiliation	Significance	National Register Potential	Recommendations
42Sa 6509	Habitation	Navajo/Anasazi	Yes	Yes	Mitigate or protect
42Sa 6510	Habitation	Navajo	Yes	Yes	Mitigate or protect
42Sa 6514	Habitation/ lithic scatter	Navajo, unknown prehistoric	Yes	Yes	Mitigate or protect
42Sa 6515	Habitation	Navajo	Yes	Yes	Mitigate or protect
42Sa 6516	Habitation	Navajo	Yes	Yes	Mitigate or protect
42Sa 6517	Lithic scatter	Prehistoric (?)	No	No	None
42Sa 6518	Habitation	Navajo (?)	No	No	None
42Sa 6519	Habitation (?)	Navajo (?)	No	No	None
42Sa 6520	Habitation	Navajo (?)	No	No	None
42Sa 6521	Habitation	Navajo (?)	No	No	None
42Sa 6522	Habitation	Navajo/Anasazi	Yes	Yes	Mitigate or protect
42Sa 6525	Sweathouse	Navajo	No	No	None
42Sa 6526	Sweathouse	Navajo	No	No	None
42Sa 6527	Habitation	Navajo	Yes	Yes	Mitigate or protect

42Sa 6528	Habitation	Navajo	No	No	None
42Sa 6529	Habitation/ lithic scatter	Navajo, unknown prehistoric	Yes	Yes	Mitigate or protect
42Sa 6530	Habitation	Navajo/Anasazi	Undetermined	Unknown	Test or protect
42Sa 6531	Habitation	Navajo	Yes	Yes	Mitigate or protect
42Sa 16887	Rock shelter	Historic and Anasazi	Yes	Yes	Mitigate or protect
42Sa 16888	Habitation/ historic trash	Historic and Anasazi (?)	Undetermined	Unknown	Mitigate or protect Test for signifi- cance
42Sa 16889	Lithic scatter, camp	Anasazi (?)	No	No	None
42Sa 16890	Storage, habitation (?)	Anasazi (?)	Yes	Yes	Mitigate or protect

TABLE II  
Occupied Eligible Sites

Site Number	Justification
42Sa 6514	Impact to abandoned hogans Impact to prehistoric material
42Sa 6516	Impact to abandoned hogans
42Sa 6522	Impact to abandoned hogans Impact to prehistoric material
42Sa 6529	Impact to abandoned hogans Impact to prehistoric material
42Sa 6531	Impact to abandoned hogans

TABLE III

Abandoned Eligible or Potentially Eligible Sites  
to be Avoided

Site Number	Site Type	Materials Present
42Sa 6509	Hogan, unit pueblo	Standing structure, rubble, artifacts
42Sa 6510	Hogan rings, cist	Structure rings, building materials, cist
42Sa 6515	Hogans	Structure material, artifacts
42Sa 6529	Hogans, house remains	Construction materials, middens, artifacts
42Sa 6530	Hogans, prehistoric structure	Rubble, construction materials, artifacts, prehistoric midden or rubble
42Sa 6531	Hogans, shed	Construction materials, artifacts
42Sa 16887	Rock shelters	Midden, strata, artifacts
42Sa 16888	Slab alignment, trash scatter	Structure, artifacts
42Sa 16890	Habitation(?)	Rubble mound and its contents

## BIBLIOGRAPHY

- Agenbroad, Larry D., William E. Davis and E. Steve Cassells  
1981 1980 Excavations on White Mesa, San Juan County, Utah.  
Plano Archaeological Consultants. Longmont.
- Casjens, Laurel A., Michael P. Benson, Asa S. Nielson and Mignonette Madsen  
1980 Archaeological Investigations on White Mesa, San Juan County, Utah, 1979. Antiquities Section, Utah Division of State History. Salt Lake City.
- Einingers, Susan, P. J. Gleichman, D. A. Hull, P. R. Nickens, Alan D. Reed and Douglas D. Scott  
1982 Archaeological Resources in Southwestern Colorado. Bureau of Land Management Cultural Resource Series 13. Denver.
- Hintze, Lehi F.  
1980 Geologic Map of Utah. Utah Geological and Mineral Survey. Salt Lake City.
- Hurst, Winston B.  
1981 The Blanding Navajos: A Case Study of Off-reservation Navajo Migration and Settlement. M.A. thesis, Department of Anthropology, Eastern New Mexico University. Portales.
- Irwin-Williams, Cynthia  
1973 The Oshara Tradition: Origins of Anasazi Culture. Eastern New Mexico University Contributions in Anthropology 5(1). Portales.
- Lindsay, La Mar W.  
1979 Westwater Ruin (Five Kiva Ruin - 42Sa 14). A Special Report. Antiquities Section, Utah Division of State History. Salt Lake City.  
  
1981 Big Westwater Ruin. In: Excavations of Two Anasazi Sites in Southern Utah, 1979-1980. Bureau of Land Management Cultural Resource Series 9. Salt Lake City.
- Nickens, Paul R., and Anthony L. Klesert  
1982 Cultural Resources Overview for BLM Lands in South San Juan County, Utah. Centuries research, Inc. Montrose.
- Nielson, Asa S., Joel C. Janetski and James D. Wilde, eds.  
1985 Recapture Wash Archaeological Project 1981-1983, San Juan County, Utah. Museum of Peoples and Cultures Technical Series 85-7 (draft). Brigham Young University. Provo.

Stokes, William Lee

- 1977 Subdivisions of the Major Physiographic Provinces in Utah. Utah Geology 4 (1). Utah Geological and Mineral Survey. Salt Lake City.

Wintch, Kenneth L.

- 1982 An Archaeological Inventory of the 120 Acres in Westwater Canyon, San Juan County, Utah. Cultural Resource Management Services, Brigham Young University. Provo.





## **Appendix C: Detailed Cost Estimate**

---

**Table C-1. Detail Cost Estimate for Alternative 1**

Items Description	Unit	Contract Quantity	Contract Unit Price	Contract Price
<b>Mobilization for Westwater Waterline and 6-Inch Meter</b>				
Mobilization/Demobilization	LS	1	\$74,133.70	\$74,134
Bonds and Insurances	LS	1	\$74,996.04	\$74,996
General Requirements	LS	1	\$519,918.02	\$519,918
<b>Mobilization Subtotal</b>				<b>\$669,048</b>
<b>Offsite 8-inch Pipeline</b>				
8-inch PVC Pipeline C-900 DR-18	LF	2700	\$125.16	\$337,932
6-inch PVC Pipeline C-900 DR-18	LF	20	\$87.66	\$1,753
6-inch Meter Vault & Lid (9'x6'x6')	LS	1	\$14,733.96	\$14,734
6-inch Meter Vault (Mechanical Piping)	LS	1	\$11,166.78	\$11,167
Connection to existing 8-inch pipeline	EA	1	\$6,183.12	\$6,183
8" Gate Valve	EA	3	\$5,872.69	\$17,618
Combination Air Release Valve	EA	2	\$1,197.95	\$2,396
Fire Hydrant Assembly	EA	5	\$8,874.38	\$44,372
Value of Emergency and Equalization Storage provided by Blanding City	Gallons	50,000	\$1.50	\$75,000
Scada Costs for 6" meter (assume cell signal)	LS	1	\$10,000.00	\$10,000
<b>Offsite 8-inch Pipeline Subtotal</b>				<b>\$521,155</b>
<b>Onsite 8-inch Waterline and Laterals</b>				
8-inch PVC Pipeline C-900 DR-18	LF	7200	\$141.55	\$1,019,160
Combination Air Release Valve	EA	2	\$1,197.95	\$2,396
Fire Hydrant Assembly	EA	16	\$8,874.38	\$141,990
Remove and dispose of Existing Cisterns and small booster pumps	EA	18	\$2,398.81	\$43,179
Install 1" Meters, PRVs, Corp Stop, etc. per NTUA Standard Detail WS-1	EA	29	\$4,664.81	\$135,279
Install 1" HDPE Water Lateral Pipe (29 Laterals)	LF	3805	\$12.65	\$48,133
<b>Onsite 8-inch Waterline and Laterals Subtotal</b>				<b>\$1,390,137</b>
<b>Subtotal</b>				<b>\$2,580,340</b>
<b>Mark-ups (13.4%)</b>				<b>\$345,382</b>
<b>Construction Subtotal</b>				<b>\$2,925,722</b>
<b>Start-up, Training, and O&amp;M</b>				<b>\$58,514.49</b>
<b>NNBAT (6%)</b>				<b>\$179,054</b>
<b>Contingency (25%)</b>				<b>\$790,823</b>
<b>Total Construction Cost</b>				<b>\$3,954,113</b>
<b>Non-Construction Cost</b>				<b>\$1,096,678</b>
<b>Total Project Cost</b>				<b>\$5,050,791</b>

Table C-2. Detail Cost Estimate for Alternative 2

Items Description	Unit	Contract Quantity	Contract Unit Price	Contract Price
<b>Mobilization for Westwater Waterline and 6-inch Meter</b>				
Mobilization/Demobilization	LS	1	\$74,133.70	\$74,134
Bonds and Insurances	LS	1	\$85,192.10	\$85,192
General Requirements	LS	1	\$748,544.10	\$748,544
Mobilization Subtotal				\$907,870
<b>Westwater Tank, Booster Pump Station (BPS), and Altitude Vault</b>				
Site/Civil, Engineered fill (approx. 100 CY)	LS	1	\$8,461.22	\$8,461
Booster Station Building	LS	1	\$91,560.32	\$91,560
Booster Station Pump House Mechanical Piping	LS	1	\$37,405.12	\$37,405
Grundfos Booster Pumps	LS	1	\$94,123.86	\$94,124
Chlorination System	LS	1	\$21,356.69	\$21,357
Chlorination Booster Pump	EA	1	\$22,607.71	\$22,608
Booster Station HVAC	LS	1	\$15,452.00	\$15,452
Tank, Altitude Vault, and Booster Station Electrical and Instrumentation	LS	1	\$271,250.00	\$271,250
8-foot chain link fence	LF	600	\$29.23	\$17,538
Yard Piping for Tank, Pumphouse, and Altitude Valve	LS	1	\$43,046.17	\$43,046
Pump House Drain Line and Infiltrators	LS	1	\$7,246.59	\$7,247
Altitude Valve Vault & Lid (9'x6'x6')	LS	1	\$14,733.96	\$14,734
Altitude Valve Assembly (Mechanical Piping)	LS	1	\$15,656.80	\$15,657
4" thick concrete pads outside of pumphouse doors	SF	50	\$12.38	\$619
Driveway - 4" thick aggregate base course over 6" Min. Type F Aggregate Base Course over Geotextile Fabric Geotex 2x2UF or equal	SF	21,100	\$3.53	\$74,483
Welded -steel tank (40' Diameter, 10' water height min.)	LS	1	\$172,000.00	\$172,000
Steel tank concrete foundation	LS	1	\$70,595.61	\$70,596
Scada Costs for Pumphouse and Tank (Assume Cell Signal)	LS	1	\$50,000.00	\$50,000
Westwater Tank, Booster Pump Station (BPS), and Altitude Vault Subtotal				\$1,028,136
<b>Offsite 8-inch Pipeline</b>				
8-inch PVC Pipeline C-900 DR-18	LF	2700	\$125.16	\$337,932
6-inch PVC Pipeline C-900 DR-18	LF	20	\$87.66	\$1,753
6-inch Meter Vault & Lid (9'x6'x6')	LS	1	\$14,733.96	\$14,734
6-inch Meter Vault (Mechanical Piping)	LS	1	\$11,166.78	\$11,167
Connection to existing 8-inch pipeline	EA	1	\$6,183.12	\$6,183
8" Gate Valve	EA	3	\$5,872.69	\$17,618
Combination Air Release Valve	EA	2	\$1,197.95	\$2,396
Fire Hydrant Assembly	EA	5	\$8,874.38	\$44,372

**Table C-2. Detail Cost Estimate for Alternative 2**

Items Description	Unit	Contract Quantity	Contract Unit Price	Contract Price
Scada Costs for 6" meter (assume cell signal)	LS	1	\$10,000.00	\$10,000
Offsite 8-inch Pipeline Subtotal				\$446,155
Onsite 8-inch Waterline and Laterals				
8-inch PVC Pipeline C-900 DR-18	LF	7200	\$141.55	\$1,019,160
Combination Air Release Valve	EA	2	\$1,197.95	\$2,396
Fire Hydrant Assembly	EA	16	\$8,874.38	\$141,990
Remove and dispose of Existing Cisterns and small booster pumps	EA	18	\$2,398.81	\$43,179
Install 1" Meters, PRVs, Corp Stop, etc. per NTUA Standard Detail WS-1	EA	29	\$4,664.81	\$135,279
Install 1" HDPE Water Lateral Pipe (29 Laterals)	LF	3805	\$15.27	\$58,102
Onsite 8-inch Waterline and Laterals Subtotal				\$1,400,106
Subtotal				\$3,782,267
Mark-ups (13.4%)				\$486,388
Construction Subtotal				\$4,268,656
Start-up, Training, and O&M				\$85,372
NNBAT (6%)				\$261,242
Contingency (25%)				\$1,153,817
Total Construction Cost				\$5,769,087
Non-Construction Cost				\$1,096,678
Total Project Cost				\$6,865,765

**Table C-3. Detail Cost Estimate for Alternative 1 – Chlorination System and Building**

Items Description	Unit	Contract Quantity	Contract Unit Price	Contract Price
<b>Westwater Chlorination System and Building</b>				
Prefabricated building	LS	1	\$47,022.67	\$47,023
Chlorination system	LS	1	\$21,356.69	\$21,357
Chlorination booster pump	LS	1	\$22,607.71	\$22,608
Chlorination and Building Subtotal				\$90,987
Subtotal				\$90,987
Mark-ups (13.4%)				\$12,179
Construction Subtotal				\$103,166
Start-up, Training, and O&M				\$2,063
NNBAT (6%)				\$6,314
Contingency (25%)				\$27,886
Total Construction Cost				\$139,429
Non-Construction Cost				\$0
Total Project Cost				\$139,429

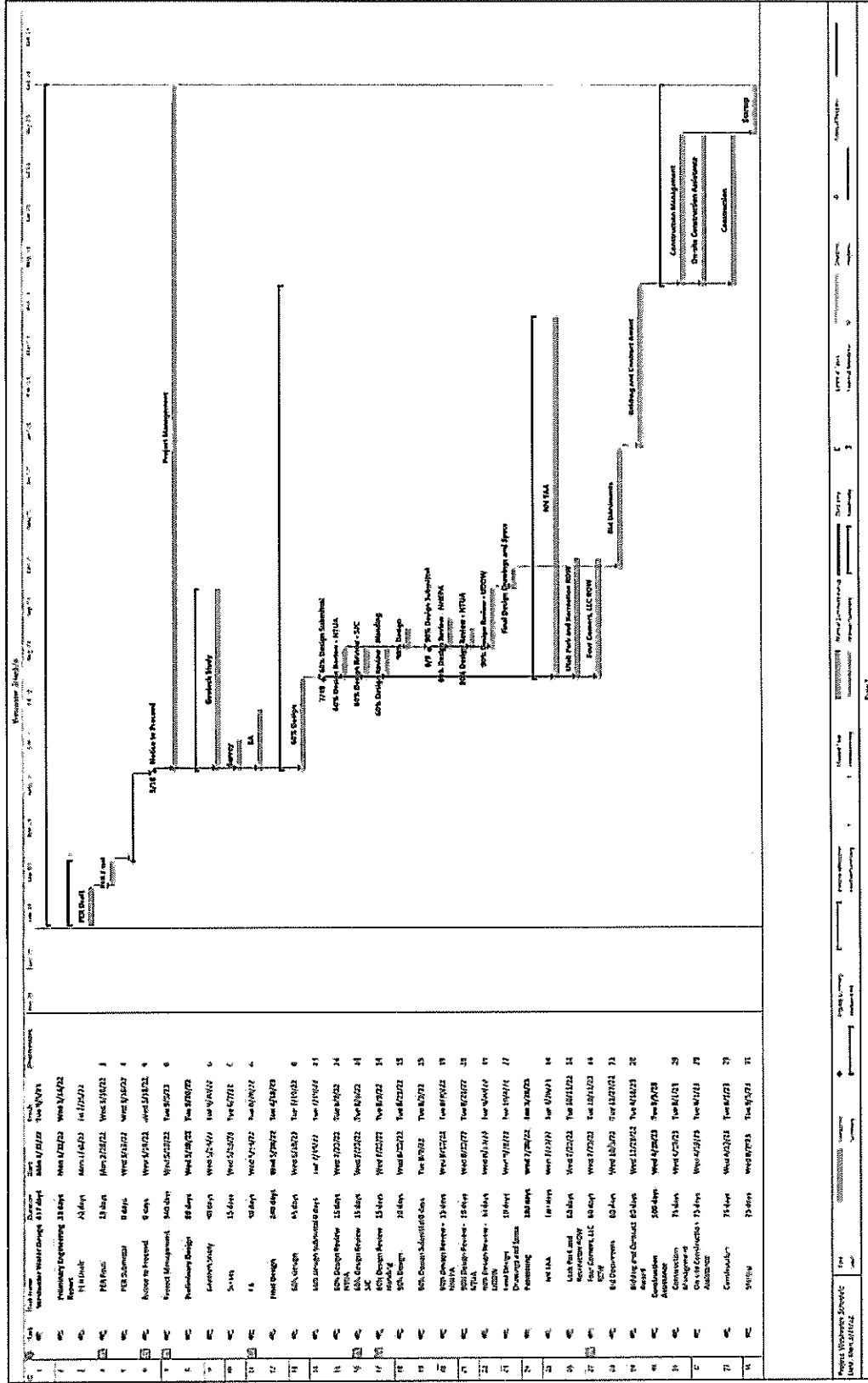
**Table C-3. Non-Construction Cost for Alternative 1 and 2**

Items Description	Unit	Contract Quantity	Contract Unit Price	Contract Price
Cultural Assessment	LS	1	\$25,000.00	\$25,000
Environmental Assessment	LS	1	\$50,000.00	\$50,000
Geotechnical Report	LS	1	\$50,000.00	\$50,000
Surveying - Verifying location of plat boundaries including all Westwater Plat ROW, lot lines, Four Corners Real Estate Property Boundaries, Utah Division of Parks and Recreation Boundary, Blanding city ROW boundaries, any other unknown road ROW boundaries for 550 North road outside Blanding City Limits. Topo survey of waterline alignment and existing visible septic tanks, buildings, Culverts, and cistern locations, and any other visible utilities within Westwater Boundary.	LS	1	\$25,000.00	\$25,000
30' Easement from "Utah Division of Parks and Recreation" (\$12,000/acre or \$0.28/sf)	LF	1170	\$8.40	\$9,828
30' Easement from "Four Corners Real Estate LLC (\$12,000/acre or \$0.28/sf)	LF	1340	\$8.40	\$11,256
Engineering Design - 10% of Capital Costs	LS	1	\$460,000.00	\$460,000
Engineering Construction Administration (7% of construction costs)	LS	1	\$322,548.94	\$322,549
Non-Construction Cost Subtotal				\$953,633
Contingency (15%)				\$143,045
Total Non-Construction Cost				\$1,096,678



## **Appendix D: Preliminary Project Schedule**







**THE NAVAJO NATION  
FISCAL RECOVERY FUNDS REQUEST FORM & EXPENDITURE PLAN  
FOR NAVAJO NATION GOVERNMENT UNITS**

**Part 1. Identification of parties.**

NN Government Unit requesting FRF: Department of Water Resources Date prepared: 6/23/2022  
Indicate Department, Program, Office, Division, or Branch

NN Government Unit's mailing address: P.O. Box 678 phone/email: 928.729.4003  
Fort Defiance, AZ 86504 website (if any): \_\_\_\_\_

Form prepared by: Jason John, Department Manager phone/email: jasonjohn@navajo-nsn.gov

CONTACT PERSON'S name, title and Department, Program, Office, etc.

CONTACT PERSON'S info

Title & type of Project: 5.11 Drinking Water: Transmission and Distribution - Westwater Community Project

NN Government Unit's Director or Manager: Jason John phone & email: jasonjohn@navajo-nsn.gov

Division Director (if any): Rudy Shebala, PhD phone & email: rudyshebala@navajo-nsn.gov

Branch Chief: Paulson Chaco phone & email: paulsonchaco@navajo-nsn.gov

Funding Recipient will be working with: Division of Natural Resources on the Project and  
Indicate Branch and/or Division  
the same will be submitting the Funding Request Package for Initial Eligibility Determination Review, and will have Administrative Oversight over this FRF Expenditure Plan.

List names or types of Subcontractors or Subrecipients that will be paid with FRF (if known):

Construction contractors and engineers ☐ document attached

Amount of FRF requested: 5,500,000 FRF funding period: When funding received - December 2026  
Indicate Project starting and ending/deadline date

**Part 2. Expenditure Plan details.**

(a) Describe the Program(s) and/or Project(s) to be funded, including how the funds will be used, for what purposes, the location(s) to be served, and what COVID-related needs will be addressed:

The Westwater Community Project is a drinking water transmission and distribution project type to provide potable water to unserved homes at the Westwater Community. The Westwater Subdivision is located on 120 acres west of Blanding, UT.

☐ document attached

(b) Explain how the Program or Project will benefit the Navajo Nation, Navajo Communities, or the Navajo People:

This project will serve clean drinking water that will require various water related equipment and related upgrades to improve the transmission and distribution of clean drinking water.

☐ document attached

## APPENDIX A

- (c) Provide a prospective timeline showing the estimated date of completion of the Project and/or each phase of the Project. Disclose any challenges that may prevent you from incurring costs for all funding by December 31, 2024 and/or fully expending funds and completing the Program(s) or Project(s) by December 31, 2026:

The project will have construction funds encumbered no later than December 31, 2024 and will be fully expended by December 31, 2026. This will have a unique timeline based on project scope in order to meet the funding deadline objectives upon the issuance of the funding.

☐ document attached

- (d) Identify who will be responsible for implementing the Program or Project.

Jason John, Department Manager, Department of Water Resources

☐ document attached

- (e) Explain who will be responsible for operations and maintenance costs for the Project once completed, and how such costs will be funded prospectively:

This project will be operated and maintained by NTUA using revenue from NTUA customers' water bills. Exceptions to the operation and maintenance for any projects that are located outside the jurisdiction of NTUA would be covered by the local water or wastewater utility operator.

☐ document attached

- (f) State which of the 66 Fiscal Recovery Fund expenditure categories in the attached U.S. Department of the Treasury Appendix 1 listing the proposed Program or Project falls under, and explain the reason why:

These projects are covered under the Expenditure Category 5.11. ARPA provides these funds to the Navajo Nation to make necessary investments in water and sewer infrastructure. This is a necessary investment in water infrastructure. The Interim Final Rule provides the Nation with wide latitude to identify investments in water and sewer infrastructure.

☐ document attached

### **Part 3. Additional documents.**

List here all additional supporting documents attached to this FRF Expenditure Plan (or indicate N/A):

Table indicating 5.11 NNFRF request for projects included.

**APPENDIX A**

**Part 4. Affirmation by Funding Recipient.**

Funding Recipient affirms that its receipt of Fiscal Recovery Funds and the implementation of this FRF Expenditure Plan shall be in accordance with Resolution No. CJY-41-21, the ARPA, ARPA Regulations, and with all applicable federal and Navajo Nation laws, regulations, and policies:

NN Government Unit

Preparer: Jason John, Department Manager Approved by: \_\_\_\_\_

signature of Preparer/CONTACT PERSON

signature of NN Government Unit's Dept./Program/Office Director or Manager

Approved to submit  
for Review:

6/29/2022  
*Rudolph R. Shebala*  
signature of Branch Chief or Division Director

Print Name, Title,  
Branch or Division:

Rudolph R. Shebala, Executive Director

print name and indicate title or position

Division of Natural Resources

Indicate Branch or Division



**NAVAJO NATION DEPARTMENT OF JUSTICE**  
**OFFICE OF THE ATTORNEY GENERAL**

DOREEN N. MCPAUL  
Attorney General

KIMBERLY A. DUTCHER  
Deputy Attorney General

**DEPARTMENT OF JUSTICE**  
**INITIAL ELIGIBILITY DETERMINATION**  
**FOR NAVAJO NATION FISCAL RECOVERY FUNDS**

RFS/HK Review #: HK0198

Date & Time Received: 6/23/2022 10:31

Date & Time of Response: 24 June, 2022; 10:14 am

Entity Requesting FRF: Department of Water Resources

Title of Project: Westwater Community Project

Administrative Oversight: Division of Natural Resources

Amount of Funding Requested: \$5,500,000

**Eligibility Determination:**

- ☒ FRF eligible  
☐ FRF ineligible  
☐ Additional information requested

**FRF Eligibility Category:**

- ☐ (1) Public Health and Economic Impact  
☐ (2) Premium Pay  
☐ (3) Government Services/Lost Revenue  
☒ (4) Water, Sewer, Broadband Infrastructure

**U.S. Department of Treasury Reporting Expenditure Category: 5.11 Drinking Water: Transmission and Distribution**

**Returned for the following reasons (Ineligibility Reasons / Paragraphs 5. E. (1) - (10) of FRF Procedures):**

- |  |  |
|--|--|
| <input type="checkbox"/> Missing Form  | <input type="checkbox"/> Expenditure Plan incomplete                     |
| <input type="checkbox"/> Supporting documentation missing  | <input type="checkbox"/> Funds will not be obligated by 12/31/2024       |
| <input type="checkbox"/> Project will not be completed by 12/31/2026                                     | <input type="checkbox"/> Incorrect Signatory                             |
| <input type="checkbox"/> Ineligible purpose  | <input type="checkbox"/> Inconsistent with applicable NN or federal laws |
| <input type="checkbox"/> Submitter failed to timely submit CARES reports                                 |  |
| <input type="checkbox"/> Additional information submitted is insufficient to make a proper determination |  |

Other Comments: \_\_\_\_\_

Name of DOJ Reviewer: Adjua Adjei-Danso

Signature of DOJ Reviewer:  \_\_\_\_\_

**Disclaimers:** An NNDOJ Initial Eligibility Determination will be based on the documents provided, which NNDOJ will assume are true, correct, and complete. Should the Project or Program change in any material way after the initial determination, the requestor must seek the advice of NNDOJ. An initial determination is limited to review of the Project or Program as it relates to whether the Project or Program is a legally allowable use – it does not serve as an opinion as to whether or not the Project or Program should be funded, nor does it serve as an opinion as to whether or not the amount requested is reasonable or accurate.



# Cottonwood Chapter Senior Center Project Scope of Work (SOW) Proposal-Draft

Project Manager: TBD  
Sponsor: Navajo Nation  
Prepared by: NN CPMD

**Background History:** An Architecture/Engineering Firm, will produce a complete set of construction document plan to allow for a new construction of a 4,050 sq. ft. building for the Cottonwood Chapters Senior Center Building. The stakeholders decided to demolish the existing senior center building and replace with a newly design updated building. The firm will design the facility within the existing Cottonwood Senior Center 10 acres tract with all new parking lots area by the proper grading and drainage of run off precipitation and providing updated handicap accessibility for all senior citizens. Additional dining area, storage rooms, an activity room, break area, an office, a small reception area, South East entry, and the assembly area by the proper ADA accessibility drop off point for the facility. This was a need for the community due to the growing number enrollment through the Cottonwood's senior community.

**Work Plan:** Phase one (1) of the A/E Firm will be awarded and the A/E firm will develop a full set of Construction Documents; plan, design, specifications, and construction administer the 4,050 sq. ft. project. All Civil, Structural, Architectural, Mechanical, plumbing, and Electrical drawings will be coordinated thru the hired Architect to comply with the all applicable ADA codes, local, state, and federal codes. Phase two (2) will consist of utilizing the construction funds to construct the building to a full complete turn-key facility.

## Budget Detail: Phase One (1)

Project Cost	NN Funds	Other Funds
Architect/Engineer/Programming		\$ 160,000.00
Geo-technical Soil Survey		\$ 3,500.00
Topographic Survey		Included
Construction Cost Estimate		Included
Civil Engineer		Included
Navajo Nation Tax 6%		
	(NN CIP)-\$000.00	
		Total: \$185,203.00

## Budget Detail: Phase Two (2)

Project Cost	General Funds	Other Funds
Demolition: Lead Testing/ Asbestos/Abatement		\$ 180,000.00
Furnishing & Equipment		\$ 85,000.00
Bidding and Award		Included
Construction Administration		Included
Construction: New Building (4,050 S.F.)		NN \$ 1,950,000.00
Parking Lot		NN \$ 250,000.00
Infrastructure: Electrical, Water, sewer, Propane, and Internet		NN \$ 60,000.00
Navajo Nation Tax 6%		\$ 174,570.00
		\$ 3,084,070.00

**Problem/Opportunity Definition**

With numerous violations from the office of Environmental Health department, the existing Cottonwood Senior center is still housed in a dilapidated building which does not meet the current commercial code requirements, commercial kitchen equipment, assembly areas, and ADA standards. The building is in need of a Major Renovation to bring to current ADA Codes.

**Proposed Solution**

Develop and construction a major Renovation/Addition senior center/ facility for the Cottonwood senior community.

**Major project activities**

1. Provide service to the elders and community.
2. Outdoor exercise areas needed
3. Indoor activity areas needed

Required parking lot to be constructed for the senior center building.

**Major Obstacles**

1. Project funds and the inflation cost of materials.
2. Adjustment of Major Infrastructure locations
3. Demolition of the senior building and relocating the personal and members.

**Risks**

1. Project may idle till Construction Funds are established
2. With Project construction funds not established, all Building codes will have to be updated within 3 years.
3. Inflation cost of materials if construction project idles.
4. Undocumented site Infrastructure and existing site area within the senior center.

**Schedule/Milestone Overview**

**Estimated Project Completion Date: 012/30/2023**

**Major Milestones**

Pre-Award meeting with the Vendor

Include all the NN CPMD stakeholders at kick off meeting

A/E firm and Stakeholders kick off meeting

Spring 2022

Complete Construction Documents and Specification by A/E Firm

Fall 2022

Bidding on Construction

Award Contractor Company

Fall 2022

**CAPITAL PROJECT MANAGEMENT DEPARTMENT****COST ESTIMATE**

Date: 05/12/2021

Project No.:

Project: Cottonwood Chapter Senior Center Building Project-Demo/New Bldg.

**COST SUMMARY PER LOCATION** 4,050 S.F.

<b>A. ESTIMATE COST - SR.CTR. BUILDING A/E (Phase 1)</b>	<b>Sub-Total</b>	<b>Total</b>
1 Civil, Structural, MPE Consultants	included -A/E	
2 A/E Services-New Design	\$ 160,000.00	
3 Site Electrical +Communications	\$ 4,500.00	
4 Geotechnical/Survey	\$ 3,500.00	
5 3rd Party Plan Review & Inspection	\$ -	
6 4% Inflation/yr.	\$ 6,720.00	
7 NNGRT 6%		
Subtotal Estimate Services:	\$ 174,720.00	
SUBTOTAL SERVICES: NN ASC (A+B)		\$ 174,720.06
NNGRT	6%	\$ 10,483.20
TOTAL SERVICES: NN CHTR		\$ 185,203.26
<b>B. CONSTRUCTION SERVICES (PHASE TWO)</b>		
1 Demolition: Lead Testing/Asbestos/Abatement	\$ 180,000.00	
2 Construcion: New Building	\$ 1,950,000.00	
3 Furnishing & Equipment	\$ 85,000.00	
4 Surveillance Camera-Varies	\$ 5,000.00	
5 Parking lot	\$ 250,000.00	
6 Infrastructure-W, E, S, G, & phone	\$ 60,000.00	
7 Insurance/Bond	Included	
8 Contingency 15%	\$ 379,500.00	
SUBTOTAL SERVICES: NN Sr.. Demo		Included
NNGRT 6%	\$ 174,570.00	
TOTAL SERVICES:	\$ 3,084,070.00	\$ 3,084,070.00
<b>C Miscellaneous</b>		
1		
2		
3		
Subtotal Costs:		\$ 3,269,273.26
<b>E. TOTAL PROJECT</b>		
<b>F. SUBMITTED BY: NNCPMD</b>		



PROPOSAL TITLE

Senior Center Building

PROJECT LOCATION

Tselani/Cottonwood Chapter Compound

AMOUNT OF FUNDS REQUESTED

\$3,269,273.26

SUBMITTED BY:

Charlene Wallace, Chapter Coordinator  
Tselani/Cottonwood Chapter #35  
P.O. Box 1139  
Chinle, Arizona 86503  
(928)725-3763

DATE

Wednesday, May 12, 2021

## TABLE OF CONTENTS

### ABSTRACT / SUMMARY

PROJECT OVERVIEW	1
INTRODUCTION	1
CHAPTER PROFILE	1
HISTORY AND BACKGROUND	2
PRIMARY INTENT/OUTCOME	2
ADMINISTRATIVE CAPACITY	2
PROJECT MANAGEMENT EXPERIENCE	3
LAND USE PLAN	3
CHAPTER RESOLUTION	4

### NEEDS/GOALS

NEEDS AND GOALS OF THE PROJECT	6
SUMMARY OF SERVICES	
JUSTIFICATION	6
IMPACT AND BENEFITS	6
PROJECT COMMUNITY OBJECTIVE	6

### SCOPE OF WORK

PROJECT CONSTRUCTION AND DESCRIPTION	14
PROJECT MILESTONES	15
PROJECT TEAM	15
QUALITY ASSURANCE	15
OPERATION AND MAINTENANCE	16
PROJECT MAP	16
BUDGET INFORMATION	16
ATTACHMENTS AND EXHIBITS	17

### EXHIBITS

PROJECT SUPPORT - CHAPTER RESOLUTION	A
CPMD ASSESSMENT REPORT - SCOPE OF WORK	B
CENTER STATISTICS - FY2018 TO FY2020	C
CENTER ASSESSMENT REPORT - FY2017 & FY2021	D
PROJECT MAP - SENIOR CENTER LOCATION	E
CPMD - DETAIL COST ESTIMATE	F
NEW FLOOR PLAN OF PROPOSED BUILDING	G

## ABSTRACT OR SUMMARY

### PROJECT OVERVIEW

The Tselani-Cottonwood Chapter is requesting funding in the amount of \$3,269,273.26 for a new Senior Center Building.

The entire project will accommodate four neighboring chapters (Whippoorwill, Pinon, Blue Gap and Low Mountain community) with more than 380 participate.

## INTRODUCTION

### CHAPTER PROFILE

Tselani-Cottonwood Chapter house is located in the Cottonwood community just off Indian route 4 between Blue Gap and Chinle, Az. The Tselani-Cottonwood Chapter serves to its vast community members from the beautiful Black Mountains to the sloping valley foothills of the Ba la kai Mountains, east from the world renowned Chinle Valleys to the red sunsets of the Blue Gap landscapes. In History, the Dine people and the Navajo Nation Tribal Government approved Tselani-Cottonwood Chapter #35 as a local government entity that caters to its registered members. The chapter boundaries are outlined by natural landmarks like mesas, foothills, washes and ridges that our elders established within District 10 of the Range Management Plan under the Bureau of Indian Affairs. Today,

Tselani-Cottonwood Chapter is in the process of becoming Local Governance certified pursuant to the Navajo Nation Code Title 26. The community of Tselani-Cottonwood has great potential for growth in government as well as economically thus; the Community Base Land Use Planning Committee is Local Governance Act (LGA) Certified and is in process of updating its infrastructure master plan to benefit the community people.

#### **HISTORY AND BACKGROUND OF THE PLANNED PROJECT**

The plan for a new Senior Center building was introduced in 1999 and has been in Tselani-Cottonwood Chapter master plan for over 22 years and deserves priority over other projects. The community and elderly has been patiently waiting for this to become a reality. The popularity and faith within the chapter's ability to complete projects has decreased tremendously and reflects the attendance at chapter meetings. This project deserves priority since the elderly population has grown since 1999.

Our goal of the Senior Center has always been to provide services to the elderly as a partnership to serve and authorize senior adults by providing opportunities that promote quality of life through social engagement, physical well-being, community involvement, creativity, and knowledge in our traditional culture heritage.

This project became a priority project of the Tselani/Cottonwood Chapter and a Chapter Resolution TSEL-21-640 was approved at a duly called Chapter Meeting on May 10, 2021 'Exhibit A'. Documentation shows this project has been in a planning stage as far back as 1999. There has been many discussions at Chapter Planning and Regular Meetings.

#### **PRIMARY INTENT/OUTCOME**

The Tselani/Cottonwood Senior Center's primary intent is to provide a modernize facility to accommodate our elderly by improving basic support, recreation, education and needs services

The outcome of this project is to have a new facility where our older community member feel content and welcomed by empowering them with a positive and safe environment.

Providing an enrichment opportunities and reaching beyond the commonplace to address diverse interest and needs.

#### **ADMINISTRATIVE CAPACITY**

The Senior Center consists of a Supervisor, two(2) Drivers, one(1) Cook, one(1) Cook Helper and Custodian. The primary duties of the Supervisor is to overlook the entire center operation and adhere to Navajo Nation Policies as well as achieving the center's overall purpose.

The Drivers are responsible for conducting home meal deliveries in the local area: Salina South, Ba La Kai, Black Mountain, Fish Point, Cottonwood, Low Mountain, Burnt Corn and Whippoorwill community serving 50 individuals, who are home bound.

The Cook and Cook Helper are responsible for preparing daily meals for home deliveries and site feedings of 380 participants.

With the assisted of the Tselani-Cottonwood Chapter Coordinator an assessment has been completed by the Capital Project Management Department (CPMD) and compilation of the project cost estimate.

In collaboration of the Chapter Administration, C.P.M.D. and the Senior Citizen Council the project expedite to complete construction.

#### **PROJECT MANAGEMENT EXPERIENCE**

Charlene Wallace, Chapter Community Service Coordinator, has over 20 years of managerial experience from her positions with Tselani-Cottonwood Chapter, Nazlini Chapter, Navajo Nation Workforce and Wal-Mart Management. Ms. Wallace has the experience in planning and implementing local economic and community projects.

Coordinates with the elected officials, senior center personnel, head-start personnel and other local government offices. Her responsibility is to oversee and monitors the daily functions of the chapter activities, ensure compliance with applicable policies and procedures and conducts needs assessments.

Velma Yazzie, Senior Center Supervisor, has the responsibility of coordinating activities of the staff and volunteer at the Senior Citizen Center in providing meals and transportation for the elderly. Also, conducts needs assessments to determine client need for services, referrals and prioritizes clients for services.

Maintains daily facility activities, vehicle mileage log and daily meals service are monitored and recorded. Provides technical assistances to the local Senior Citizen Council with correspondence and trainings.

#### **LAND USE PLAN**

The Transportation & Community Development Committee (TCDC) of the 21st Navajo Nation Council certified the Tselani/Cottonwood Chapter's Community Based Land Use Plan on June 25<sup>th</sup>, 2009.

The Resources and Development Committee of the Navajo Nation Council recertifies the Community Based Land Use Plan on November 7<sup>th</sup>, 2018

"Project future community land needs, shown by location and extent, of areas identified for residential, commercial, industrial and public purposes, and based upon the guiding principles and vision as articulated by the community."

#### **CHAPTER RESOLUTION**

A chapter resolution TSEL-21-640 'Exhibit A' has been passed requesting to precede with a replacement of the Senior Center building. The assessment has been completed from the Navajo Nation Capital Project Management Department. Preliminary routes have been established with initial cost estimates and scope of work 'Exhibit B'.

#### **NEED FOR AND GOALS OF THIS PROJECT**

To further enhance the programs advocacy and service to the elderly, the Cottonwood Senior Center has reviewed the statistic reports from past records 2000-2009 and compiled date and statistics on its elderly population. The survey states that over 300 elderly resides within the Tselani-Cottonwood Chapter boundary over the age of 60 years old. From the statistics 65 elderly are considered at high risk and prone to unhealthy, emotional problems. It was also noted that there are no social interaction available for elderly whom are home bound. The negative alternative in these cases are either hospitalization or placement in a nursing home.



The number of meals served has also increased the last few years. According to the following diagram it shows how the population of participation and meal services has increased over the years:

### SUMMARY OF SERVICES 'EXHIBIT C'

#### Congregate Meals:

JUL 2018		AUG 2018		SEPT 2018		OCT 2018		NOV 2018		DEC 2018		JAN 2019		FEB 2019		MAR 2019		APR 2020		MAY 2019		JUN 2019	
106	1452	21	1332	5	1266	3	1336	2	1267	1	1055	3	1108	4	946	5	1307	3	1619	1	1167	2	1229

JULY 2019		AUG 2019		SEPT 2019		OCT 2019		NOV 2019		DEC 2019		JAN 2020		FEB 2020		MAR 2020		APR 2020		MAY 2020		JUN 2020	
1	927	4	963	2	941	1	1025	0	84	0	1102	1	829	3	512	1	218	10	216	0	158	1	405

JULY 2020		AUG 2020		SEPT 2020		OCT 2020		NOV 2020		DEC 2020		JAN 2021		FEB 2021		MAR 2021		APR 2021		MAY 2021		JUN 2021	
15	684	5	691	7	794	5	641	310		122		88		359		454		494					

#### Congregate Meals

JUL 2018 TO JUN 2019	NP TOTAL	TOTALS
	161	15,162
JUL 2019 TO JUN 2020	NP TOTAL	TOTALS
	24	8180
JUL 2020 TO JUN 2021	NP TOTAL	TOTALS

#### Home Delivery Meals:

JUL 2018		AUG 2018		SEPT 2018		OCT 2018		NOV 2018		DEC 2018		JAN 2019		FEB 2019		MAR 2019		APR 2020		MAY 2019		JUN 2019	
15	227	0	169	0	187	0	142	0	167	0	138	0	174	0	123	0	240	0	211	0	309	0	261

JULY 2019	AUG 2019	SEPT 2019	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020
-----------	----------	-----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

1	215	11	199	1	200	0	214	0	222	-	233	0	243	3	162	3	110	0	294	0	216	0	249
---	-----	----	-----	---	-----	---	-----	---	-----	---	-----	---	-----	---	-----	---	-----	---	-----	---	-----	---	-----

JULY 2020		AUG 2020		SEPT 2020		OCT 2020		NOV 2020		DEC 2020		JAN 2021		FEB 2021		MAR 2021		APR 2021		MAY 2021		JUN 2021	
25	460	0	463	0	501	6	613		423		516		484		556		673		604				

### Home Delivery

JUL 2018 TO JUN 2019	NP TOTAL	TOTALS
	15	2,368
JUL 2019 TO JUN 2020	NP TOTAL	TOTALS
	19	2,557
JUL 2020 TO JUN 2021	NP TOTAL	TOTALS
		5,293

### Social Services/Transportation:

JUL 2018		AUG 2018		SEPT 2018		OCT 2018		NOV 2018		DEC 2018		JAN 2019		FEB 2019		MAR 2019		APR 2020		MAY 2019		JUN 2019	
37	468	6	533	1	411	4	622	3	367	1	260	0	298	0	277	0	347	1	50	1	453	0	518

JULY 2019		AUG 2019		SEPT 2019		OCT 2019		NOV 2019		DEC 2019		JAN 2020		FEB 2020		MAR 2020		APR 2020		MAY 2020		JUN 2020	
0	247	3	344	0	408	0	316	0	275	0	309	0	269	0	328	0	112	0	0	0	0	0	0

JULY 2020		AUG 2020		SEPT 2020		OCT 2020		NOV 2020		DEC 2020		JAN 2021		FEB 2021		MAR 2021		APR 2021		MAY 2021		JUN 2021	
0	0	0	0	0	0	0	0																

### Transportation

JUL 2018 TO JUN 2019	NP TOTAL	TOTALS
	54	5,074
JUL 2019 TO JUN 2020	NP TOTAL	TOTALS
	3	2,608

JUL 2020 TO JUN 2021	NP TOTAL	TOTALS

#### Health Promotion:

JUL 2018		AUG 2018		SEPT 2018		OCT 2018		NOV 2018		DEC 2018		JAN 2019		FEB 2019		MAR 2019		APR 2020		MAY 2019		JUN 2019	
120	1481	21	1473	5	1119	3	1371	2	717	1	619	0	1478	0	2033	0	2705	0	1369	1	1157	0	1141

JULY 2019		AUG 2019		SEPT 2019		OCT 2019		NOV 2019		DEC 2019		JAN 2020		FEB 2020		MAR 2020		APR 2020		MAY 2020		JUN 2020	
0	661	1	905	1	1696	1	1383	0	1204	0	1829	1	1005	3	1110	1	456	0	0	0	0	0	0

JULY 2020	AUG 2020	SEPT 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021
0	401	0	0	0	0	0	0	0	0	0	0

#### Health Promotion

JUL 2018 TO JUN 2019	NP TOTAL	TOTALS
	153	16,938
JUL 2019 TO JUN 2020	NP TOTAL	TOTALS
	8	10,249
JUL 2020 TO JUN 2021	NP TOTAL	TOTALS
	20	1,526

Tselani/Cottonwood chapter supports the Senior Citizen Council's request for a complete new building to accommodate the local and neighboring elderlies in the community.

The goal of our program is to preserved independence and dignity through culturally appropriate program planning, innovative mental and physical activities, provision of appropriate protective service, and training and educational opportunities for participating elderlies. For this reason, our objective is to propose for a multipurpose type senior

center with a large conference room where training and education can be provided to the elderly.

We will coordinate intergovernmental services with other health services providers (Community Health Representatives), Adult in Home Care Program, Respite Care Program, Foster Grandparent Program, Health/Fitness/nutrition Programs and Field Nurses services to enhance the quality of life for elderlies to preserve their dignity independence and cultural values.

Providing nutrition education to elderlies and fitness activities through social events and recreation brings gratification and contentment; and embracing differences in skill, knowledge, cultural heritage and respecting their religion beliefs is accumulated wisdom of our clients and members given to the younger and larger community.

The Senior Center in collaboration with Tselani-Cottonwood Chapter has created a common goal for a new senior center building and to seek funds and to construct a new building.

Documentation of Scope of Work and cost estimate of Phase I includes the project cost for architectural, engineer, programming, surveys; Phase II includes demolition, equipment, bidding/award, construction, and infrastructure of electrical, water, sewer, propane and communication lines.

## OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING REPORT

Assessment of the Senior Center observation of operations. Report indicates the findings of the deficiencies needed for corrective action due on behalf of the Division of Health Program. 'Exhibit D'

### JUSTIFICATION

The construction of a new Senior Center project is to fulfill the needs of accommodating and insuring the services of providing nutrition and protecting the welfare of its member.

The center provides the following:

- The elderlies would receive congregated meals and provide home bound meal delivery services;
- Provide elderlies with various support to high risk and those prone to unhealthy emotional problems;
- Assisting and resolving issues caused from lack of social interactions;
- Senior Center in collaboration with other governmental programs would assist with alternative plans to keep the elderly with in-home care services;
- To assist with improvement of safety, health and the quality of life;
- To provide a positive engagement to elderlies with a variety of services given to maintain independence and self-respect;

- Providing resources to elderly that will protect their specific needs.

The Urgency of this project is vastly important as this issue has been in the planning stage for over 20 years, to further delay this needed project is only to discuss and other issues arises which hinders the progress of the project.

The Senior Citizen Center and Tselani-Cottonwood Chapter will fulfill this project with the assistance of Capital Project Management Department and assigned Architecture/Engineering Firm.

#### **IMPACT AND BENEFITS**

The Senior Citizen Center has impacted the local community and the neighboring community with providing services without bias. The staff has not ceased the services during this COVID-19 pandemic, they continue to provide needed services to all participants.

The services provided has been provided in a positive manner that the increase of participant has grown greatly each quarter. The statistics in each category shows an increase of counts and services provided. More and more are inquiring to register with our Senior Citizen Center.

The direct services with meal delivery to home bound clients has help connect in a positive way and also observe to

identify their specific needs to increase their quality of life.

The resources provided focuses on changes in the health of our elderlies that may become a challenge not only for them but also those who they are surrounded by. Focusing on the negative possibilities can cloud the many positive activities, which could also weight down emotional depression, physical effects and also financial burden.

#### **PROJECT COMMUNITY OBJECTIVE**

The Division of Aging & Long-Term Care Support ensures that elders living on the Navajo Nation receive all available benefits and services to which they are entitled, and that these services are provided in a manner which preserves their dignity, self-respect and cultural identity.

The Cottonwood Senior Citizen Center has a mission statement:

#### **MISSION STATEMENT**

Promote Healthy Independent Living to Elders

#### **VISION STATEMENT**

To Empower Hozho'

(Peace, Beauty, Balance, Ke', Cultural and Harmony)

#### **VALUE STATEMENT**

Professionalism

Cultural, Quality Service, Integrity

By accomplishing this project, the elders will be served by this mission statement that the center holds dearly.

## **SCOPE OF WORK**

### **PROJECT DESCRIPTION AND CONSTRUCTION**

The proposed project of Cottonwood Chapter Senior Center is on the Tselani-Cottonwood Chapter's project priority plan. It has been identified as a much needed replacement of the building.

Once the project starts, Capital Project Management Department (C.P.M.D.) and an Architecture/Engineer Firm will manage the work plan of Phase I and Phase II:

- Identifying, tracking managing and resolving project issues
- Proactively disseminating project information to all stakeholders
- Identifying, managing and mitigating project risk
- Ensuring that the solution is of acceptable quality
- Proactively managing scope to ensure that only what was agreed to is delivered, unless changes are approved through scope management
- Defining and collecting metrics to give a sense for how the project is progressing and whether the deliverables produced are acceptable



- Managing the overall schedule to ensure work is assigned and completed on time and within budget

### **PROJECTED MILESTONES**

The milestone schedule provides an estimated timeline for the life of the project. The milestones include all project activities and interim steps needed to implement the project. The schedule includes milestones for the planning, development, construction, evaluation and reporting of the project's implementation. The milestone dates are only projected dates based on an anticipated grant award. Those dates may change depending on the timing of the grant award.

### **PROJECT TEAM**

Ms. Charlene Wallace, Chapter Community Service Coordinator

Ms. Velma Yazzie, Senior Center Supervisor

Mr. James Adikai, Department Manager, Navajo Nation Capital  
Project Management Department

Mr. Andy Thomas, Architect/Engineering, Navajo Nation Capital  
Project Management Department

### **QUALITY ASSURANCE**

Every aspect of the project (beginning to completion) the project manager will oversee, to identify the deficiencies and corrected to the completion of the new structure.

Inspection by the appropriate personnel from the Navajo Nation Capital Project Management Department office to detect possible construction deficiencies. A list of deficiencies, if any, will be compiled and agree upon. Deficiencies identified will be corrected by the responsible construction agency.

#### **OPERATION AND MAINTENANCE**

Upon completion of this project, operation and maintenance of the new procured and constructed building will be Cottonwood Senior Center and Division of Aging and Long-Term Care Support's responsibility.

The responsible party will work with Navajo Nation Property and Risk Management to insure the building has proper liability insurance coverage to conduct business as a Navajo Nation Enterprise.

#### **PROJECT MAP**

The project map for this new development is displayed as 'Exhibit E'. Physical Address: US 191 North, 15 Miles on Navajo Route 4, 36°04'11.8"N 109°53'17.6"W.

#### **BUDGET INFORMATION**

Cottonwood Senior Center and Tselani/Cottonwood Chapter requests to be considered for the American Rescue Plan Act

(A.R.P.A.). With the assistance of the Division of Community Development Capital Project Management Department, the Navajo Nation Council and the approval of the Navajo Nation President this project is feasible. The proposed project cost is for \$3,269,273.26.

Detailed budget for the Cottonwood Senior Center is provided under 'Exhibit F'.

Also attached 'Exhibit G' is the desired floor plan of the newly built Senior Center.

#### **ATTACHMENTS AND EXHIBITS**

##### **REQUIRED DOCUMENTS:**

PROJECT SUPPORT - CHAPTER RESOLUTION	EXHIBIT A
CPMD ASSESSMENT REPORT - SCOPE OF WORK	EXHIBIT B
CENTER STATISTICS - FY2018 TO FY2020	EXHIBIT C
CENTER ASSESSMENT REPORT - FY2017 & FY2021	EXHIBIT D
PROJECT MAP - SENIOR CENTER LOCATION	EXHIBIT E
CPMD - DETAILED COST ESTIMATE	EXHIBIT F
NEW FLOOR PLAN OF PROPOSED BUILDING	EXHIBIT G

**CAPITAL PROJECT MANAGEMENT DEPARTMENT  
COST ESTIMATE**

Date: 01/05/2022

Project No.:

Project: CMAR-Becenti Chapter Veterans Building Project

**COST SUMMARY PER LOCATION 4,000 S.F. FACILITY**



<b>A. ESTIMATE COST - VETERANS BUILDING CMAR</b>	<b>Sub-Total</b>	<b>Total</b>
<b>CONSTRUCTION DRAWINGS</b>		
1 Civil, Structural, MPE Consultants	Included-CMAR	
2 CMAR Services-	\$ 40,000.00	
3 Site Electrical +Communications		
4 Geotechnical Report	Completed	
5 3rd Party Plan Review & Inspection	\$ -	
6 4% Inflation/yr.	\$ 1,600.00	
7 NNGRT 6%		
Subtotal Estimate Services:	\$ 41,600.00	
SUBTOTAL SERVICES: NN ASC (A+B)		\$ 41,600.00
NNGRT 6%		\$ 2,496.00
<b>TOTAL SERVICES: NN CHTR</b>		<b>\$ 44,096.00</b>
<b>B. CONSTRUCTION SERVICES (PHASE TWO)</b>		
1 New Construction		
2 Material Cost	\$ 900,000.00	
3 Labor Cost	\$ 448,000.00	
4 Equipment & Appliances	\$ 60,000.00	
5 Parking lot- Asphalt/Gravel	\$ 200,000.00	
6 NTUA Utilities Allowances	\$ 200,000.00	
7 Insurance/Bond	Included	
8 Contingency 10%	\$ 180,000.00	
NNGRT 6%	\$ 119,280.00	
<b>CONSTRUCTION COST:</b>	<b>\$ 2,107,280.00</b>	<b>\$ 2,107,280.00</b>
<b>C Miscellaneous</b>		
1 Site Survey		
2 3rd Party Plan Review & Inspection		
3		
<b>TOTAL COST:</b>		<b>\$ 2,151,376.00</b>
<b>E. TOTAL PROJECT</b>		
<b>F. PROPOSED PROJECT ESTIMATE BY: NN-CPMD PROJECT MANAGERS</b>		

THE NAVAJO NATION  
PROGRAM BUDGET SUMMARY

FY \_\_\_\_\_

PART I. Business Unit No.: _____		New		Program Title: _____		Recent Chapter Veterans Building		Division/Branch: _____		DCD-CPMD	
Prepared By: _____		Mark Freeland		Phone No.: _____		928.371.6028		Email Address: _____		m.freeland@navajo-nsn.gov	

PART II. FUNDING SOURCE(S)		Fiscal Year / Term	Amount	% of Total	PART III. BUDGET SUMMARY			Fund Type Code	(A) NNC Approved Original Budget	(B) Proposed Budget	(C) Difference or Total
Navajo Nation Sihazsin Funds		2022-2023	2,151,376.00	100%	2001	Personnel Expenses					
					3000	Travel Expenses					
					3500	Meeting Expenses					
					4000	Supplies					
					5000	Lease and Rental					
					5500	Communications and Utilities					
					6000	Repairs and Maintenance					
					6500	Contractual Services					
					7000	Special Transactions					
					8000	Public Assistance					
					9000	Capital Outlay	1			2,151,376	
					9500	Matching Funds					
					9500	Indirect Cost					
					TOTAL			\$0.00		2,151,376.00	0

PART IV. POSITIONS AND VEHICLES		(D)	(E)
Total # of Positions Budgeted:			
Total # of Vehicles Budgeted:			

PART V. I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET PACKAGE IS COMPLETE AND ACCURATE.

SUBMITTED BY: _____	James Adakai	APPROVED BY: _____	Director Pearl Yellowman
Program Manager's Printed Name	2-3-22	Division Director / Branch Chief's Printed Name	3.2.22
Program Manager's Signature and Date		Division Director / Branch Chief's Signature and Date	

# Appendix K

## THE NAVAJO NATION SUPPLEMENTAL FUNDING PROPOSAL SUMMARY

PART I. Business Unit No.: New Program Title: Capital Projects Management Dept/Becenti Chapter  
Division/Branch: Div. of Community Development Amount Requested: \$2,151,376.00 Prepared By: M. Freeland  
Phone No.: 982.871.6028 Email Address: m.freeland@navajo-nsn.gov

### PART II. REASON FOR REQUEST AND STATEMENT OF NEED:

As result of limited meeting space location of a building for the Veterans program, community vets, the new facility will house and render services on a weekly and monthly basis. The locate growing veteran members have met the need to request a facility to have numerous meetings. The need will be very gemorous for the community.

### PART III. LIST ALTERNATIVE FUNDING SOURCES BEING PURSUED AND CONTINGENCY PLAN IF REQUEST IS NOT FUNDED:

DCD and Becenti Chapter seek funds from the Sihasin in the amount of \$2,151,376.00.

### PART IV. AFFIRMATION IS PROVIDED THAT THE BUDGET AND PROPOSAL INFORMATION IS COMPLETE AND ACCURATE AND THE APPROPRIATE BRANCH CHIEF RECOMMENDS APPROVAL AS A PRIORITY.

Charles Fullmer 3.2.22  
REVIEWED BY: Division Director's Signature / Date

Pa B 03/30/22  
RECOMMEND SUPPLEMENTAL: Branch Chief's Signature / Date

**THE NAVAJO NATION  
PROJECT BUDGET SCHEDULE**

Page \_\_\_\_ of \_\_\_\_  
**PROJECT FORM**

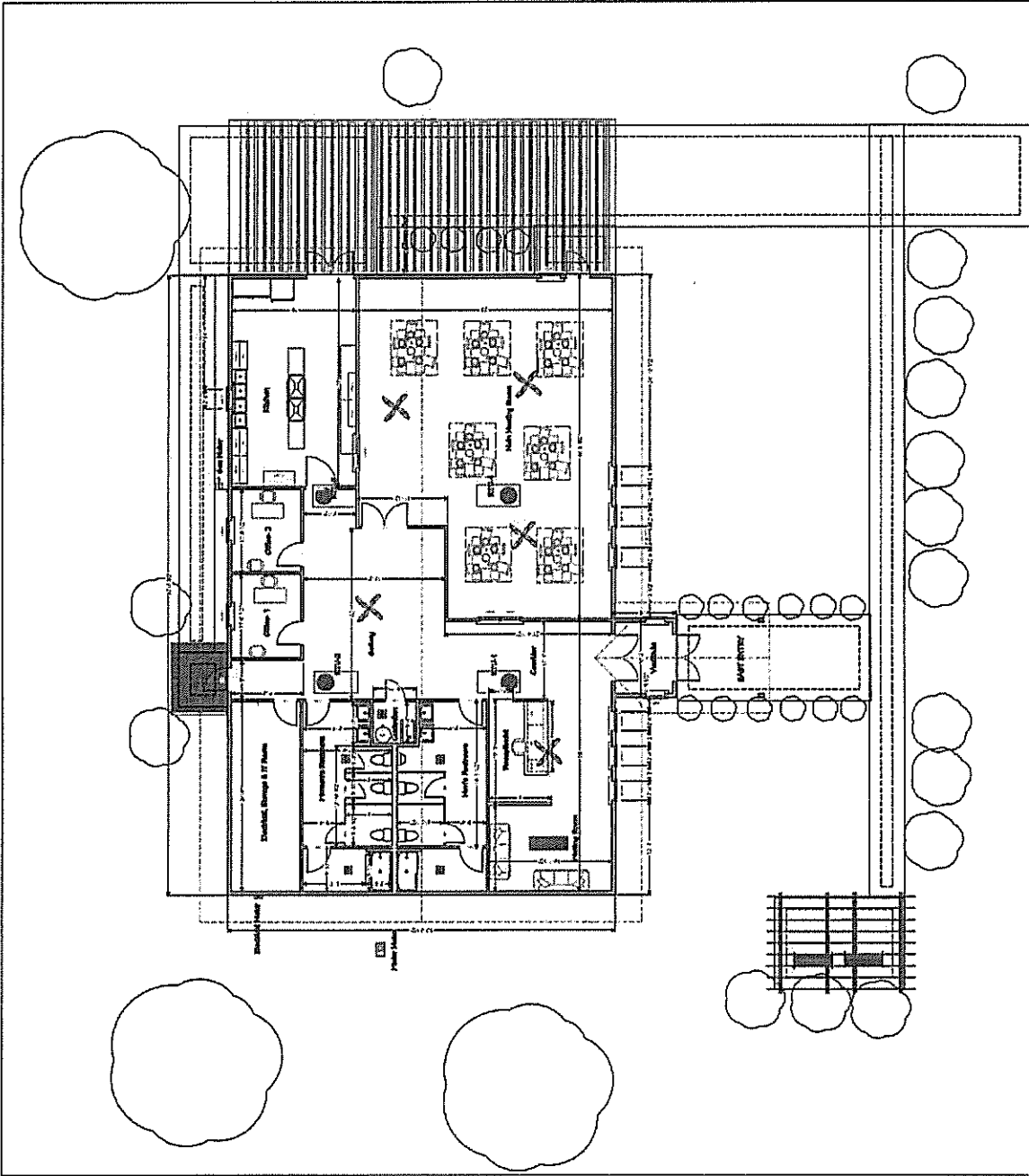
<b>PART I. Business Unit No.:</b> <u>New</u>		<b>PART II. Project Information</b>	
Project Title: <u>Becentli Chapter New Construction of Veterans Building</u>		Project Type: <u>Construction</u>	
Project Description <u>New Construction Building</u>		Planned Start Date: <u>9/1/2022</u>	
Check one box: <input type="checkbox"/> Original Budget <input type="checkbox"/> Budget Revision <input type="checkbox"/> Budget Reallocation <input type="checkbox"/> Budget Modification		Planned End Date: <u>3/30/2023</u>	
		Project Manager: <u>M. Freeland</u>	

<b>PART III.</b> List Project Task separately; such as Plan, Design, Construct, Equip or Furnish.  CMAR Services- 164B Process; monitoring of Construction to CMAR contractors- shop drawings, submittals. Construction- Issued NTP, CMAR to start civil and start new construction of the Veterans building. And to Furnish and Equip the building to issue Occupancy.	<b>PART IV. Use Fiscal Year (FY) Quarters to complete the information below. O = Oct.; N = Nov.; D = Dec., etc.</b>											
	FY <u>22</u>											
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
	O N D	J F M	A M J	Jul A S	O N D	J F M	A M J	Jul A S	O N D	J F M	A M J	Jul A S
												Date <u>March 2023</u>
												O N D J F M

<b>PART V.</b> Expected Quarterly Expenditures	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	PROJECT TOTAL
													\$2,151,376.00







*The Navajo Nation Becenti Chapter*  
*Too'di'tsin (Barren of the trees) Jidi'hadi't'iilh (Antelope lookout)*



Jonathan Perry    Marjorie Lantana    Arlene A. Arthur    Janice Padilla    Mark Freeland    Charmayne Hosteen    VACANT  
 PRESIDENT    VICE-PRESIDENT    SECRETARY/TREASURER    LAND BOARD    COUNCIL DELEGATE    CHAPTER CSC    CHAPTER AMS  
 P.O. Box 708, Crownpoint, NM 87313    Phone: (505) 786-2283    Fax: (505) 786-2285    Email: [becenti@navajochapters.org](mailto:becenti@navajochapters.org)    Website: [becenti.navajochapter.org](http://becenti.navajochapter.org)

**Becenti Chapter Community Veterans Center**  
 Project Executive Summary

**Project Priority**

The Becenti Chapter Community Veterans Center has been a priority for the community for several years, beginning with the project being identified as Priority One in the Becenti Chapter Community-Based Land Use Plan after consultation with the veteran population within the community. Pursuant to Resolution *RDCN-90-18*, projects prioritized for the Becenti Chapter Land Tract included the project.

Becenti Chapter approved Resolution *BCAUG-21-108* approving the Becenti Chapter Infrastructure Capital Improvement Plan (ICIP) with the Becenti Chapter Community Veterans Center listed as Priority 1.

Becenti Chapter also approved priorities important to the local standing committees as incorporated under the Becenti Chapter Comprehensive Strategic Plan 2022-2025 as approved by Resolution *BCSEP-21-123*; the document has the Becenti Chapter Community Veterans Center as priority to be completed due to the timeline to expend funds within timeline of the project.

**Project Financial Support**

Becenti Chapter was awarded funds from the State of New Mexico Capital Outlay Funds in the amount of \$504,700.00 as cited by *IGA-609-19-D2600* in 2019, which would need to be expended by June 30, 2022.

In addition, Becenti Chapter has identified matching funds in the Becenti Chapter budget in the amount of \$100,000.00 that is specifically for the project pursuant to Becenti Chapter Resolutions *BCAPR-22-187* and *BCAPR-22-188*. This brings the total of funds allocated so far in matching funds at \$604,700.00.

**Location**

The Becenti Chapter Community Veterans Center will be located within the Becenti Chapter Land Tract of 165.25 acres. The specific location is southwest of the current Becenti Chapter house, and is within suitable distance of powerline and waterline with public road access leading up the immediate area. Pursuant to Navajo Nation Council Resolutions *ACD-236-60* and *ACMA-12-80*, the whole Southeast Quarter Section (SE/4) of Section 1, Township 18,

Range 13 West, NMPM is withdrawn for community development purposes. Archeological Surveys were completed as provided under Archeological Survey Number NNCRMP-83-288, with no archeological sites identified in the area where the project is planned for development.

The Becenti Chapter Veterans Organization *BCVO-21-002* and the Becenti Chapter Community Land Use Planning Committee with Resolution *BCLUPC-2021-004*; both passed resolutions in support of the location of the project.

The location is now cleared and leveled for project construction. Becenti Chapter has procured the use of a motor grader from a neighboring chapter and is investing funds to keep the site clear and ready for development.

### **In Kind Services**

Becenti Chapter has identified internal funds toward this project, in the amount of \$100,000.00; Chapter employees hired under the Becenti Chapter Public Employment Program were hired to assist along with volunteers from the veteran population who stepped forward to provide their expertise and time to assisting with site preparation as well.

The Becenti Chapter membership has come together many times in the past year and a half to support resolutions on the agendas for Planning, Regular, and Special Meetings regarding this project.

### **Sihasin Funds**

Delegate Mark Freeland is currently pursuing funds from the Navajo Nation Sihasin Funds, *Title 12 of the Navajo Nation Code, §2501 et seq.* Becenti Chapter feels that it meets the criteria for use of said funds. The following citations are identified as requirements to utilize the funds in discussion.

First requirement is for the planning and development of regional infrastructure supporting economic and community development. The Becenti Chapter Community Veterans Center will not only be used by the Becenti Chapter community, but will also be used as a hub for meetings and other services for surrounding communities that include but are not limited to Crownpoint, Lake Valley, Littlewater, Nahodishgish, Tse'ii'ahi, White Horse Lake, and White Rock. The building will also be used for meetings for the Eastern Navajo Agency Veterans Commanders meetings. At this time none of the communities mentioned above have a veterans center.

It has been shared by the Becenti Chapter Veterans Organization that collaboration with resources and entities with focus on veterans' services and health will be prioritized in the building to allow for unique services to be brought to the local area for our veteran population. This is important for our war-time veterans that need specific services for their emotional and

physiological health. Veterans with disabilities and those with limited financial means will also benefit with local resources being allowed space at the local area for services.

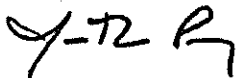
Second requirement is stated that there should be educational opportunities for members of the Navajo Nation. The Becenti Chapter Community Veterans Center will provide space for seminars and trainings to provide education and other information to veterans that will benefit. Education will be provided to enhance opportunities for Navajo veterans to reach their full potential in the community and allow for an area for veterans to be involved with the community in an environment specifically for them. Programs can be offered for veterans in areas that they have an interest in and in subjects that will benefit their livelihood.

Third requirement identified is for leveraging funds for match funds which is to be favored over projects that are being directly and fully funded by Navajo Nation funds. As stated earlier, Becenti Chapter and the State of New Mexico both have allocated funds for this project.

#### **Official Request**

With this information Becenti Chapter approved Resolution *BCMAR-22-179* which requests the Navajo Nation Council and the Office of President and Vice-President to approve the forthcoming legislation allocating funds in the amount of \$2.1 million for the Becenti Chapter Community Veterans Center. We ask for your consideration and approval.

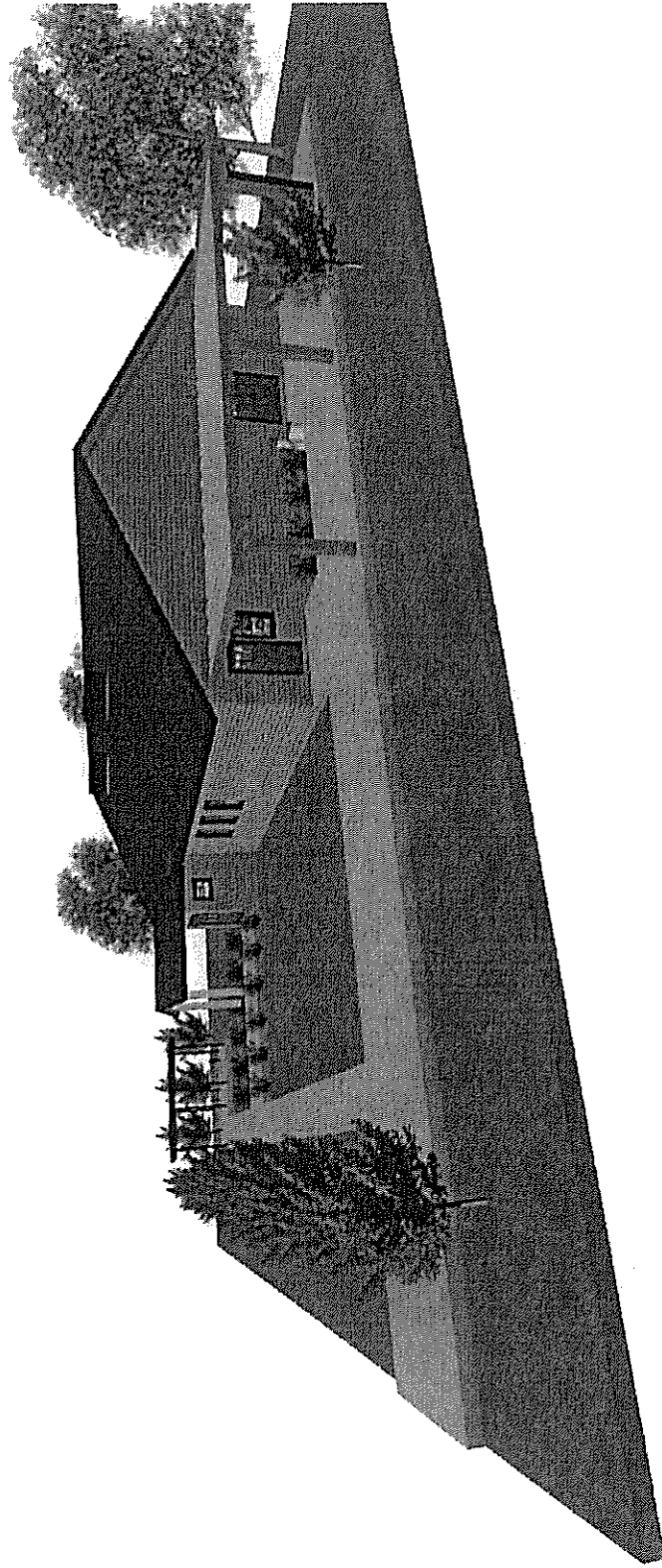
Respectfully,

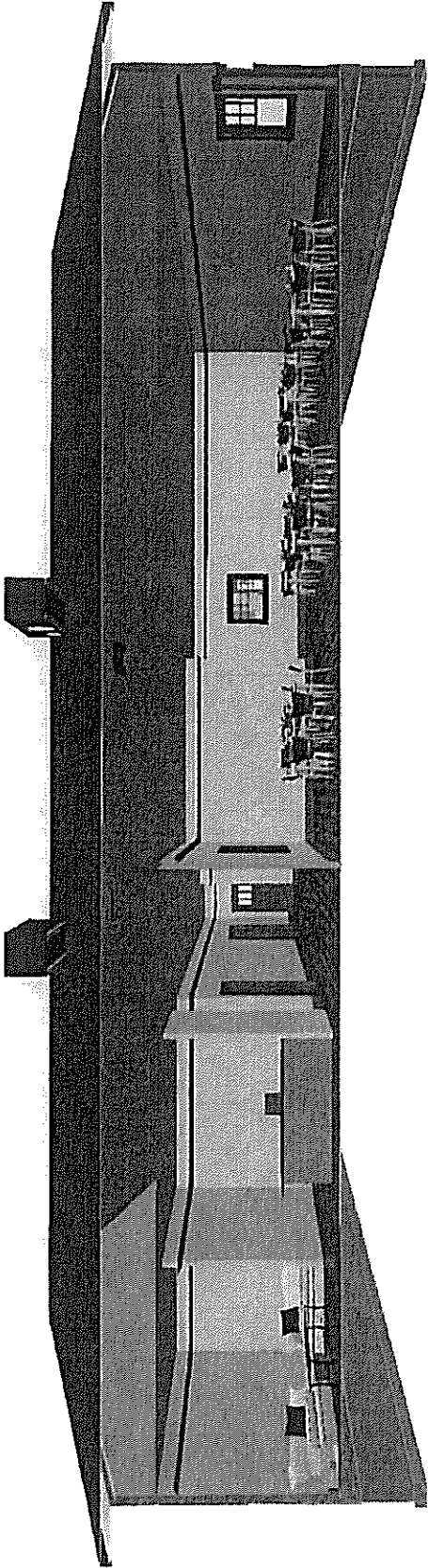
A handwritten signature in black ink, appearing to read 'J-Perry'.

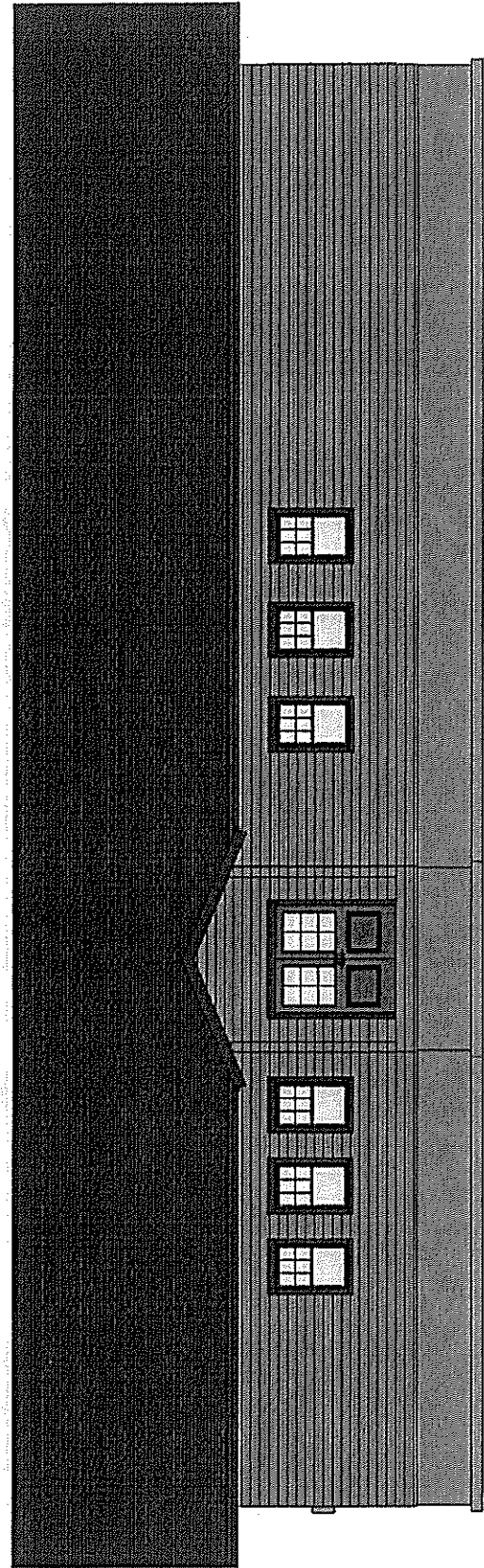
Jonathan Perry

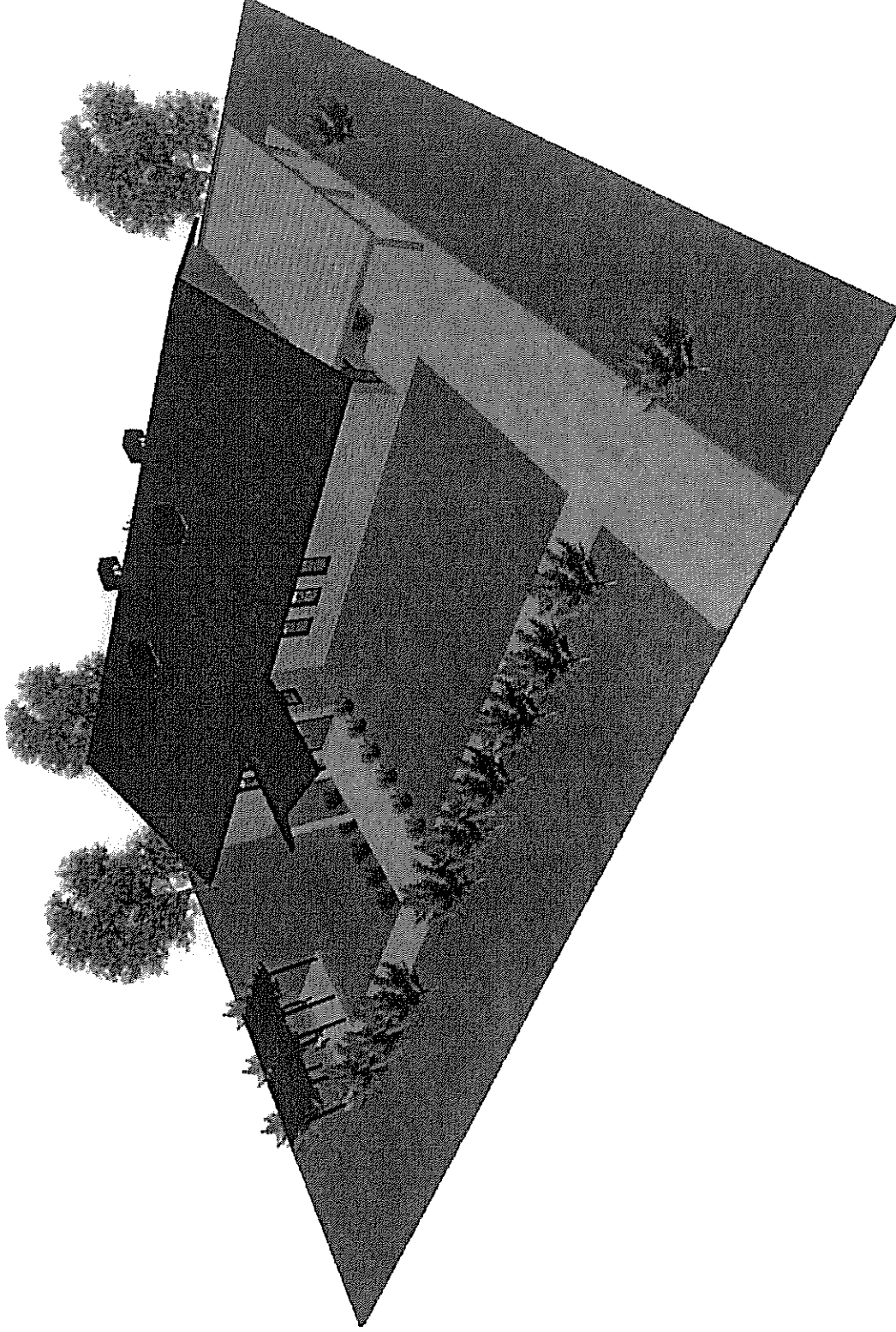
*Becenti Chapter President*













**PROJECT DESCRIPTION SUMMARY**  
**SCOPE OF WORK (SOW)**

1. **Name of Grantee/ Fiscal Agent:** Gadiiahi Chapter Senior Center Construction Project
2. **Project Title:** Gadiiahi Chapter Senior Center Building Construction
3. **Grant Agreement Number:** #
4. **Background Narrative:** The selected General Contractor (GC) will construction facility per Architectural/Engineering (A/E) Firm's Construction documents with Project Manual specification. The Gadiiahi Chapter Senior Center Building, 3,517 S.F. building site in Gadiiahi, NM for the Gadiiahi chapter community. The new facility will be constructed within the new 10 acre Gadiiahi Chapter tract with future construction of other Navajo Nation Governmental buildings. The site is located approximately 8 miles west of Shiprock, NM off Highway 64. This was a need for the community and growing number of elder enrollment through the Nation's community's senior center building.
5. **Work Plan:** Phase Two (2) of the construction, the GC will construction to the A/E firms full set of Construction Documents; plan, design, specifications, and construction administer the 3,517 sq. ft. project. All Structural, Architectural, Mechanical, plumbing, and Electrical drawings will be coordinated thru the licensed Architect to comply with the all applicable ADA codes, local, state, and federal codes. This will consist of utilizing the construction funds to construct the building to a full complete turn-key facility.
6. **Project schedule Detail:**
  - G/C Solicitation: July/August 2022
  - G/C Bidding/ Negotiations August/September 2022
  - Award G/C September 2022
  - Navajo Nations Procurement Process September/October 2022
  - A/E firms/CPMD issued Notice to proceed to implement Construction work- October 2022
  - G/C, A/E, and Stakeholders kick off meeting on October/November 2022
  - Construction Ground breaking on existing site with contractor November 2022
  - Construction Starts Mid-December 2022
  - Construction completion date – December 2020
7. **Results Expected:** As the Navajo Nations Lead Agency, NNDCD will proceed as scheduled and execute the contracts and monitor the design, payments and oversee the construction of the existing facility for the community of Gadiiahi, New Mexico.

8.

<b>Time Frame/ Milestones:</b> <i>(These are only examples. Insert milestones specific to the proposed project.)</i>	<i>(Project the month &amp; year for each milestone)</i>
Advertise Project to General Contractors	July/August 2022
Bid Closing	August/September 2022
Bid Award to Contractor/Vendor March	September 2022
Navajo Nations Procurement Process	September/October 2022
Award Contractor Company	September 2022
Construction Ground breaking on site with contractor	Mid-October 2022 thru End of November 2022
Purchase/Install Equipment	End of March 2023
Project Completion & Review	December 2023
Submit <u>Request for Payment</u> Form and Supporting Documents to NM NMALTS/Capital Projects Bureau	December 2023

- 9.
- Responsible Staff (include Project Manager and Fiscal Contact):**

Name: Lynda Hayes  
Title: Chapter Coordinator  
Address: P.O. Box 1318 Shiprock, NM 87420  
Email: lynda.hayes@navajochapters.org  
Phone: 505-368-1070



## CAPITAL PROJECT MANAGEMENT DEPARTMENT

## COST ESTIMATE

Date: 02/04/2022

Project No.:

Project: Gadiiahi/Tokoi Chapter Community Building Project-CMAR

COST SUMMARY PER LOCATION 3,517 S.F. 5,413 S.F.



A. ESTIMATE COST - CHAPTER AND SENIOR BUILDING	Sub-Total	Total
<b>CONSTRUCTION PHASE</b>		
1 Post COV cost Increase- Materials/Labor		
2 Constr. Services-2022	\$ 6,663,000.00	
3 Site, Electrical	included	
4 Site Concrete	included	
5 N/A	included	
6 4% Inflation/yr.		
7 NNGRT 6%		
Subtotal Estimate Services:	\$ 6,663,000.00	
SUBTOTAL SERVICES: NN ASC (A+B)		\$ 6,663,000.06
NNGRT 6%		\$ 399,780.00
<b>TOTAL SERVICES: NN CHTR</b>		<b>\$ 7,062,780.06</b>
<b>B. CONSTRUCTION SERVICES</b>		
1 Construction: 2023/24		
2 Construction Inflation:	\$ 133,260.00	
3 Gymnasium building- finish out addition	Included	
4 Civil site	Included	
5 Parking lot- Asphalt/Gravel	Included	
6 Infrastructure-W, E, S, G, & phone	Included	
7 Insurance/Bond	Included	
8 Contingency 10%	\$ 6,663.00	
SUBTOTAL SERVICES: NN Sr.. Demo		Included
NNGRT 6%	\$ 8,395.38	
<b>TOTAL SERVICES:</b>	<b>\$ 148,318.38</b>	<b>\$ 148,318.38</b>
<b>C Miscellaneous</b>		
1		
2		
3		
Subtotal Costs:		<b>\$ 7,211,098.44</b>
<b>E. TOTAL PROJECT</b>		
<b>F. SUBMITTED BY NNCPPMD</b>		

# THE NAVAJO NATION

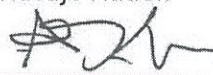

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT

*Capital Project Management Department - P.O. Box 1510 - Window Rock, AZ 86515 –  
Phone: (928) 871-6734 - Fax: (928) 871-6098*



## MEMORANDUM

July 14, 2022

TO : All Reviewers  
Navajo Nation  
 

FR : Marcus Murphy, Project Manager & Andy Thomas, Project Manager  
DCD- Capitals Project Management Department

SUBJECT : Nazlini Chapter Senior Center Funding Status

Per Nazlini Chapter Senior Center project funding status and availability as of 07/13/2022. Capital Projects Management Department (CPMD) has completed site evaluations and concluded that a recommendation for additional construction funds. Due to the outcome of pass bids submissions/material inflation cost on other Navajo Nation Bids results were 45% over existing projects budgets.

CPMD Construction Budget 2022-2023- **\$3,980,000.00 / 4,000 Sqft. = \$990 /Sqft**

Funding available are as follows:

BUILDING (4,000 SQUARE FOOT)		December 30, 2021
Less RDCF (Sihasin-Yr. 2)	Design/Constr.	\$1,980,000.00
Request funding Legislation (In - Progress)	Constr. Need	<b>\$2,000,000.00</b>

We have identified that the General Contractors costs have increase due to high demand in materials and subcontractor services resulting in delays.

If you have any questions or need additional information, please contact Marcus Murphy, PM 928-871-7714.

Thank you,

NAVAJO NATION OFFICE OF THE PRESIDENT AND VICE-PRESIDENT  
POST OFFICE BOX 7440 • WINDOW ROCK, AZ 86515 • PHONE: (928) 871-7000 • FAX: (928) 871-4025



## NAZLINI CHAPTER GOVERNMENT



LEE V. BIGWATER  
CHAPTER PRESIDENT

JOSEPH DEDMAN  
CHAPTER VICE-PRESIDENT

JOANN DEDMAN  
SECRETARY/TREASURER

KEE ALLEN BEGAY, JR.  
COUNCIL DELEGATE

IRVIN SHIRLEY  
GRAZING REPRESENTATIVE

### NAZLINI CHAPTER RESOLUTION NAZL-JULY-22-065

REQUESTING FOR SUPPLEMENTAL APPROPRIATIONS IN THE AMOUNT OF \$2,000,000.00 FROM THE SIHASIN FUND FOR THE NAZLINI SENIOR CENTER NEW BUILDING CONSTRUCTION TO COVER THE PROJECT SHORTFALL AND ADDRESS THE INFLATIONARY COST IMPACTING THE CONSTRUCTION INDUSTRY.

#### WHEREAS:

1. The Nazlini Chapter, pursuant to Resources and Development Committee Legislation #: RDCF02-15 dated February 17, 2015, is an L.G.A. certified chapter delegated with the responsibility and authority to make decisions over local chapter matters; AND
2. Pursuant to 26 N.N.C., Section 1(B) Nazlini Chapter is vested with the authority to review all matters affecting the community and to make appropriate recommendations to the Navajo Nation and other local agencies; AND
3. The Nazlini Senior Center was built in 1986 and renovated in 1993, serving over 375 Navajo elders with congregate and home delivered meals, recreation, socialization, transportation and other supportive services; AND
4. The Nazlini Senior Center building continues to be cited for structural deficiencies by the Office of Environmental Health thereby justifying the necessity for a new senior citizens facility based on the dilapidating building not meeting the congregate safety and capacity standards; AND
5. The Nazlini Chapter Senior Center building project is a new construction project with plans for a 3,915 sq. ft. facility consisting of a cafeteria style dining area, a commercial kitchen capable of preparing meals for up to 300 people, wellness/fitness room with exercise equipment, a paved parking lot, accommodations for ADA accessibility and offices for staff; AND
6. Based on 2020 U.S. Census numbers, Nazlini community has a large population of elders over 60 years old and is in an isolated setting serving mostly disadvantaged low-income minority population; AND
7. The Nazlini Chapter received notice from the Navajo Nation Capital Projects Management Department (CPMD) entitled "Construction Inflation Alert" from the Associated General Contractors of America, that explains the reasons for the current extreme increase in construction costs; AND



Page Two

NAZL-JULY-22-065

July 06, 2022

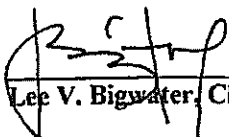
8. CPMD has provided technical assistance in the development of the Nazlini Senior Center construction phase of this project but due to the funding shortfall and impacts from inflation hitting the U.S. economy, the Nazlini Senior Center project will need supplemental funding to address shortfalls in order to complete this project; AND
9. The Nazlini Chapter determines that it is in the best interest of the local community to request supplemental funding for the Nazlini Senior Center as a critical part of caring for our elders with a direct impact to the Navajo people and our community.

**NOW THEREFORE BE IT RESOLVED THAT:**

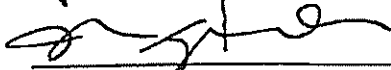
1. The Nazlini Chapter hereby requests for supplemental appropriations in the amount of \$2,000,000.00 from the Sihasin Funds for the Nazlini Senior Center new building construction to cover the project shortfall and address the inflationary cost impacting the construction industry; AND
2. The Nazlini Chapter hereby reaffirms the initiatives to develop local services for the senior citizens and the construction of a new Nazlini Senior Center capable of achieving the community needs with a facility designed to incorporate the required floor space of approximately 3,915 square feet and infrastructure; AND
3. The Nazlini Chapter hereby requests the Navajo Nation Capital Projects Management Department to assist in finalizing all necessary documents related to this request and provide updated cost estimates to cover the shortfall in funding and address the construction industries inflationary cost impacting the construction industry.

**CERTIFICATION**

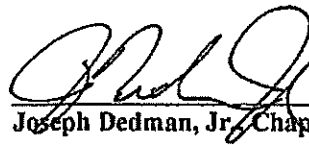
We hereby certify that the foregoing resolution was duly considered and moved for adoption by Joseph Dedman Jr. seconded by Bennis Dedman, and passed by a vote of 4 in favor, 0 opposed, 1 abstained, this 6th day of July 2022.



Lee V. Bigwater, Chapter President



JoAnn Dedman, Secretary/Treasurer



Joseph Dedman, Jr., Chapter Vice President



Irvin R. Shirley, Grazing Representative

## **Nazlini Chapter Government Senior Center Project Síhasin Fund – Nazlini Grant Agreement (Síhasin D-8)**

### **Executive Summary**

#### **Project Description**

Nazlini Chapter Senior Center is a new construction project with plans for a 4,000 sq. ft. facility. The facility will consist of a cafeteria style eating area, a commercial kitchen capable of preparing a meal for at least 300 people, wellness/fitness room with exercise equipment, a paved parking lot, accommodations for ADA access and offices for staff. Nazlini's necessity of a new senior citizens facility is justified based on the dilapidating building not meeting the congregate safety and capacity standards.

The currently Nazlini Senior Center was built in 1986 and renovated in 1993. The center serves an average of 375 individual elders monthly. The Senior Center does continue to be cited for deficiencies by IHS-Ofc. Of Environmental Service. Based on U.S. Census numbers, the community has a large population between the age of 50 – 85. As an isolated community, Nazlini senior citizens in the area are at a disadvantage to numerous public services and amenities which are available to urban communities.

#### **Project Goals**

The Nazlini Chapter's initiatives are to develop local services for the senior citizens and the community. The construction of a new Nazlini Senior Center capable of achieving the community needs of the elders. This means a facility design to incorporate the required floor space (approximately 3,915 square feet or more) and infrastructure such as mechanical equipment, plumbing, electrical, etc. for a kitchen, dining room, restroom, office space and a detached garage with storage space for Senior Center vehicle.

In the selection of a Design Build firm, they must supply professional services necessary for planning and designing the Nazlini Senior Center Project, including architectural, structural engineering, mechanical and electrical engineering, civil engineering, reports, preliminary cost estimating and other services required for the complete performance of the described Scope of Work for a fully operations senior center.

#### **Project Cost**

\$4,000,000.00 is the projected cost for the construction of the Nazlini Senior Center.

- \$1,950,000.00 allocated by CAP-35-18 (Síhasin Funds)
- \$75,000.00 allocated by Nazlini Chapter
- \$2,000,000.00 projected shortfall

#### **Partners**

Nazlini Chapter Government, DOH – Navajo Division of Aging and Long Term Care Services, DCD – Capital Project Management Department.

#### **Contact Information**

The Nazlini Chapter Government: Melissa Winney, Chapter Manager, P.O. Box 7387, Nazlini, Arizona 86540, Phone: (928) 755-5900

**THE NAVAJO NATION  
PROJECT BUDGET SCHEDULE**

[illegible]

**CAPITAL PROJECT MANAGEMENT DEPARTMENT  
COST ESTIMATE**

Date: 07/13/2022

Project No.:

Project: Nazlini Chapter Senior Building Project

**COST SUMMARY PER LOCATION** 4,000 S.F.



<b>A. ESTIMATE COST - NAZLINI CHAPTER COMMUNITY</b>	<b>Sub-Total</b>	<b>Total</b>
<b>CONSTRUCTION</b>		
1 Post COV cost Increase- Materials/Labor		
2 Constr. Services-2022	Included	
3 Site, Electrical	included	
4 Site Concrete	included	
5 N/A	included	
6 4% Inflation/yr.		
7 NNGRT 6%		
Subtotal Estimate Services:	\$ -	
SUBTOTAL SERVICES: NN ASC (A+B)		\$ -
NNGRT	6%	\$ -
<b>TOTAL SERVICES: NN CHTR</b>		<b>\$ -</b>
<b>B. CONSTRUCTION SERVICES</b>		
1 Construction: 2023/24		
2 Construction:	\$ 1,600,000.00	
3 building- finish out addition	Included	
4 Civil site	Included	
5 Parking lot- Asphalt/Gravel	Included	
6 Infrastructure-W, E, S, G, & phone	Included	
7 Insurance/Bond	Included	
8 Contingency 20%	\$ 320,000.00	
SUBTOTAL SERVICES: NN Sr.. Demo		Included
NNGRT 6%	\$ 115,200.00	
<b>TOTAL SERVICES:</b>		<b>\$ 2,000,000.00</b>
<b>C Miscellaneous</b>		
1		
2		
3		
Subtotal Costs:		<b>\$ 2,000,000.00</b>
<b>E. TOTAL PROJECT</b>		
<b>F. SUBMITTED BY NNCPPMD</b>		



# Nazlini CHP Senior Center Project, Proposal Scope of Work, At Risk Report.

Project Manager: AT, MM

Sponsor: Navajo Nation

Prepared by: NN CPMD

**Summary:** on July 13, 2022, Andy Thomas, PM & Marcus Murphy, PM. received the undoubting task of resuming the responsibility and development of the Nazlini CHP Senior Center Project. As it was assigned to several CPMD staff in the past with no activities, no imitative progress by the current Deputy Director James Adaiki, According to Nazlini Chapter they are not familiar with the Navajo Nation Procurement process. No estimates, no budgets, no planning, no scope of work are developed. It was mentioned they are proceeding with a design build contract which we do not recommend. We conducted a site assessment to develop a proper plan and present an Andy Thomas Design of a 4,000 sqft. Commercial building floor plan conceptual design he has developed.

**Proposal Plan:** Nazlini Chapter Senior Center Project is a new construction development of 4,000 GSF senior center building located within the Nazlini Arizona Community vicinity. Included possible future development within the building land track where all infrastructure is accessible.

CPMD has developed a 4,000 square foot building design by Mr. Andy Thomas. Nazlini Chapter 5-10 acres tract with all new parking lots area by the proper grading and drainage of run off precipitation and providing handicap accessibility for all the chapter building, 1-2 office space, a wellness area, a kitchen, storage, main meeting area, mechanical, IT room, multipurpose area. Square footage of the new design will benefit the community needs due to a lack of a facility and growing number enrollment through the Nazlini Chapter Community.

**Work Plan:** Phase one (1) Due to tremendous financial shortfall of \$1,500,000 million dollars, CPMD is recommending a CMAR contract to execute the project. Where the GC is responsible for both design and construction of the project.

Phase two (2) once funding resources become available to the project an extension to the contract modifies the continence and fulfills all the finishes to the building structure will commence before the extension expires 2 after phase (1) contract is complete, will require submission of a contract modification to DOJ for approval as expected with no construction law background.

## Proposed Budget Detail: Phase One (1)

Project Cost	CIP Funds	Other Funds
Building Construction		\$3,500,000.00
Geo-technical Soil Survey		Included
Topographic Survey		Included
Construction Cost Estimate		
Civil Engineer		
Navajo Nation Tax 6%		
	(NN CIP)-\$000.00	
		Total: \$

## Budget Construction Detail: Phase Two (2)

Project Cost	General Funds	Other Funds
A/E Design Cost- Contract Mode #4		NN \$



Bidding and Award		NN \$ 2,000,000.00
Construction 4,000 Sqft.	Included	NN \$3,500,000.00
Infrastructure	Included	NN \$000.00
Phase 2. Shortfall	Included	NN -\$1,500,000.00
Contractor Material and	(Funding) -\$000.00	
Navajo Nation Tax 6%		\$000.00
		\$000.00
	Const. Need	Total: \$3,500,000.00

**Project Goal/Performance Measures**

- A/E Solicitation: 2022
- A/E Interviews 2022
- Award A/E 2022
- Navajo Nations Procurement Process 2022
- Navajo Nations Procurement Process/ NNCPMD 2022
- A/E firms issued Notice to proceed to implement Plan and Design work-
- A/E firm and Stakeholders kick off meeting on
- Programming and design in progress by A/E Firm
- Schematic Design to be completed-
- Design Development
- Construction Documents/specification development-
- Bidding on Construction 2022
- Bids on project /Cost Negotiation with Contractor- 2022
- Navajo Nations Procurement Process 2022
- Award Contractor Company contract 2022
- Construction Ground breaking on site with contractor 2022
- Construction Starts September 2022. NTP was issued 10/8/2022
- Excavation, rough plumbing/sewer line, footing, foundation walls, and concrete floor completed –2023
- Exterior walls, windows, exterior doors, and roof trusses are completed – 2023
- Finish roofing is installed and exterior walls painted –June 2023
- Rough electrical wiring, insulation, drywalls, and interior walls installed – 2023
- Drywalls taped, interior walls painted, finish flooring installed –2023
- Electrical lighting, wall switches, outlets, finish plumbing are completed – September 2023
- Conduct testing on electrical and mechanical systems - 2023
- Construction completion date –2024
- No Changes to the design shall be rendered unless the NN-Architect authorizes it.
- All communication shall be channeled through the NN-Capital Project Management Department office and at no time shall the Design Team initiate changes made by the sponsors/Chapters.
- Establish meeting dates during the design phases to assure exact percentage of completion. This should be aligned with the payment application submitted.

**Problem/Opportunity Definition**

Due to the long delay of the Pandemic it changed the world in the construction industry increasing material, labor, sub-contractor, general contractor cost that was unforeseen circumstances, CPMD was unable to adapt to the high demand and accelerated changes to the market cost increase creating tremendous financial burdens and shortfalls to the projects.

**Proposed Solution**

Develop and construction a new chapter facility 4,000 square foot building for the Nazlini Chapter community. Regroup with the Chapter Officials Stakeholders, meet with the existing construction budget and circumstances are in the past, time to get project off the ground negotiate cost, scope of work, responsibilities of all team members. Reinforce commination with all team members to coordinate the success of the Nazlini Chapter Senior Center Project.

**Major project activities**

1. Provide service to the elders and community.
2. Provide a safe, hazard free work environment to chapter staff and officials
3. Upgrade infrastructure to the community. Parking lot, electrical, water, IT, sewer and gas.

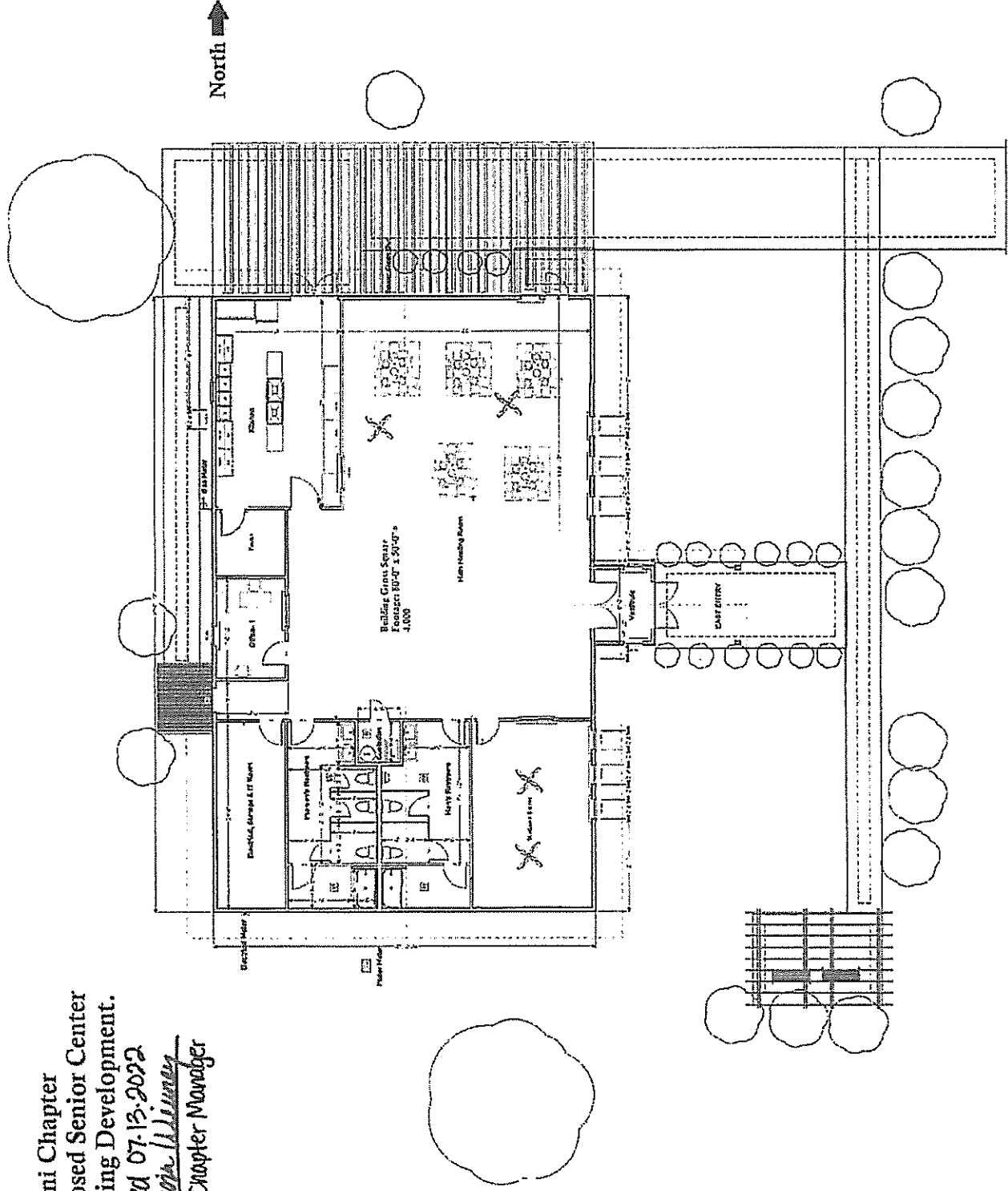
**Major Obstacles**

1. Identifying the funding sources within a timely manner for new construction development.
2. Project funding delays.
3. Project funding shortfall of plus million dollars due to project idling over years.
4. National economic inflation cost on construction materials; steel, lumbers, equipment's and finishes.

**Risks**

1. Project may idle till Construction Funds are established after phases of reduce SOW.
2. Traffic count study and permission to survey the deceleration land need to be considered for left hand turn into future facility development.
3. With Project construction funds not established, all Building codes will have to be updated within 3 years.
4. Inflation cost of materials if construction project idles.
5. Project suffers from delays of completions due to inadequate funding to complete project 100%.
6. Warranties will be invalid due to incomplete contracts.
7. Phase 1 and 2 may be reject by Department of Justice.

Nazlini Chapter  
Proposed Senior Center  
Building Development.  
approved 07-13-2022  
*X* Nazlini Chapter Manager  
Nazlini Chapter Manager



PART I. Business Unit No.:		New	Program Title:		Nazlini Chapter	Division/Branch: Community Development	
Prepared By:		M. Winney	Phone No.:	928.755.5900	Email Address:	mwinney@navajochapters.org	
PART II. FUNDING SOURCE(S)		Fiscal Year /Term	Amount	% of Total	PART III. BUDGET SUMMARY		
Sishasin Funds		3/1/2022-12/30/24	\$ 2,000,000.00	100%	Fund Type Code	(A) NNC Approved Original Budget	(B) Proposed Budget
CAP 35-18 "Exhibit D"							(C) Difference or Total
					2001 Personnel Expenses		
					3000 Travel Expenses		
					3500 Meeting Expenses		
					4000 Supplies		
					5000 Lease and Rental		
					5500 Communications and Utilities		
					6000 Repairs and Maintenance		
					6500 Contractual Services		
					7000 Special Transactions		
					8000 Public Assistance		
					9000 Capital Outlay	\$ 2,000,000.00	\$ 2,000,000.00
					9500 Matching Funds		
					9500 Indirect Cost		
					TOTAL		
					\$0.00	\$ 2,000,000.00	\$ 2,000,000.00
					PART IV. POSITIONS AND VEHICLES		
					(D)	(E)	
					Total # of Positions Budgeted:		
					0	0	
					Total # of Vehicles Budgeted:		
					0	0	
					TOTAL		
					\$0.00	\$ 2,000,000.00	\$ 2,000,000.00
PART V. I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET PACKAGE IS COMPLETE AND ACCURATE.							
SUBMITTED BY:		James Adakai	APPROVED BY:		Director Pearl Yellowman		
		Program Manager's Printed Name			Division Director / Branch Chief's Printed Name		
		7/14/22			7-14-22		
		Program Manager's Signature and Date			Division Director / Branch Chief's Signature and Date		

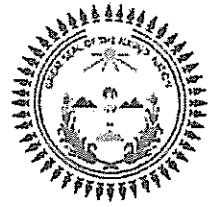
THE NAVAJO NATION  
DETAILED BUDGET AND JUSTIFICATION

FY 2022

PART I. PROGRAM INFORMATION:		Business Unit No.: _____		New	
Program Name/Title: _____		DCD/Nazini Chapter			
PART II. DETAILED BUDGET:					
(A)	(B)	(C)	(D)		
Object Code (LOD 6)	Object Code Description and Justification (LOD 7)	Total by DETAILED Object Code (LOD 6)	Total by MAJOR Object Code (LOD 4)		
8000	Silvaan Capital Outlay				
8050	Building	2,000,000	2,000,000		
9054	Construction phase consist of a new senior center building, parking lot construction, street lights, exterior lights, exterior finishes, sidewalks, outdoor benches, wall finishes painting, signage, electrical, mechanical, concrete curb and gutter/retaining wall and equipment; senior center building for Nazini Community.				
TOTAL		\$ 2,000,000.00	\$ 2,000,000.00		

# THE NAVAJO NATION

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT



DCDA-NJ2145

## MEMORANDUM

TO : DCD Department and Program Staff  
All Concerned

FROM : Dr. Pearl Yellowman Digitally signed by Dr. Pearl Yellowman  
Date: 2022.07.11 14:02:45 -06'00'  
Pearl Yellowman, Executive Director  
Division of Community Development


DATE : July 11, 2022

SUBJECT : Delegation of Authority

In my absence from the office on July 11-15, 2022 at 8:00am to 5:00pm, Mr. James Adakai shall be delegated the authority of the Executive Director for Division of Community Development. This delegation includes handling administrative matters and signatory authority, except those matters he feels requires my attention.

Your assistance and cooperation are appreciated. Thank you.

ACKNOWLEDGED BY:

  
James Adakai, Division Deputy Director  
Division of Community Development

c.

FY 2021

THE NAVAJO NATION

Page 3 of 11

## DETAILED LINE ITEM CARRY OVER BUDGET AND JUSTIFICATION

## PART I. PROGRAM INFORMATION:

Program Name/Title: Nazim

Business Unit No:

108020, 408014, 508007

## PART II. DETAILED BUDGET:

(A)		(B)		(C)		(D)	
Object Code (LOD 6)		Object Code Description and Justification (LOD 7)		Total by DETAILED Object Code (LOD 6)	Total by MAJOR Object Code (LOD 4)		
8000	<b>General Fund</b>						
8705	<b>- Other Fund</b>						
	<i>Assistance</i>						
	<i>Chapter</i>						
		8715: Grant: Operating supplies for daily operations - 212.17. [ \$212.00]					
		8715: Grant: repair and maintenance for other Chapter property - 150.00. [ \$150.00]					
		8715: Grant: Matching Funds for new senior center - 70000.00. [ \$70,000.00]					
				70,382	70,382		
	<b>01 - General Activity Fund</b>						
	<i>Assistance</i>						
	<i>Chapter</i>						
		8715: Grant: Office Supplies for daily operations - 1200.00. [ \$1,200.00]					
		8715: Grant: Operating Supplies for daily operations - 800.00. [ \$900.00]					
		8715: Grant: Purchase hay for resale to community members - 4000.00. [ \$4,000.00]					
		8715: Grant: Gifts and Awards for chapter events - 437.68. [ \$438.00]					
		8715: Grant: Pay outstanding tax penalties and interest - 800.00. [ \$800.00]					
				10,438	10,438		



# THE NAVAJO NATION

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT



## MEMORANDUM:

TO: Delegate Carl Slater

FROM: Shayla Draper, Planner  
Capital Projects Management Department

DATE: July 20, 2022

SUBJECT: Tsaile/Wheatfields Chapter (Sihasin D-40) Project Summary

The Capital Projects Management Department has received a request for an updated project quotation for the Tsaile/Wheatfields Chapter Cemetery, (Sihasin D-40) project. The Navajo Nation Council allocated \$20,032.12 for the Design and Construction of the cemetery project. An emergency procurement was drafted by the Division of Community Development to award the project to the Navajo Engineering Construction Authority (NECA) to complete the construction of the cemetery project. NECA provided a cost estimate #21-41 dated 8/18/2021 for installation of 2,656 ft of 8 ft tall chain link fence with privacy slats, quoted at \$137,118.56.

On July 7, 2022, NECA updated the quote amount to \$223,087.84 Per NECA the amount includes \$169,671.34 for materials, \$27,626.98 for labor, \$13,161.91 for equipment. Subtotal \$210,460.23. \$12,627.61 for Navajo Nation taxes.

Project Budget Available amount is \$20,032.12

NECA July 7, 2022 Quote amount: \$ 223,087.84

Difference (Shortfall): \$ 203,055.72.

If you have questions, please contact [sdraper@nndcd.org](mailto:sdraper@nndcd.org). Thank you.



# Navajo Engineering And Construction Authority

P.O. Box 969  
No. 1 Uranium Blvd.  
Shiprock, NM 87420

Phone: (505) 210-7070  
Fax: (505) 210-7009

<b>To:</b>	Division Of Community Development	<b>Contact:</b>	
<b>Address:</b>	Windor Rock, AZ	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Tsaile/Wheatfields Chapter Cemetery Fence	<b>Bid Number:</b>	
<b>Project Location:</b>		<b>Bid Date:</b>	7/7/2022

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100	Material	1.00	LS	\$169,671.34	\$169,671.34
200	Labor	1.00	LS	\$27,626.98	\$27,626.98
300	Equipment	1.00	LS	\$13,161.91	\$13,161.91

**Bid Price Subtotal:** \$210,460.23

**Total Navajo Nation Sales Tax 6.00%:** \$12,627.61

**Total Bid Price:** **\$223,087.84**

## Notes:

- The bid includes the following items:
- -Clear and grub fence line of brush and trees.
- -Install approximately 2,656 ft of 8 ft tall, 9 gauge chainlink fence with privacy slats pre-installed.
- -Install one 8 ft tall x 16 ft wide double swing gate with drop bar assembly.
- -Install one 8 ft tall x 3 ft wide walk in gate
- -Chainlink Fabric 8ft tall, 9 gauge, 3.5" x 5" mesh, kt
- -Line posts are 2 3/8" x DG-40 x 11' tall, 3 ft below grade and 8 ft above grade, posts will be spaced 9 ft on center.
- -Terminal posts 4" x DQ-40 x 12' tall, 3.5 ft below grade and 8.5 ft above grade.
- -Double swing gate 1 7/8" x CQ-20 frame x 16 ft opening, made of same material as fence line
- -Gate posts 6 5/8" x full weight pipe x 13' tall, 4.5 ft below grade and 8.5 ft above grade.
- -All line posts will be set in a 12" diameter x 36" deep hole and set in 3500 psi concrete.
- -All terminal posts will be set in 12" diameter x 40" deep hole and set in 3500 psi concrete.
- -Gate posts will be set in 18" diameter x 60" deep hole and set in 3500 psi concrete.
- -Reflective slats will be installed along the fence line (1ft spacing)
- The quote does include bonding.

## ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

## CONFIRMED:

Navajo Engineering And Construction Authority

**Authorized Signature:**  \_\_\_\_\_

**Estimator:** Andrew Riddell  
ariddell@navajo.net

# THE NAVAJO NATION

**EXHIBIT B**

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT

*Capital Project Management Department - P.O. Box 1510 - Window Rock, AZ 86515 -  
Phone: (928) 871-6734 - Fax: (928) 871-6098*



## MEMORANDUM

Date: October 18, 2021

TO : Tamarah Begay, Principle in Charge & Nathan Wero, NCARB, CDT. Project Manager  
Indigenous Design Studio + Architecture, LLC

FR : Andy Thomas, Project Manager & Marcus Murphy, Project Manager  
DCD- Capitals Project Management Department

SUBJECT : Ganado Chapter Senior & Veterans Center

Per Ganado Chapter Senior & Veterans Center Invitation to Bid (ITB) bid results on 10/12/2021. Capital Projects Management Department (CPMD) has completed evaluations and concluded that a Re-bid is recommended due to the outcome of bids submissions. Bids results were 45% over existing budget of \$3,070,000 allocated by the Navajo Nation.

CPMD Construction Budget- \$3,070,000.00 / 4,747 Sqft. = \$646 /Sqft

Bid Results are as follows:

1. Arviso Construction Company Inc. Priority 1- \$4,454,191.00 / 4,747 Sqft. = \$938 /Sqft.
2. Benally/Woodruff Construction. Priority 2- \$4,466,238.00 / 4,747 Sqft. = \$940 /Sqft.

We have identified that the General Contractors costs have increase due to high demand in materials and subcontractor services resulting in delays. We have reviewed the general conditions, steel structure, concrete, earth work, electrical, plumbing, HVAC all have high numbers due to the hesitation of vendors, suppliers not holding their cost no more than 30 days. We've reviewed both schedule of values provide by the general contractors several items are not detail in cost break downs, plus cost are not equal in certain construction divisions for example: Division 09-2900 Gypsum Board ACC is at \$66,432. Division 09-2900 Gypsum Board BWC is at \$392,295.

If you have any questions or need additional information, please contact Andy Thomas, PM 928-871-6739, or Marcus Murphy, PM 928-871-7714.

Thank you,

NAVAJO NATION OFFICE OF THE PRESIDENT AND VICE-PRESIDENT  
POST OFFICE BOX 7440 · WINDOW ROCK, AZ 86515 · PHONE: (928) 871-7000 · FAX: (928) 871-4025





## Indigenous Design Studio + Architecture, LLC

October 25<sup>th</sup>, 2021

Andy Thomas, Senior Programs & Projects Specialist  
The Navajo Nation - Capital Project Management Department  
P.O. Box 1510  
Window Rock, Arizona 86515

### Re: Ganado Senior & Veterans Center - Bid Documents Review & Recommendation

Dear Mr. Thomas:

The lowest responsive base bid total Four Million, Four Hundred Fifty-Four Thousand, One Hundred, Ninety-One Dollars and Zero Cents (\$4,454,191) was submitted by Arviso Construction from Iyanbito, NM. A combined Nine (9) Deductive Alternates Total of Four Hundred-Forty-Four Thousand, Nine Hundred, Thirty-One Dollars (\$444,931) was also submitted with a Base Bid with Deductive Alternates Total of Four Million, Nine Thousand, Two Hundred, Sixty Dollars and Zero Cents (\$4,009,260.00).

Arviso Construction is a Navajo-owned enterprise by Orville Arviso, President, registered as Navajo Priority #1 with the Navajo Nation Business Regulatory Office. Arviso Construction is licensed in the State of Arizona for general construction and submitted a US Treasury listed bid bond. All required bid documents were submitted and complete, and IDS+A has verified qualifying licenses and registrations with the State of Arizona are current and in good standing. Arviso Construction has completed and on-going contract work of construction projects with the Navajo Nation.

Arviso Construction, Navajo Priority #1 Base Bid had exceeded the Owner's Budget of \$3,070,000 by \$1,384,191. The Base Bid with Deductive Alternates had exceeded the Owner's Budget of \$3,070,000 by \$939,260. Per Navajo Nation Procurement Laws: Navajo Nation Priority #1 Bids would first be opened, if bids are not within 10% of Owner's Project Budget, Priority #2 Bids would be opened next. The ten percent (10%) of the Owner's Budget was at \$307,000 and therefore Priority #2 Bid package were opened.

#### ARVISO BASE BID W/O DEDUCTIVE ALTERNATES

Arviso Construction Base Bid <b>\$4,454,191</b>	Owners Budget & 10% <b>\$3,070,000</b> <b>\$307,000 (10%)</b>	Arviso Construction Above Owner's Budget <b>\$1,384,191</b>
--	---	--

#### ARVISO BASE BID W/ DEDUCTIVE ALTERNATES

Arviso Construction Base Bid w/Deductive Alternates <b>\$4,009,260</b> (total deduct. \$444,931)	Owners Budget <b>\$3,070,000</b>	Arviso Construction Above Owner's Budget with Deductive Alternates <b>\$939,260</b>
---	-------------------------------------	---

The second responsive base bid total Four Million, Four Hundred Sixty-Six Thousand, Two Hundred, Thirty-Eight Dollars and Zero Cents (\$4,466,238) was submitted by Benally-Woodruff Construction from Flagstaff, AZ. A combined Nine (9) deductive alternates total of Five Hundred-Fifty-Four Thousand, Three Hundred, Seven Dollars (\$554,307) was also submitted with an overall total bid including deductive alternates of Three Million, Nine Hundred-Eleven Thousand, Nine Hundred, Thirty-One Dollars and Zero Cents (\$3,911,931).

Benally-Woodruff Construction is a 51% Navajo-owned enterprise by Leonado Benally, President, registered as Navajo Priority #2 with the Navajo Nation Business Regulatory Office. Benally-Woodruff Construction is licensed in the State of Arizona for general construction and submitted a US Treasury listed bid bond. All required bid documents were submitted and complete, and IDS+A has verified qualifying licenses and registrations with the State of Arizona are current and in good standing. Benally-Woodruff Construction has completed and on-going contract work of construction projects with the Navajo Nation.

Benally/Woodruff Construction, Navajo Priority #2 Base Bid had exceeded the Owner's Budget of \$3,070,000 by \$1,396,238. The Base Bid with Deductive Alternates had exceeded the Owner's Budget of \$3,070,000 by \$841,931. Per Navajo Nation Procurement Laws: Navajo Nation Priority #1 Bids would first be opened, if bids are not within 10% of Owner's Project Budget, Priority #2 Bids would be opened next. The ten percent (10%) of the Owner's Budget was at \$307,000 and therefore Priority #2 Bid package were opened.

#### **BENALLY/WOODRUFF BASE BID W/O DEDUCTIVE ALTERNATES**

Benally/Woodruff Base Bid <b>\$4,466,238</b>	Owners Budget & 10% <b>\$3,070,000</b> <b>\$307,000 (10%)</b>	Benally/Woodruff Above Owner's Budget <b>\$1,396,238</b>
---	---	---

#### **BENALLY/WOODRUFF BASE BID W/ DEDUCTIVE ALTERNATES**

Benally/Woodruff Base Bid w/Deductive Alternates <b>\$3,911,931</b> (total deduct.\$554,307)	Owners Budget <b>\$3,070,000</b>	Benally/Woodruff Above Owner's Budget with Deductive Alternates <b>\$841,931</b>
---	-------------------------------------	--

Both Bidders Base Bids with and without Deductive Alternates has exceeded the Owner's Budget of \$3,070,000. The apparent lowest bidder of the Base Bid without Deductive Alternates would be Arviso Construction. The apparent lowest bidder of the Base Bid with Deductive Alternates would be Benally Woodruff.

#### **IDS+A PROJECT BUDGET CONSTRUCTION COST**

With recent IDS+A & CPMD projects bidding upwards between \$800/sf to \$950/sf, and the ongoing COVID epidemic and the uncertainty of the high material costs and shortage of materials, Construction Cost have doubled and/or tripled during the year 2021 and has no signs of returning to normalcy. July 15<sup>th</sup>, 2021 IDS+A submitted two Options to CMPD for the Estimated Overall Project Budgets for the Ganado Senior and Veterans project. Option#1 had an anticipated Construction Costs square footage at \$820 per square feet for \$4,903,081.96. Option #2 had an anticipated Construction Costs square footage at \$750 per square feet for \$4,500,989.50. Drawings at 95% CD Phase were submitted previously and approved with progress to move forward with Final Stamped Construction Documents for the bidding phase. On August 27<sup>th</sup>, 2021, IDS+A virtually attended the Ganado Community Development Project Meeting and provided a project status and update to the bidding phase, completion of the drawings, budget along with the ADOT Traffic Impact Study/Design, additional funds for the developments.

#### **ANTICIPATED CONSTRUCTION COST**

IDS+A	Option #1 - 4800 Square Feet Construction Estimate @ \$820 /sf= <b>\$4,903,081.96</b>	Option #2 – 4800 Square Feet Construction Estimate @ \$750 /sf= <b>\$4,500,989.50</b>
-------	---	---

#### **RECOMMENDATION NO.1**

With both Base Bids exceeding the Owner's Budget, it is recommended to Re-Bid the project when additional funds come available plus including a 10% contingency factor added to the Owner's construction budget. This option will include additional service cost for the A/E team to re-bid the project and/or reduced the scope of work if the Owner pursues this option. Bidding was originally taken out of A/E scope of work and not part of the Original Contract but was provided as a in kind service, completing bid advertisement, answering bidders questions, issuing addendums, attending pre-bid meeting on-site and virtual bid opening, were to be compensated as reimbursable expenses.

**OPTION NO. 1**

Owner's Budget 2021 <b>\$3,070,000</b>	Owners Budget Escalation 2022 @8% & 10% Owner Contingency $\$3,070,000 + \$245,600(8\%) = \$3,315,600$ $+ \$364,716(10\% \text{ Cont.}) = \$3,680,316$	Owners Budget Escalation 2023 @8% & 10% Owner Contingency $\$3,680,316 + \$294,425(8\%) = \$3,974,741$ $+ \$437,222(10\% \text{ Cont.}) = \$4,411,963$
---	---	---

**RECOMMENDATION NO.2**

The Base Bid submitted by Aviso Construction as Navajo Priority #1 and the apparent lowest base bid of \$4,454,191, is recommended for further negotiations. However, the Base Bid without Deductive Alternates exceeds the Owner's Budget by \$1,384,191. The Owner would need to expedite and seek funds to cover the remaining amount as the Bids are guaranteed three months from bid opening. If this option is selected, it is recommended the Owner establish timelines of securing funds. This option may not include additional services.

**OPTION NO. 2**

Arviso Base Bid 2021 <b>\$4,454,191</b>	Arviso Bid Escalation 2022 @8% & 10% Owner Contingency $\$4,454,191 + \$356,335(8\%) = \$4,810,526$ $+ \$529,158(10\% \text{ cont.}) = \$5,339,684$	Arviso Bid Escalation 2023 @8% & 10% Owner Contingency $\$5,339,684 + \$427,175(8\%) = \$5,766,859$ $+ \$634,355(10\% \text{ Cont.}) = \$6,401,214$
--	--	--

**RECOMMENDATION NO.3**

The Base Bid with Deductive Alternates submitted by Benally-Woodruff Construction as Navajo Priority #2 and the apparent lowest base bid with deductive alternates of \$3,911,931, is recommended for further negotiations. However, the Base Bid with Deductive Alternates exceeds the Owner's Budget by \$841,931. The Owner would need to expedite and seek funds to cover the remaining amount as the Bids are guaranteed three months from bid opening. If this option is selected, it is recommended the Owner establish timelines of securing funds. This option may not include additional services, to be determined.

**OPTION NO. 3**

Benally/Woodruff Base Bid 2021 with Deductive Alternates <b>\$3,911,931</b>	Benally/Woodruff Bid with Deductive Alternates- Escalation 2022 @8% & 10% Owner Contingency $\$3,911,931 + \$312,955(8\%) = \$4,224,886$ $+ \$464,738(10\% \text{ Cont.}) = \$4,689,624$	Benally/Woodruff Bid with Deductive Alternates- Escalation 2023 @8% & 10% Owner Contingency $\$4,689,624 + \$375,170(8\%) = \$5,064,794$ $+ \$557,127(10\% \text{ Cont.}) = \$5,621,921$
--	---	---

If a contract cannot be negotiated with either Arviso Construction or Benally/Woodruff Construction, the recommendation is to Re-Bid the project as currently designed later when the construction industry levels out and additional funds are secured, however construction cost escalations and contingency should be anticipated as in the tables above indicate. This would include re-bidding services for the A/E team as well as additional reimbursables, as in the Original Contract, Bidding Phase was not included.

Should you have any questions please don't hesitate to give me a call or email.

*Tamarah Begay*

Tamarah Begay, AIA, NCARB, AIA/CES, CDT, LEED AP BD+C  
President / CEO  
tbegay@lds-a.com

Email: James Adakai, NN-CPMD  
Pearl Yellowman, NN-CPMD Marcus  
Murphy, NN-CPMD  
Willie Tracey Jr, NN-Ganado Chapter



# GANADO SENIOR & VETERANS CENTER

Bid Date: Tuesday, September 12th, 2021 at 1:30 P.M. (MSDT)

## Tabulation of Bids

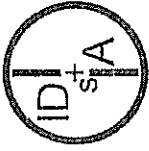
Name of Bidder "A"		Name of Bidder "B"		
	Benally/Woodruff	(Difference Between Bids)	Arviso Constr.	
BASE BID	\$4,466,238.00 w/o Deductive Alternates	\$12,047.00	\$4,454,191.00 Arviso Apparent Lowest Bidder w/o Deductive Alternates	BASE BID
Deductive Alternate #1 Landscape & Irrigation Plan	\$ 171,000.00	\$ 91,892.00	\$ 79,108.00	Deductive Alternate #1 Landscape & Irrigation Plan
Deductive Alternate #2 Drop-Off Canopy Structure	\$ 67,658.00	\$ 3,685.00	\$ 71,343.00	Deductive Alternate #2 Drop-Off Canopy Structure
Deductive Alternate #3 Trellis Structure	\$ 22,185.00	\$ 8,658.00	\$ 30,843.00	Deductive Alternate #3 Trellis Structure
Deductive Alternate #4 Three (3) Shade Canopies-Cable Anchored to Exterior Walls	\$ 17,225.00	\$ 17,243.00	\$ 34,468.00	Deductive Alternate #4 Three (3) Shade Canopies-Cable Anchored to Exterior Walls
Deductive Alternate #5 Accordion Partition at the Arts and Crafts & Conference Room	\$ 22,100.00	\$ 8,539.00	\$ 13,561.00	Deductive Alternate #5 Accordion Partition at the Arts and Crafts & Conference Room
Deductive Alternate #6 Operable Sliding Partition at the Partition at the Multi-Purpose Room	\$ 32,200.00	\$ 3,947.00	\$ 28,253.00	Deductive Alternate #6 Operable Sliding Partition at the Partition at the Multi-Purpose Room
Deductive Alternate #7 Nine (9) Solartube Skylights	\$ 19,000.00	\$ 4,721.00	\$ 14,279.00	Deductive Alternate #7 Nine (9) Solartube Skylights
Deductive Alternate #8 Commercial Kitchen Equipment	\$ 85,922.00	\$ 18,115.00	\$ 67,807.00	Deductive Alternate #8 Commercial Kitchen Equipment
Deductive Alternate #9 Asphalt Pavement, Striping, & Concrete Curbing of the North Parking Lot	\$ 117,017.00	\$ 11,748.00	\$ 105,269.00	Deductive Alternate #9 Asphalt Pavement, Striping, & Concrete Curbing of the North Parking Lot
TOTAL OF DEDUCTIVE ALTERNATES	\$ 554,307.00		\$ 444,931.00	TOTAL OF DEDUCTIVE ALTERNATES
BASE BID WITH DEDUCTIVE ALTERNATES	\$3,911,931.00	\$97,329.00	\$4,009,260.00	BASE BID WITH DEDUCTIVE ALTERNATES
	Benally/Woodruff Apparent Low Bidder with Deductive Alternates		with Deductive Alternates	

## PROVIDED DOCUMENTS

Utilities Allowance (\$50,000)	X		X	Utilities Allowance (\$50,000)
Bid Bond	X		X	Bid Bond
Schedule & Values	X		X	Schedule & Values
Bid Form	X		X	Bid Form
Addendum #01	X		X	Addendum #01
Addendum #02	X		X	Addendum #02
Navajo Priority #01			X	Navajo Priority #01
Navajo Priority #02	X			Navajo Priority #02
Non-Navajo Priority				Non-Navajo Priority
Performance & Payment Bond	X		X	Performance & Payment Bond
Affidavit of Non-Collusion	X		X	Affidavit of Non-Collusion
Subcontractor List Form	X		X	Subcontractor List Form
AIA General Contractor Qualifications Statement A305	X		X	AIA General Contractor Qualifications Statement A305



# Indigenous Design Studio + Architecture, LLC



Project Name and Location:  
Ganado Senior and Veterans Center  
Ganado, Navajo Nation, Arizona

Bid Name: Ganado Senior and Veterans Center  
Bids Due: Tuesday, September 12th, 2021, at 1:30 PM (MSDT)  
Bid Opening Date, Time & Location: September 12th, 2021, at 2:00 PM (MSDT)  
at Navajo Nation CPMD Office (Virtual / Teleconference)

## TABULATION OF BIDS

NAME OF BIDDER	Base Bid	Deductive Alternate #1 Landscape & Irrigation Plan	Deductive Alternate #2 Drop-off Canopy Structure	Deductive Alternate #3 Trellis Structure	Deductive Alternate #4 Three (3) Shade Canopies-Cable Anchored to Exterior Walls	Deductive Alternate #5 Accordion Partition at the Arts and Crafts & Conference Room	Deductive Alternate #6 Operable Sliding Partition at the Multipurpose Room	Deductive Alternate #7 Nine (9) Solatube Skylights	Deductive Alternate #8 Commercial Kitchen Equipment	Deductive Alternate #9 Asphalt Paving, Striping & Concrete Curbing of the North Parking Lot	Utilities Allowance 50,000	Bid Bond	Schedule & Values	Bid Form	Addendum # 01	Addendum # 02	Navajo Priority #1	Navajo Priority #2	Non-Navajo Priority	Performance & Payment Bond	Affidavit of Non-Collusion	Subcontractor List Form	ALA General Contractor Qualifications Statement A305
Acv150 Const	4,454,191	79,108	71,343	30,843	34,468	13,561	20,125	14,279	67,807	105,269	50,000	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2.																							
3.																							
4.																							
5.																							

Certification:  
The undersigned hereby certify that all bid received were sealed, opened, and publicly read.  
On the above submitted date and time specified.

Bids opened by: Andy Thomas, Project Manager Date: 10/12/2021  
For: Navajo Nation Capital Project Management Department

Acknowledged by: Tamarah Begay Date: 10/12/2021  
Tamarah Begay, Principal-In-Charge  
Indigenous Design Studio + Architecture  
Acknowledged by: A. H. W. A. C. Date: 10/12/21  
Alvin Wanaka, Sr., Senior EDS  
Business Regulatory Department  
Division of Economic Development



# Indigenous Design Studio + Architecture, LLC



**Project Name and Location:**  
Ganado Senior and Veterans Center  
Ganado, Navajo Nation, Arizona

**Bid Name:** Ganado Senior and Veterans Center  
**Bids Due:** Tuesday, September 12th, 2021, at 1:30 PM (MSDT)  
**Bid Opening Date, Time & Location:** September 12<sup>th</sup>, 2021, at 2:00 PM (MSDT)  
at Navajo Nation CPMD Office (Virtual / Teleconference)

## TABLE OF BIDS

NAME OF BIDDER	Base Bid	Deductive Alternative #1 Landscape & Irrigation Plan	Deductive Alternative #2 Drop-off Canopy Structure	Deductive Alternative #3 Tells Structure	Deductive Alternative #4 Three (3) Shade Canopies-Cable Anchored to Exterior Walls	Deductive Alternative #5 Accordion Partition at the Arts and Crafts & Conference Room	Deductive Alternative #6 Operable Sliding Partition at the Multipurpose Room	Deductive Alternative #7 Nino (9) Solitude Skylights	Deductive Alternative #8 Commercial Kitchen Equipment	Deductive Alternative #9 Asphalt Paving, Striping & Concrete Curb of the North Parking Lot	Utilities Allowance	Bid Bond	Schedule & Values	Bid Form	Addendum # 01	Addendum # 02	Navajo Priority #1	Navajo Priority #2	Non-Navajo Priority	Performance & Payment Bond	Affidavit of Non-Collusion	Subcontractor List Form	Ask General Contractor Qualifications Statement A305
Bentley/Woodcliff	4,466,230	✓ 171,000	✓ 67,658	✓ 22,185	✓ 17,225	✓ 22,100	✓ 32,200	✓ 19,000	✓ 85,922	✓ 117,017	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000	✓ 50,000
2.																							
3.																							
4.																							
5.																							

**Certification:**  
The undersigned hereby certify that all bids received were sealed, opened, and publicly read.  
On the above submitted date and time specified.

Bids opened by: [Signature] Date: 10/12/2021  
Judy Thomas, Project Manager  
Navajo Nation Capital Project Management Department

Acknowledged by: Tamarah Begay Date: 10/12/2021  
Tamarah Begay, Principal-in-Charge  
Indigenous Design Studio + Architecture  
Acknowledged by: ALHWA Date: 10/12/2021  
Alvin Wanaka, Sr., Senior EDS  
Business Regulatory Department  
Division of Economic Development



# NON-MANDATORY PRE-BID CONFERENCE SIGN-IN SHEET

Project:	Ganado Senior & Veterans Center	Date:	Wednesday, September 22 <sup>nd</sup> , 2021 @ 10:30am (MST)
Location:	Ganado Chapter, Ganado, Arizona	Place/Room:	Ganado Chapter Multipurpose Space

Name	Title	Company	Phone	Email (Print Clearly)
1 NATHAN WELLS	IPSTA Proj. Mgr.	ISD+H	505-226-2565	nathan@ids-a.com
2 Larry Teasie	Biz. Supervisor	Ganado Chapter	928-755-5920	larryteasie520@gmail.com
3 Jeff Engel	PM	WCA, LLC	928-537-2920	jeff.engel@whiteriverconstruction.com
4 LEONDO BERNY	PM	Berny/Wooden	928-527-4138	LEONDO@BERNY-WOODEN.COM
5 Cal Thompson	Project Manager	LAM Corporation	505-870-7042	cal@lamcorporation.com
6 DAN ARVISO	VP	ARVISO CONST.	505-905-5566	Dan@arviso.com
7 Marcus Murphy	Project Manager	CRMD	928-871-7714	mmurphy@crmd.org
8 Army-Houts	Proj. Mgr.	CPND/BCD	928-871-6737	andy_thomas@crmd.org
9 Marcia Rose	Ganado Chapter Pres.	Ganado Chapter	(928) 225-7689	marciarose@ganadochapter.org
10 Esther Kirk	Office Asst	Ganado Chapter	928-705-5920	ganado@ganadochapter.org
11 Wendell Smith	Assistant	Ganado Chapter	928-266-8588	N/A
12				
13				

DRAFT

Ganado Senior Center and Veterans Facility  
 Estimated Overall Project budget - OPTION 1  
 Updated: July 2021  
 Indigenous Design Studio + Architecture, LLC

CONSTRUCTION COSTS		Notes
\$3,905,660.00	Maximum Allowable Construction Costs (MACC)	4,800 sf x \$820/sf
\$3,905,660.00	CONSTRUCTION COST TOTAL	
SOFT COSTS		Notes
\$390,566.00	Furniture, Furnishings, and Equipment (FF&E)	Estimated @ 10% of Construction Cost
\$57,600.00	Technology	\$12/sf
\$30,000.00	Special inspection and testing during construction	Estimated, code requirement, structural will outline the scope of testing during CDs
\$28,689.96	Navajo Nation Sales Tax @ 6% on soft cost items above	
\$390,566.00	Owner's contingency	10% of the MACC
\$100,000.00	Utilities (NTUA) contingency (water & electric)	Estimated
\$997,421.96	SOFT COST TOTAL	
\$4,903,081.96	TOTAL ESTIMATED PROJECT COST	

CONSTRUCTION COSTS		Notes
\$3,905,660.00	Maximum Allowable Construction Costs (MACC)	4,800 sf x \$820/sf
\$3,905,660.00	CONSTRUCTION COST TOTAL	
DEDUCTIONS/OPTIONS		
\$700,000.00	Delete Asphalt Pavment at Parking lot & Driveways	Concrete Curbing and ABC to remain
\$500,000.00	Delete Kitchen Equipment	Owner provided
\$200,000.00	Delete Landscaping	
\$90,000.00	Delete Main Entry Canopy Structure	
\$50,000.00	Delete outdoor shade structure	
\$40,000.00	Delete all exterior cable supported canopies (at entrances)	
\$50,000.00	Delete operable room partitions (2)	
\$1,630,000.00	TOTAL DEDUCTIONS	
\$2,275,660.00	TOTAL ESTIMATED PROJECT COST W/ DEDUCTIONS	No soft cost included; FF&E, Technology, Special Inspect., Owner & Utilities Contingencies.

CONSTRUCTION COSTS	Item	Notes
\$3,572,250.00	Maximum Allowable Construction Costs (MACC)	4,800 sf x \$750/sf
<b>\$3,572,250.00</b>	<b>CONSTRUCTION COST TOTAL</b>	

SOFT COSTS	Item	Notes
\$357,225.00	Furniture, Furnishings, and Equipment (FF&E)	Estimated @ 10% of Construction Cost
\$57,600.00	Technology	\$12/sf
\$30,000.00	Special inspection and testing during construction	Estimated, code requirement, structural will outline the scope of testing during CDs
<b>\$26,689.50</b>	<b>Navajo Nation Sales Tax @ 6% on soft cost items above</b>	
\$357,225.00	Owner's contingency	10% of the MACC
\$100,000.00	Utilities (NTUA) contingency (water & electric)	Estimated
<b>\$928,739.50</b>	<b>SOFT COST TOTAL</b>	

<b>\$4,500,989.50</b>	<b>TOTAL ESTIMATED PROJECT COST</b>
-----------------------	-------------------------------------

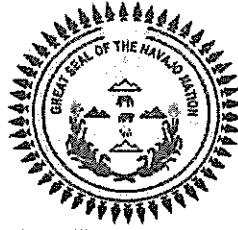
CONSTRUCTION COSTS	Item	Notes
\$3,572,250.00	Maximum Allowable Construction Costs (MACC)	4,800 sf x \$750/sf
<b>\$3,572,250.00</b>	<b>CONSTRUCTION COST TOTAL</b>	

DEDUCTIONS/OPTIONS	Item	Notes
\$700,000.00	Delete Asphalt Pavement at Parking lot & Driveways	Concrete Curbing and ABC to remain
\$500,000.00	Delete Kitchen Equipment	Owner provided
\$200,000.00	Delete Landscaping	
\$90,000.00	Delete Main Entry Canopy Structure	
\$50,000.00	Delete outdoor shade structure	
\$40,000.00	Delete all exterior cable supported canopies (at entrances)	
\$50,000.00	Delete operable room partitions (2)	
<b>\$1,630,000.00</b>	<b>TOTAL DEDUCTIONS</b>	

<b>\$1,942,256.00</b>	<b>TOTAL ESTIMATED PROJECT COST W/ DEDUCTIONS</b>	No soft cost included; FF&E, Technology, Special Inspect., Owner & Utilities Contingencies.
-----------------------	---	---

# GANADO CHAPTER

Willie Tracey, Jr., Chapter Manager  
Cindy L. Smith, Administrative Assistant  
Larry Trosic, Project Supervisor  
Esther Kirk, Office Assistant



Marco Roanhorse, President  
Walter Jones, Vice-President  
Judy James, Secretary/Treasurer  
Vince R. James, Council Delegate  
Dickerson Smith, Grazing Official

---

Post Office Box 188 Ganado, Arizona 86505    Telephone: (928) 755-5920    Facsimile: (928) 755-5927    Email: [ganado@navajochapters.org](mailto:ganado@navajochapters.org)

---

Ganado Community Development Projects Meeting  
August 27, 2021; 9:00 a.m.

**TELECONFERENCE INFO: Call-In: (701)802-5292; Access Code: 8038799#**

**Or (please do not use both, avoid echos)**

**Join ZOOM Online Meeting**

**<https://us02web.zoom.us/j/89419714094?pwd=YloycDJJN1V6UTBDazI3MWJlIcFjdjZz09>**

**Meeting ID: 894 1971 4094 - Passcode: dtLW5L**

## A G E N D A

- I. Call to Order / Welcome / Purpose
- II. Community Development Projects Review
  - a. Ganado Livestock Sale Yard Lease Renewal
    - Chapter Administration
    - Navajo Land Department
  - b. Wastewater Lagoon Expansion – NTUA
  - c. Ganado Senior Citizens Center & Veterans Building
    - Contractors Bid Advertisement
    - ADOT Traffic Impact Study
    - FY22 Operations & Maintenance
      - Dept of Long Term Care Support (aka NAAA)
      - Office of Veterans Affairs
  - d. RBDO Readvertisements
    - Ganado Plaza
    - Burnside Hotel / Restaurant
- III. Plan of Action(s)
- IV. Adjourn





**AGC**  
THE CONSTRUCTION  
ASSOCIATION

# CONSTRUCTION INFLATION ALERT

The construction industry is currently experiencing an unprecedented mix of steeply rising materials prices, snarled supply chains, and staffing difficulties, combined with slumping demand that is keeping many contractors from passing on their added costs. This combination threatens to push some firms out of business and add to the industry's nearly double-digit unemployment rate.

The situation calls for immediate action by federal trade officials to end tariffs and quotas that are adding to price increases and supply shortages. Officials at all levels of government need to identify and remove or lessen any unnecessary or excessive impediments to the importation, domestic production, transport, and delivery of construction materials and products. Project owners need to recognize how much conditions have changed for projects begun or awarded in the early days of the pandemic or before and to consider providing greater flexibility and cost-sharing. Contractors should become even more vigilant about changes in materials costs and expected delivery dates and should communicate the information promptly to current and prospective clients.

This report is intended to provide all parties with better understanding of the current situation, the impact on construction firms and projects, its likely course in the next several months, and possible steps to mitigate the damage. The document will be revised to keep it timely as conditions change. Please send comments and feedback to AGC of America's chief economist, Ken Simonson, [ken.simonson@agc.org](mailto:ken.simonson@agc.org).



# Rising costs, flat project pricing

Figure 1 illustrates the threat to contractors from fast and steeply rising prices for materials, both for projects that have already been bid or started and for preparing -price or guaranteed-maximum-price bids. The red line shows the change since April 2020 in the price of all materials and services used in

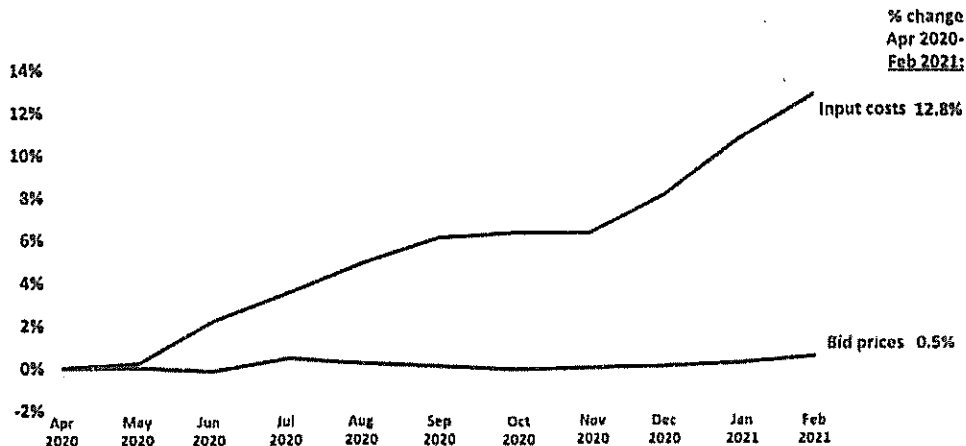
nonresidential construction, while the blue line measures the change—or lack of change—in what contractors say they would charge to erect a set of nonresidential buildings. This blue line, essentially a measure of bid prices, has remained virtually stable, rising only 0.5% from April 2020 to February 2021. In contrast, the red line, measuring the cost of contractors' purchases, has soared nearly 13% over the same 10 months.

In other words, if a contractor or subcontractor submitted a fixed-price bid in April 2020 based on materials costs at that time but did not buy the materials until February 2021, its cost for the materials would have risen an average of nearly 13%. Given that materials often represent half or more of the cost of a contract, such an increase could easily wipe out the profit from a project and create severe financial hardship for the contractor.

**12.8%**  
Input costs for general contractors have soared nearly 13% from April 2020 to February 2021

**FIGURE 1**

Change in construction input costs and bid prices  
April 2020-February 2021



Source: Bureau of Labor Statistics, producer price indexes (PPIs) for new nonresidential building construction (bid prices) and inputs to nonresidential construction (input costs), not seasonally adjusted

In fact, Figure 1 understates the severity of the current situation for many contractors, in three respects. First, the two lines are calculated from producer price indexes (PPIs) posted monthly by the Bureau of Labor Statistics (BLS). The most recent PPIs are based on prices BLS collected around February 11.

Since then, numerous materials have risen even more steeply in price. For instance, the national average retail price of on-highway diesel fuel climbed from \$2.80 per gallon on February 8 to \$3.19 on March 22, a rise of 14% in just six weeks, according to a weekly truckstop survey posted by the Energy Information Administration. Private price-tracking services have reported similarly steep increases for a variety of steel, lumber, and engineered wood products.

Second, contractors are incurring costs not captured by this measure. Delayed deliveries, higher expenditures for personal protective equipment and other sanitation measures, and shortages of employees or subcontractors' workers on jobsites due to coronavirus impacts are all driving up contractors' costs. In some cases, project completions are being delayed, meaning contractors receive needed payments later and may incur penalties for missed deadlines.

Third, many projects or subcontractors' packages are heavily weighted toward materials that have risen much more in price than the overall PPI for inputs. As Figure 2 shows, the PPI for diesel fuel (at the fuel terminal, not retail) increased 114% between April 2020 and February 2021. The PPI for lumber and plywood jumped 62%. The index for copper and brass mill shapes climbed 37% and the PPI for steel mill products rose 20%.

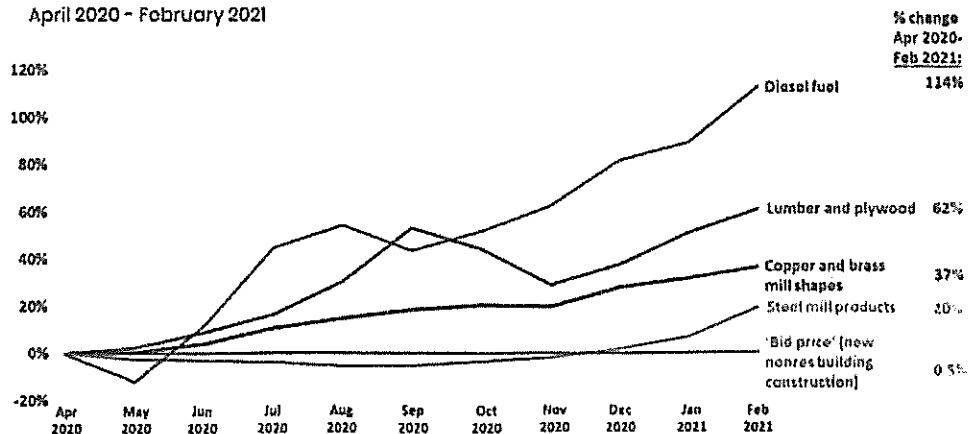
**114%**

Diesel fuel PPI (Producer Price Index) has increased more than 114% between April 2020 to February 2021

**FIGURE 2**

**Price changes for construction and selected materials**

April 2020 - February 2021



Source: Bureau of Labor Statistics, producer price indexes (PPIs) for new nonresidential building construction (bid prices), diesel fuel, wood, and metal products, not seasonally adjusted

**270%**

Due to extreme weather conditions and general demand, PVC prices have increased over 270% from March 2020 to March 2021

Some broad categories of products have not gone up dramatically, but narrower classes of products within those categories have. For instance, the PPI for plastic construction products rose "only" 6% from March 2020 to January. But an AGC member reported on March 5 that for polyvinyl chloride (PVC) "used in electric utility work the price from [March 2020] to January 2021 had a general increase of 85%." Following extreme winter weather in Texas that knocked out production facilities and created a surge in demand for pipe to replace broken lines, "Now that increase is 270% from March 2020" to March 4, 2021.

In recent weeks, producers and distributors of many additional materials have announced large price increases. Some have already been imposed, while others are scheduled to take effect in the next few weeks.

For example, a leading producer of spray polyurethane products, used for building sealants and insulation, announced on March 12 that it would increase prices 12-15%, "effective for all new and existing orders shipping after April 12." On March 4 another supplier

notified customers of two price increases of 10% each, effective on April 5 and May 1. On March 10, a major building-products distributor announced 19 broad categories of price increases, ranging as high as a 20% increase effective on April 5 for "all wallboard and glass mat products."

In addition to sudden price increases, contractors are experiencing delivery times that have stretched or become completely unreliable. A producer of building mesh told customers on March 15, "Volatility in the costs associated with producing and shipping standard welded wire reinforcement has made it necessary for us to withdraw all previously issued price lists. The availability of SWWR has been negatively impacted by the shortage of raw materials; therefore, lead times previously quoted will require review."

## Not a short-term problem

Some might assume contractors will simply raise their prices to cover the added costs. But current conditions in the industry, as well as the record from previous episodes of escalating materials costs, suggest that the mismatch between materials costs and contractors' prices is likely to persist for an extended period.

The pandemic has caused current production and delivery of many materials to fall short of demand. Initially, a wide range of factories, mills, and fabrication facilities were shut down on their owners' initiative or because government orders deemed them to not be "essential." In some cases, contractors—particularly homebuilders—canceled orders because they no longer saw demand for construction. Once production facilities were allowed to re-open, many of them had trouble getting up to full capacity because their own workers or those of their suppliers and freight haulers may have been ill, quarantined, or required to care for family members at home.

Imported products and components also were subject to production and shipping shutdowns in the early months of the pandemic. This particularly affected many products from China and northern Italy, ranging from kitchen cabinets and appliances to tile flooring to elevators. In recent months, production has increased but containers, ships, port space, and trucking capacity have all experienced bottlenecks that have slowed deliveries.

Dramatic shifts in demand triggered, at least in part, by the pandemic have added to price pressures and shortages of goods. Housing starts have increased between 15% and 20% from year-earlier levels, creating huge additional demand for wood products and other items that are also used in nonresidential construction. Restaurants that added decks and railings for outdoor dining, along with offices and other buildings undergoing remodeling, added to demand for these products.

A more recent source of price increases and extended lead times was the extreme winter weather that struck Texas in February.

Widespread, unanticipated power failures and unusual freezing temperatures shut down petrochemical plants that normally operate around the clock. Frozen pipes burst, adding to the damage. Repairing the damage and getting complex facilities back to full operating rates is likely to take several months in some cases.

Loss of this production affects plastic resins and other "building blocks" for a wide range of construction products, including: PVC pipe and other hard plastic products like plumbing fittings

15-20%

Housing starting costs have increased between 15% to 20% from year-earlier levels



and fixtures; vinyl siding and vapor barriers; binders or "glue" for the particles and layers of plywood and oriented strand board (OSB), and adhesives for backing/facing for wallboard. Various types of cardboard, paper, and plastic packaging, tapes, and fasteners, including ones for shipping and protecting construction materials, also depend on resins. The freeze also added to demand for plastic pipe and fittings to replace broken water lines, adding to the demand-supply imbalance.

Yet another cause of higher prices and tighter supply is trade policy actions imposed in 2018-2020. Tariffs or quotas on steel and aluminum from many countries, along with tariffs on hundreds of parts and materials from China, drove up the cost of many construction products and limited the number of suppliers, which has led to longer delivery times. Failure to renew a longstanding softwood lumber agreement with Canada has added to lumber costs.

Although the ostensible purpose of some of the trade actions was to protect and create jobs in the U.S. manufacturing sector, steel in particular, very little capacity has been added so far. Many manufacturers merely raised their prices in tandem with the imposition of tariffs.

## PAST EPISODES

12.9%

In the past price inflation, materials costs experienced an annual growth rate increase of 12.9% in September 2008

The construction industry has endured previous spells of rapid cost escalation. For instance, the PPI for goods used in new nonresidential construction accelerated from a 3.6% year-over-year rate of increase in January 2004 to 10.0% by October of that year and remained above a 5% annual rate for a total of 31 months, before subsiding to a 3.2% rate in October 2006.

Less than a year later, materials costs soared again, rising from a 1.6% annual growth rate in August 2007 to 12.9% in September 2008. The financial crisis that fall brought rates down rapidly but, again, only for about a year. The growth rate spiked from 0.4% year-over-year in December 2009 to 5.8% the following April and remained above or close to 5% until early 2012.

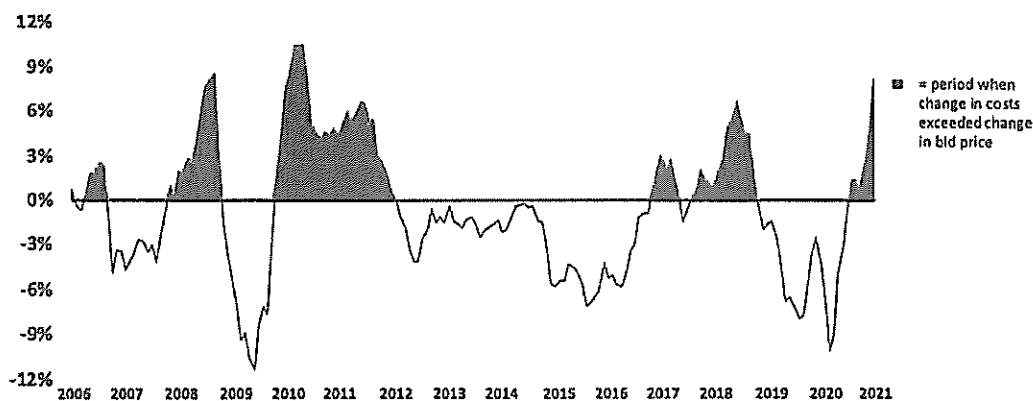
The most recent episode of high materials cost increases was from November 2018 through November 2019, when the year-over-year price change ranged from 4.9% to 9.2%.

While each of these price spikes eventually subsided, they caused enormous harm to contractors, who generally were not able to pass along the increases for an extended period. Not only were firms that had already signed contracts to deliver a project at a fixed price caught by the increases, but competition kept contractors from raising bids to match for a year or longer. A comparison of the year-over-year change in the PPI for materials with the PPIs for five types of new nonresidential buildings shows there were periods as long as 28 consecutive months with such price disparities. That is, contractors' bid prices rose less—or decreased—relative to the cost of the goods they purchased. For the most part, these months coincided with periods in which the value of nonresidential construction was stagnating or shrinking.

Figure 3 shows this comparison for one building type, new warehouse building construction. Periods in which the PPI for goods used in nonresidential construction exceeded the PPI for warehouse contractors' bid prices appear in red. The longer these intervals last and the higher the peak—i.e. the larger the gap between costs and bid prices—the more likely it is that some contractors will have financial difficulties. The current period already has one of the highest peaks.

**FIGURE 3**

Change in material costs vs. change in warehouse bid prices, Jan. 2006 -Feb. 2021  
Difference between year-over-year change in costs vs. bid prices



Source: Bureau of Labor Statistics, producer price indexes (goods inputs to nonresidential construction (material costs) and new warehouse construction (bid prices))

## CURRENT DEMAND FOR CONSTRUCTION

The construction market currently is marked by a huge disparity. Residential construction spending—comprising new single- and multifamily structures along with additions and renovations to owner-occupied housing—jumped 21% from January 2020 to January 2021. Over the same 12 months, private nonresidential construction spending tumbled 10%.

Employment data show a similar story. Both residential and nonresidential construction employment plunged by 14-15% from February to April 2020. But over the next nine months, through January 2021, employment among residential building and specialty trade contractors rebounded to the same level as in February 2020, immediately before the pandemic struck. In contrast, in those nine months nonresidential building, specialty trade and heavy and civil engineering contractors added back little more than half of the employees they lost between February and April 2020.

AGC has surveyed its members repeatedly since March 2020 to gauge the impact of the pandemic on their businesses. Consistently, and as recently as March 2021, only about one-third of firms reported the volume of their business had matched or exceeded the levels of one year before, while an equal share predicted they would not return to that level for more than six months. The remainder either thought it would take 1-6 months to reach year-ago levels or didn't know. These results, like the spending and employment data, point to a large amount of downward pressure on contractors' ability to pass along material cost increases. (Full survey results are available here: <https://www.agc.org/news/2021/03/11/march-2021-agc-coronavirus-survey-results>.)

**21%**

Residential construction spending jumped 21% from January 2020 to January 2021

# What can contractors and owners do?

While contractors cannot unclog ports or rescind tariffs, they can provide project owners with timely and credible third-party information about changes in relevant material costs and supply-chain snarls that may impact the cost and completion time for a project that is underway or for which a bid has already been submitted.

Owners can authorize appropriate adjustments to design, completion date, and payments to accommodate or work around these impediments. Nobody welcomes a higher bill, but the alternative of having a contractor stuck with impossible costs or timing is likely to be worse for many owners.

For projects that have not been awarded or started, owners should start with realistic expectations about current costs and the likelihood of increases. They should provide potential bidders with accurate and complete design information to enable bidders to prepare bids that minimize the likelihood of unpleasant surprises for either party.

Owners and bidders may want to consider price-adjustment clauses that would protect both parties from unanticipated swings in materials prices. Such contract terms can enable the contractor to build in a smaller contingency to its bid, while providing the owner an opportunity to share in any savings from downward price movements (which are likely at some point, particularly for long-duration projects). The ConsensusDocs suite of contract documents ([www.ConsensusDocs.org](http://www.ConsensusDocs.org)) is one source of industry-standard model language for such terms. The ConsensusDocs 200.1 Materials Price Escalation Addendum offers the only standard contract document that addresses price escalation.

The parties may also want to discuss the best timing for ordering materials and components. Buying items earlier than usual can provide protection against cost increases but it comes with the need to pay sooner for the items and potentially paying for storage, security against theft and damage, and the possibility of design changes that make early purchase unwise.

## Conclusion

The construction industry is in the midst of a period of exceptionally steep and fast-rising costs for a variety of materials, compounded by major supply-chain disruptions and stagnant or falling demand for projects—a combination that threatens the financial health of many contractors. No single or simple solution will resolve the situation, but there are steps that government officials, owners, and contractors can take to lessen the pain.

Federal trade policy officials can act immediately to end tariffs and quotas on imported products and materials. With many U.S. mills and factories already at capacity, bringing in more imports at competitive prices will cool the overheated price spiral and enable many users of products that are in short supply to avoid layoffs and shutdowns.

Officials at all levels of government should review all regulations, policies, and enforcement actions that may be unnecessarily driving up costs and slowing importation, domestic production, transport, and delivery of raw materials, components, and finished goods.

Owners need to recognize that significant adjustments are probably appropriate regarding the price or delivery date of projects that were awarded or commenced early in the pandemic or before, when conditions at suppliers were far different. For new and planned projects, owners should expect quite different pricing and may want to consider building in more flexibility regarding design, timing, or cost-sharing.

Contractors need, more than ever, to closely monitor costs and delivery schedules for materials and to communicate information with owners, both before submitting bids and throughout the construction process.

Materials prices do eventually reverse course. Owners and contractors alike will benefit when that happens. Until then, cooperation and communication can help reduce the damage.

No single or simple solution will resolve the situation, but there are steps that government officials, owners, and contractors can take to lessen the pain



EXHIBIT:

D

# SIHASIN FUND POWERLINE AND CHAPTER CAPITAL PROJECTS EXPENDITURE PLAN

NO.	CHAPTER	PROJECT DESCRIPTION	PROJECT TYPE (Pre-Design, Design, Design/Construction)	PROJECT DURATION	YEAR 1 FUNDING	YEAR 2 FUNDING	YEAR 3 FUNDING	MATCHING FUNDS (LEVERAGE)	SIHASIN FUNDS REQUESTED
124	Cornfields	Sunrise Low Water Crossing (Road)	Pre-Design	26-36 months	\$0.00	\$266,000.00	\$0.00	\$0.00	\$266,000.00
125	Cornfields	Rural Address LRAC E-911	Design/Construction	12 months	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
126	Cornfields	Backhoe Purchase	Purchase	6 months	\$40,000.00	\$0.00	\$0.00	\$25,000.00	\$40,000.00
127	Cornfields	Green House	Design/Construction	12 months	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
128	Kindalichii	Chapter House Parking Lot	Design/Construction	12-24 months	\$94,731.32	\$0.00	\$0.00	\$0.00	\$94,731.32
129	Jeddito	Backhoe Purchase	Major Equipment	6 months	\$107,064.66	\$0.00	\$0.00	\$0.00	\$107,064.66
130	Jeddito	Bathroom Addition (Coldwater Loop)	Design/Construction	18-24 months	\$0.00	\$363,194.33	\$0.00	\$0.00	\$363,194.33
131	Jeddito	Bathroom Addition (Upper Highland/ Sitting Rk)	Design/Construction	18-24 months	\$0.00	\$363,194.34	\$0.00	\$0.00	\$363,194.34
132	Steamboat	Old Chapter Renovation (Stone Bldg.)	Construction	8-12 months	\$220,000.00	\$0.00	\$0.00	\$0.00	\$220,000.00
133	Steamboat	Chapter Building Renovation	Design/Construction	18-24 months	\$0.00	\$0.00	\$400,000.00	\$50,000.00	\$400,000.00
134	Steamboat	Chapter Warehouse	Design/Construction	18-24 months	\$0.00	\$213,333.33	\$0.00	\$25,000.00	\$213,333.33
135	Canado	Senior Center Building	Design/Construction	18-24 months	\$0.00	\$833,333.34	\$0.00	\$0.00	\$833,333.34
136	Coppermine	Backhoe	Major Equipment	4-6 months	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00
137	Coppermine	Multipurpose Building	Pre-Design	18-24 months	\$0.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00
138	Coppermine	Western Navajo Pipeline, Fireflow, Storage Tank	Design/Construction	18-24 months	\$0.00	\$400,000.00	\$0.00	\$0.00	\$400,000.00
139	Kalbeto	Kalbeto Design Infrastructure	Design/Construction	18-24 months	\$0.00	\$370,000.00	\$0.00	\$0.00	\$370,000.00
140	Tonalea	Government Building	Construction	8-12 months	\$1,050,000.00	\$0.00	\$0.00	\$0.00	\$1,050,000.00
141	Klagetoh	Head Start Project	Pre-Design	8-12 months	\$0.00	\$400,000.00	\$0.00	\$0.00	\$400,000.00
142	Lupton	Basketball Court Development	Pre-Design	12 months	\$0.00	\$53,795.00	\$0.00	\$0.00	\$53,795.00
143	Lupton	Cemetery	Pre-Design	13 months	\$0.00	\$0.00	\$100,000.00	\$0.00	\$100,000.00
144	Lupton	Warehouse Renovation	Pre-Design	14 months	\$68,795.00	\$0.00	\$0.00	\$0.00	\$68,795.00



# THE NAVAJO NATION

---

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT



August 5, 2020

Hon. Seth Damon  
Office of the Speaker  
Post Office Box 3390  
Window Rock, AZ 86515

RE: CJY-57-20, *An Action Relating to Budget and Finance Committee, Resources and Development Committee and Naahik'iyditi' Committee and Navajo Nation Council; Allocating \$1,444,032 from the Sihasin Fund to the Capital Projects Management Department on behalf of the Ganado Chapter; and approving and adopting the Sihasin Fund Ganado Senior Citizens and Veterans Center Expenditure Plan pursuant 12 N.N.C. §§ 2501 – 2508*


Dear Speaker Damon,

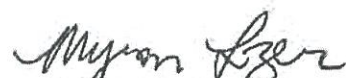
Pursuant to the authority vested in the Navajo Nation President, I am approving CJY-57-20.

This has been a long road for the Ganado Community but thanks to their perseverance and determination this project is nearing completion. Advocating for almost 10 years and closing the former center for the past four years, the Ganado Senior Citizens and Veterans will now have a place to call their own. We thank all those community members who were determined to see this project completed and we thank the 23<sup>rd</sup> and 24<sup>th</sup> Navajo Nation Council for their support of our elders and veterans. We made a commitment to the Ganado elders to support this project and working together with the Navajo Nation Council we share their joy for this project. Once again, our elders show us what it means to come together to support one another for the benefit of all.

Thank you to the 24<sup>th</sup> Navajo Nation Council for supporting the funds to complete the Ganado Senior and Veterans Center. We pray for the health and safety of our elders, veterans, and community members during this time and we trust there will be a time soon when we can all enjoy the community spirit at the new Ganado Senior and Veterans Center.

Sincerely,

  
Jonathan Nez, President  
THE NAVAJO NATION

  
Myron Lizer, Vice President  
THE NAVAJO NATION

RESOLUTION OF THE  
NAVAJO NATION COUNCIL  
24<sup>th</sup> NAVAJO NATION COUNCIL - SECOND YEAR, 2020

AN ACTION

RELATING TO BUDGET AND FINANCE COMMITTEE, RESOURCES AND DEVELOPMENT COMMITTEE AND NAABIK'ÍYÁTI' COMMITTEE AND NAVAJO NATION COUNCIL; ALLOCATING \$1,444,032 FROM THE SÍHASIN FUND TO THE CAPITAL PROJECTS MANAGEMENT DEPARTMENT ON BEHALF OF THE GANADO CHAPTER; AND APPROVING AND ADOPTING THE SÍHASIN FUND GANADO SENIOR CITIZENS AND VETERANS CENTER EXPENDITURE PLAN PURSUANT 12 N.N.C §§ 2501 - 2508

BE IT ENACTED:

SECTION ONE. AUTHORITY

- A. The Navajo Nation Council is the governing body of the Navajo Nation. 2 N.N.C. § 102 (A).
- B. The Naabik'íyáti' Committee of the Navajo Nation Council is empowered to review all proposed legislation which requires final action by the Navajo Nation Council. 2 N.N.C. §164(A)(9).
- C. The Budget and Finance Committee of the Navajo Nation Council is empowered to review and recommend to the Navajo Nation Council the budgeting, appropriation, investment, and management of all funds. 2 N.N.C. § 301 (B)(2).
- D. The Resources and Development Committee of the Navajo Nation Council is empowered to provide oversight of the chapters of the Navajo Nation, as well as oversight over community development on the Navajo Nation. 2 N.N.C. §501 (C)(1).
- E. The Navajo Nation Code provides the purpose of the Navajo Nation Síhasin Fund ("Síhasin Fund") is as follows:

§ 2502 Purpose

- A. The purposes of this Fund are to provide financial support and/or financing for:
  - 1. The planning and development of economic development and regional infrastructure supporting economic development and community development, including such infrastructure as, but not limited to, housing, commercial and government buildings, waterline, solid

waste management development, powerline projects, and transportation and communication systems, within the Navajo Nation; and

2. Education opportunities for members of the Navajo Nation.

B. For the Purpose in § 2502(A)(1), Fund expenditures for infrastructure shall not be limited by 12 NNC § 1310(F) or TCDCJY-77-99.

C. Leveraging the Fund by way of guaranteeing loans, match funding, direct funding in part, and other weighted uses of the Fund, including loan financing from the Fund, for the purposes in § 2502(A)(1), shall be favored over direct funding in whole.

12 N.N.C. § 2502, as amended by CJA-03-18.

F. The Síhasin Fund provides that "Fund Principal" shall consist of all deposits made to the Síhasin Fund and that "Fund Income" shall consist of all earnings (interest, dividends, etc.) generated and realized by the Fund Principal, and that Fund Income shall be deposited in and added to Fund Principal until such time as a Fund Expenditure Plan is duly adopted. 12 N.N.C. §§ 2504 and 2505 (C).

## SECTION TWO. FINDINGS

A. The Ganado Chapter has been certified as a Local Governance Certified Chapter of the Navajo Nation under 26 N.N.C. §§ 101 et al.

B. As set forth in Ganado Chapter Resolution No. GAN-147-2019, attached as Exhibit A, the Navajo Occupational Safety and Health Administration (NOSHA) recommended the closure of the Ganado Senior Citizens Center, a residential double-wide trailer, due to multiple safety issues and building deficiencies; and on February 26, 2016, the Ganado Chapter closed down the Senior Citizens Center to protect the public.

C. The Ganado Chapter has been advocating for a Veterans Center since before 2012, see Exhibit B, and has worked to secure the necessary land withdrawal for the Senior Citizens and Veterans Center.

D. The Navajo Nation Council, through resolution CAP-35-18, approved and adopted the Síhasin Fund Powerline and Chapter



Projects Expenditure Plan including \$833,333.00 for the Ganado Senior Citizen Center project at CAP-35-18, Exhibit D. Item No. 135. This request for \$1,444,032.00 is in addition to the amount approved by CAP-35-18 attached as Exhibit C.

- E. The Ganado Senior Citizen and Veterans Center Scope of Work and Cost Breakdown are attached as Exhibit D.
- F. The "Section 164 Review Form" for the \$1,444,032.00, including Office of Management and Budget (OMB), Office of the Controller and the Department of Justice reviews, along with project budget and process schedules, are attached as Exhibit E.

SECTION THREE. ALLOCATION OF \$1,444,032.00 TO THE CAPITAL PROJECTS MANAGEMENT DEPARTMENT ON BEHALF OF THE GANADO CHAPTER AND APPROVAL AND ADOPTION OF THE GANADO CHAPTER SENIOR CITIZEN AND VETERANS CENTER EXPENDITURE PLAN

- A. The Navajo Nation hereby allocates one million four hundred forty-four thousand thirty-two dollars (\$1,444,032.00) from the Síhasin Fund to the Capital Projects Management Department within the Division of Community Development on behalf of the Ganado Chapter to plan, design and/or construct the Ganado Chapter Senior Citizen and Veterans Center as detailed in Exhibits D and E.
- B. The Navajo Nation hereby approves and adopts the Síhasin Fund Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan as set forth in this resolution and in Exhibit D and E, attached and incorporated herein.
- C. The Síhasin Funds allocated for the Síhasin Fund the Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan may be further leveraged by bond or loan financing pursuant to the Navajo Nation Bond Financing Act, 12 N.N.C. § 1300 et seq., as amended, using Síhasin Fund earnings for repayment and financing costs upon the recommendation of the Budget and Finance Committee and approval by a two-thirds (2/3) vote of all members of the Navajo Nation Council.

SECTION FOUR. APPROVAL AND ADOPTION OF EXPENDITURE PLAN ADMINISTRATION

The Navajo Nation hereby approves administration of the Síhasin Fund Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan as follows:

- A. The Navajo Nation Controller shall determine whether the source of the \$1,444,032.00 allocations from the Síhasin Fund will be from Fund Principal or Fund Income or a combination of both;
- B. The funds allocated to the Capital Projects Management Department on behalf of the Ganado Chapter for the planning, design and/or construction of the Ganado Chapter Senior Citizen and Veterans Center shall be released to the Capital Project Management Department within ninety (90) days following enactment of the Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan;
- C. The funds allocated for the Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan shall be used solely to design, plan, and/or construct the Ganado Chapter Senior Citizen and Veterans Center described in Exhibit D and E. Any and all cost-saving shall be returned to the Síhasin Fund once the Ganado Chapter Senior Citizen and Veterans Center is completed;
- D. If requested by the Ganado Chapter, the Capital Projects Management Department may transfer the funds, responsibility and accountability for the Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan to the Ganado Chapter pursuant to a Memorandum of Agreement or other form of grant agreement executed pursuant to 2 N.N.C. § 164 (B), as amended; and
- E. The fund allocated for the Ganado Chapter Senior Citizen and Veterans Center shall not lapse on an annual basis pursuant to 12 N.N.C. § 820 (N), however, any funds not spent or encumbered within twenty-four (24) months of the later or the date funds are released to the Capital Projects Management Department or transferred to the Ganado Chapter shall revert to the Síhasin Fund principal, unless recommended otherwise by the Resources and Development Committee and approved by the Naabik'íyáti' Committee.

#### SECTION FIVE. EFFECTIVE DATE

The Síhasin Fund Ganado Chapter Senior Citizen and Veterans Center Expenditure Plan, as set forth above, shall become effective pursuant to 12 N.N.C. § 2505.

#### SECTION SIX. DIRECTIVES

The Ganado Chapter and the Capital Projects Management Department shall report the status of the Ganado Chapter Senior Citizen and

Veterans Center to the Naabik'iyáti' Committee a least once per quarter after the initial disbursement of funds.

CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the 24<sup>th</sup> Navajo Nation Council at a duly called meeting in Window Rock, Navajo Nation (Arizona), at which a quorum was present and that the same was passed by a vote of 22 in Favor, and 00 Opposed, on this 22<sup>nd</sup> day of July 2020.



Honorable Seth Damon, Speaker  
24<sup>th</sup> Navajo Nation Council

July 27, 2020  
DATE

Motion: Honorable Wilson Stewart, Jr.  
Second: Honorable Rickie Nez

Speaker Seth Damon not voting

ACTION BY THE NAVAJO NATION PRESIDENT:

1. I, hereby, sign into law the foregoing legislation, pursuant to 2 N.N.C. § 1005 (C)(10), on this 5th day of August, 2020.

Jonathan Nez Myron Ler  
Jonathan Nez, President  
Navajo Nation

2. I, hereby, veto the foregoing legislation, pursuant to 2 N.N.C. § 1005 (C)(11), on this \_\_\_\_\_ day of \_\_\_\_\_, 2020 for the reason(s) expressed in the attached letter to the Speaker.

\_\_\_\_\_  
Jonathan Nez, President  
Navajo Nation

3. I, hereby, exercise line-item veto pursuant to the 2010 Certified Initiative, over the supplemental appropriations approved herein by the Navajo Nation Council; on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Jonathan Nez, President  
Navajo Nation



DEPARTMENT OF HEALTH AND HUMAN SERVICES  
PUBLIC HEALTH SERVICE  
OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING  
P.O. BOX 694  
MANY FARMS, ARIZONA 86538  
(928) 781-3816

April 8, 2021

James Begay Jr., Program Supervisor II  
Navajo Area on Aging Program  
P.O. Box 972  
Chinle, Arizona 86503

Dear Mr. Begay,

Enclosed is a copy of the routine survey for Cottonwood Senior Citizen Center conducted on March 19, 2021. Tina Yazzie, Environmental Health Specialist and Samuel Rivera, Environmental Health Officer conducted the survey. Survey results were discussed with Ester Tullie, Cook.

AS THE DULY APPOINTED HEALTH ADVISOR TO THE NAVAJO NATION, THE OFFICE OF ENVIRONMENTAL HEALTH AND ENGINEERING, DIVISION OF ENVIRONMENTAL HEALTH SERVICES RECOMMENDS THAT THE SANITATION PERMIT BE RETAINED FOR THE COTTONWOOD SENIOR CITIZEN CENTER FACILITY.

The Division of Environmental Health Services is available to provide technical assistance on any environmental health issues or concerns. If you have any questions regarding this report, please contact Tina Yazzie at [tina.yazzie@ihs.gov](mailto:tina.yazzie@ihs.gov).

Sincerely,


Donna Gilbert, REHS, MPH  
District Sanitarian

XC: Valerie Jones, Department Manager III, Navajo Area Agency on Aging, PO Box 1390, Window Rock, AZ 86515  
Velma Yazzie, Senior Center Manager. P.O. Box 1139, Chinle, AZ 86503  
Gordon Tsatoke, Acting OEHE Director, DEHS, OEHE, NAIHS, P.O. Box 9020, Window Rock, Arizona 86515  
Herman Shorty, Program Director, NDOH/OEH, P.O. Box 1390, Window Rock, AZ 86515  
Sam Canyon, Sanitarian, NDOH/OEH, P.O. Box 1390, Window Rock, AZ 86515  
Many Farms OEH, file

05/03/2021  
12:05 9:40 am

# Institutional Survey

Page 1 of 4

	<b>COTTONWOOD SENIOR CITIZEN CENTER</b>		Survey Date: 03/19/2021
	Many Farms OEHE Field Office PO Box 684 Many Farms, AZ 86538 (928) 781-3816	PO Box 2092 Chinle, AZ 86503 (928) 725-3528	Time In: 2:00 PM Time Out: 3:00 PM Survey Purpose: Routine
Latitude / Longitude:		Manager: Valma Yazzie Permit #: Estab. Type: 24 Senior Citizens' Center	Total # of Deficiencies: 6 # of Critical Deficiencies: 1 # of Repeat Critical Deficiencies: 1 Score:

## Introductory Comments


Fire Extinguishers was last serviced on FEB 2018 and needs to be updated. This needs to be completed immediately.

Smoke detector is beeping. Smoke detectors are devices that senses smoke in case of a fire. Replace batteries or service as needed.

All violations listed below are in need of correction immediately.

# Institutional Survey

Page 2 of 4

	<b>COTTONWOOD SENIOR CITIZEN CENTER</b>		Survey Date: 03/19/2021
	Many Farms OEHE Field Office PO Box 694 Many Farms, AZ 86538 (928) 781-3816	PO Box 2092 Chinle, AZ 86503 (928) 725-3529	Time In: 2:00 PM Time Out: 3:00 PM Survey Purpose: Routine
Latitude / Longitude:		Manager: Valma Yazzie Permit #: _____ Estab. Type: 24 Senior Citizens' Center	Total # of Deficiencies: 8 # of Critical Deficiencies: 1 # of Repeat Critical Deficiencies: 1 Score: _____

Mark designated compliance status (IN, OUT, N/A, N/O) for each numbered item IN=in compliance OUT=not in compliance N/A=not applicable N/O=not observed		Mark appropriate box for for COS and/or R COS=corrected on-site during inspection R=repeat			
IN	OUT	N/A	N/O	COS	R
<b>Fire Safety</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Fire egress routes are unobstructed, lighted, in appropriate number.					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Fire systems (suppression, alarms, heat/smoke detectors, emergency lighting) installed, operable, maintained.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Smoking policy in place (smoking should be prohibited in common living areas and food preparation areas)					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Use of smudge pots, stoves, or similar "cultural" flammable materials is monitored for safe practices.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Occupancy Rates are met					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Newly purchased cots/pods, upholstered furnishings and bedding time resistant					
<b>Emergency Preparedness</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Appropriate written emergency plans are in place and utilized.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Emergency drills (fire, utility emergencies/outages, etc) conducted & documented					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Residents/staff are trained on emergency evacuation procedures.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Evacuation plans available and tested every other month					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Security/Violence control plans and measures are in place.					
<b>Hazard Potential - General</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Is there evidence of over-crowding which could have significant adverse public health impact?					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Shop & lab classrooms: Exposure to hazards minimized (physical, chemical, gas, electrical & noise hazards controlled).					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Playgrounds: Equipment is age appropriate, approved materials and design and in good repair					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Adult supervision is provided in all hazard locations					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Sufficient lighting is provided in critical locations (shops, labs, tubs)					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Play fields, gym facilities, swimming pools, are safe and meet public health standards.					
<b>Hazard Potentials - Electrical</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Access to electrocution hazards is minimized (panels, transformers, electrical closets locked)					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Ground fault circuit interrupters installed as required					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Electrical system & components in good repair					
<b>Hazard Potentials - Chemical</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Proper storage of hazardous materials: Inaccessible to clients (closets, chemical storage, marts, areas).					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Emission sources controlled. (Kilns, auto shops, generators, ventilation sys, effluents, school bus idling, etc)					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Staff utilize chemicals properly					
<b>Infection Control</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Clean hands, properly washed					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Sufficient building cleaning and personnel hygiene supplies are available					
<b>Administration</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Health and Safety Policies are in place					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. System in place to identify and address hazards/conditions. Documented follow-up actions, training, testing, etc. available.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Proper PPE and training provided to employees					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Employees and clients receive training in health and safety and infection control procedures as needed.					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. First Aid kit accessible and maintained					
<b>Facilities Management</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Plumbing fixtures are in good repair and in appropriate numbers					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Potable water is from an approved source					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39. Cross connection, back-siphonage, backflow prevented					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Heating, cooling, and ventilation and exhaust systems are adequate and maintained.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41. HVAC systems properly treated, monitored and maintained to prevent growth of Legionella					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42. Solid waste collection, storage and disposal is adequate					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Facility is in good repair, housekeeping supports a clean building					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44. Other hazardous or unsanitary conditions present (pest, asbestos, mold, rodents/breeding conditions, etc.)					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45. Waste water drains to a sanitary sewer					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46. Grounds are free of hazards, waste areas are clean					

Person In Charge  
Print Name

EHS Signature

Tina A. Yazzie -S

Digitally signed by Tina A. Yazzie -S  
DN: cn=Tina A. Yazzie -S, email=Tina.A.Yazzie@azdhs.gov, o=Arizona Department of Health Services, ou=Arizona Department of Health Services, c=US

Tina Yazzie

Next Survey Date: 03/19/2022  
Next Survey Purpose: Routine

# Institutional Survey

Page 3 of 4



## COTTONWOOD SENIOR CITIZEN CENTER

Many Farms OEHE Field Office  
PO Box 694  
Many Farms, AZ 88538  
(928) 781-3818

PO Box 2092  
Chino, AZ 88503  
(928) 725-3529

Survey Date: 03/19/2021  
Time In: 2:00 PM  
Time Out: 3:00 PM  
Survey Purpose: Routine

Manager: Velma Yazzie  
Permit #:   
Etab. Type: 24 Senior Citizens' Center

Total # of Deficiencies: 0  
# of Critical Deficiencies: 1  
# of Repeat Critical Deficiencies: 1  
Score:

Latitude / Longitude:

## Observations and Recommended Actions

Based on a Survey this day, the items below identify deficiencies in the operations or construction of this facility

Deficiency: 02 Fire systems (suppression, alarms, heat or smoke detectors, emergency lighting, and exit lights) are installed, operable, & maintained  
Corrected By: Immediately

CRITICAL REPEAT COS = No # of Occurrences = 6  
REPEAT REPEAT REPEAT REPEAT REPEAT REPEAT

1. One smoke alarm in the hallway was not able to beep at time of testing. Change the batteries twice a year to ensure that they are operating at all times in case of a fire. It is also recommended that the fire alarm system be tested and check to assure safety code regulations.

2. One smoke alarm kept chirping. Replace the batteries or clean the smoke detector sensor.

Deficiency: 16 Sufficient lighting is provided in critical locations (shops, kilns, labs)  
Corrected By: Immediately

REPEAT COS = No # of Occurrences = 1  
In dining area, two fluorescent lighting is out. Proper lighting in a high risk area is critical for participant/staff safety. Replace burnt out fluorescent light bulbs and ensure continued proper servicing.

Deficiency: 30 Pest harborage/Access controlled. no evidence of infestation

COS = No # of Occurrences = 1  
Back door by restrooms door is propped open. Open doors are entrance ways for animals, rodents, and insects. All doors should remain closed at all times.

Deficiency: 36 First Aid kit accessible and maintained  
Corrected By: Immediately

REPEAT COS = No # of Occurrences = 4  
In First Aid Kit, eyewash expired and Band-Aid bandages needs to be refilled.

Deficiency: 40 Heating, cooling, and ventilation and exhaust systems are adequate and maintained.  
Corrected By: Immediately


REPEAT COS = No # of Occurrences = 4  
Ceiling ventilation covers are dirty. Dirt attracts insects and rodent and leads to food contamination. Recommend regular cleaning of all ceiling ventilation ducts in the kitchen and rest room area.

Janitor's closet vent not working.



# Institutional Survey

Page 4 of 4

	<b>COTTONWOOD SENIOR CITIZEN CENTER</b>		Survey Date: 03/18/2021
	Many Farms OEHE Field Office	P.O. Box 2082	Time In: 2:00 PM
	PO Box 694 Many Farms, AZ 86538 (928) 781-3816	Chino, AZ 86503 (928) 725-3528	Time Out: 3:00 PM Survey Purpose: Routine
Latitude / Longitude:		Manager: Valma Yazzie Permit #: Estab. Type: 24 Senior Citizens' Center	Total # of Deficiencies: 6 # of Critical Deficiencies: 1 # of Repeat Critical Deficiencies: 1 Score:
Deficiency: 42      Solid waste collection, storage and disposal is adequate			
COS = No # of Occurrences = 1 Garbage Dumpster not fenced in and on dirt ground. Improperly kept disposal system attract insects and rodents. Recommend proper maintaining waste disposal. Need for non-absorbent material as in asphalt or concrete pad for dumpsters to sit on, fenced in area to discourage animals. Exterior trash dumpster is laying on its side. Trash being stored in storage area. Trash can attract animals, rodents, and insects.			

# Navajo Nation Senior Centers Facilities Condition Assessment 2017

## Cottonwood Senior Center

Cottonwood, Arizona

Current Year: 2017

Inspection Date: 6/6/2017

Evaluator JB/KB/AO

### Site Data

Ownership:

Building Types on Site: Gravel

Lat/Long: 36.07/-109.89

Parking: Open

No/Type of Parking Spaces: Parking spaces not defined

Site Acres

3.00

SHRP/NHRP

N

Number of Structures

2

### Building Data

Permanent Building Area

1,728 GSF

Modular Building Area:

0 GSF

Employees on Site:

3

Modular Buildings

0.00 % of GSF

Number of Floors:

1

FCA Level:

1

Occupied Area:

1,728 GSF

Facility Class:

3

### Construction Dates

Year Built

1992

Building Age:

25

Initial Construction Date

Renovation/Addition 1:

Renovation/Addition 2

Renovation/Addition 3:

### FCI Data

Building Type:

Community S

CRV:

\$ 509,760

Building Height:

Single Story

FCI Cost:

\$ 553,904

Cost per GSF:

295

FCI:

Poor

FCI Score:

1.09

FCI Scoring: 0.00-0.05=Good 0.51-0.100=Fair Greater than 0.100=Poor

\$ 553,904

### Total of Project Budgets

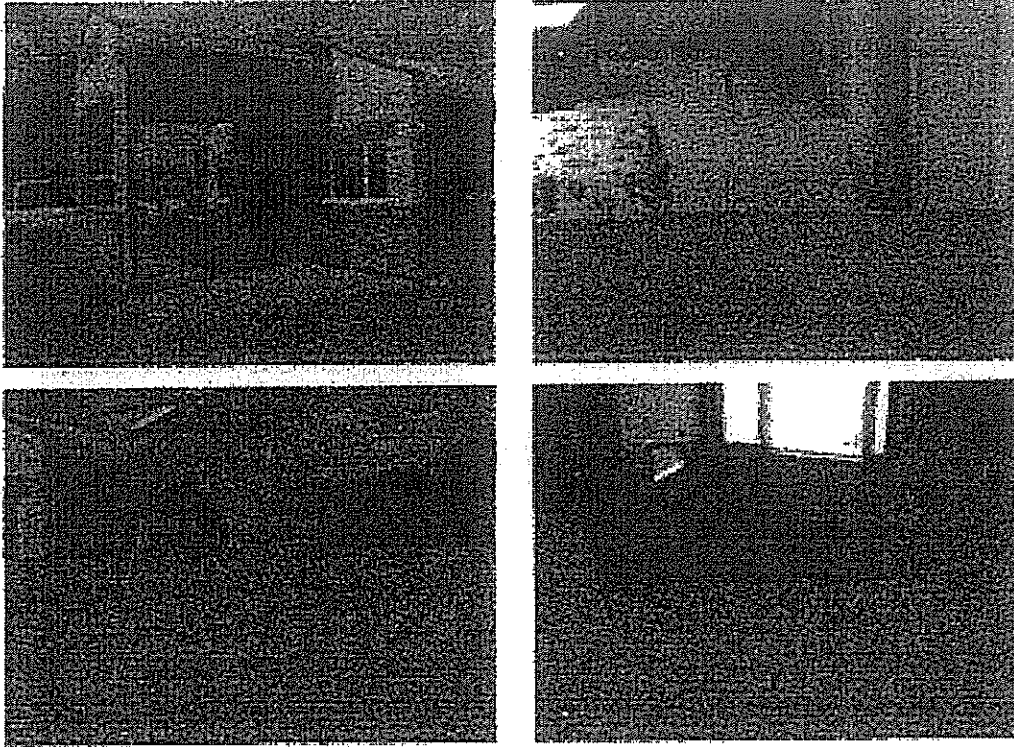
ARC Scoring Category	Possible Points	Total Earned	%
The Site	244	116.0	429.6
Physical Plant Assessment	367	250.0	73.1
Adequacy and Environment for Operation	389	181.0	52.2
Total	1,000	547.0	76.4

Excellent = 90-100% Satisfactory = 70-89% Borderline = 50-69% Poor = 30-49% Very Inadequate = 30%

## Navajo Nation Senior Centers Facilities Condition Assessment 2017

---

### Photos



### Participants:

#### Staff

Jerald Begay, IDS-A Evaluator  
Kathy Begay, IDS-A Evaluator  
Alfred Owens, IDS-A Evaluator

### Notes From Facility Manager's Meeting and Questionnaire

Notes Date: 06-06-2017

### Summary Notes and Comments

#### Site Assessment

##### 1. Location, Neighbors and Surrounding Area:

Cottonwood (Tselaniji) Senior Center is located off of Indian Route 4 and west of US-191. Several Navajo Nation Community Service programs are located within the area: the chapter house sits west of the senior center, the Headstart Center lies southwest of the senior center, and a Care Center lies southeast of the senior center. Scattered Navajo Nation homes lie north of the senior center.

##### 2. Fencing, Gates and Security:

---

## Navajo Nation Senior Centers Facilities Condition Assessment 2017

---

A chain-link fence runs in front of the senior center but does not completely enclose the area. One chain link gate stands at the south entrance. Two dirt roads enter the site with no gates. The senior center closes and has no activities after 5:00 PM.

### 3. Traffic, Parking and Site Lighting:

The gravel parking lot is in fair condition. Native vegetation grows in patches of dirt in some areas of the parking lot. One street light pole on the east side of facility provides sufficient lighting for the parking lot and it is in good working condition. Two recessed lights over the entrance door and one mounted light at the back entrance provide lighting around the building.

### 4. Walks and Courts:

A sidewalk is provided to the front of the facility and another is provided to the back. The sidewalks do not connect to one another to go around the entire facility. The walkways are in fair condition but have signs of weathering and superficial spalling. The facility has no courtyards.

### 5. Landscaping:

No landscaping is provided on the site. The native vegetation around the facility is overgrown.

### 6. Drainage and Runoff Control:

The roof drains do not direct water away from the facility, resulting in standing water around the building and in the parking lot.

### 7. Signage and Wayfinding:

No sign is posted at the entrance to the site. A sign on the covered entrance identifies the building. No wayfinding is provided to the site from the highway.

### 8. Site ADA:

The parking lot has a gravel surface, and ADA accessible parking spaces are not provided.

### 9. Utilities:

The overhead electrical power lines stand on the east side of the building, and they are in good condition. The senior center utilizes propane gas. Water is supplied from the Navajo Tribal Utility Authority (NTUA) system and it has mineral deposits. The sewage is hooked up to the local lagoon.

### 10. Fire Protection:

No fire hydrant was observed on site.

### 11. Other:

The trash bin is shared with the chapter house.

## Building Assessment

### 1. Number of Stories and Exterior Surfacing:

---

## **Navajo Nation Senior Centers Facilities Condition Assessment 2017**

---

Cottonwood Senior Center is a single-story structure in good condition. The exterior walls have painted stucco with some cracks and missing pieces due to weathering and building settlement and shifting.

### **2. Structure:**

The wood frame structure is in good condition. The foundation is in good condition but has cracking due to settlement.

### **3. Roofing, Parapets, Roof Drainage:**

The pitched standing seam metal roof is in poor condition. Signs of interior leaks from the roof have been reported by staff. Rain gutters and downspouts in good condition line the roof at the front of the building, but the remaining sides of the facility have none. The roof drains do not direct water away from the facility.

### **4. Doors and Windows:**

The metal doors at the main entrance have panic hardware and are in good condition. The interior solid wood doors are in good working condition. The double pane windows are operable and in good condition.

### **5. Entrances, Exits, Corridors and Circulation:**

The main entrance has a covered porch and a 30-inch metal door. The concrete slab at the main entrance is in good condition. The two benches at the front entrance are in good condition. The building has one corridor which leads to an exit, providing good circulation in the facility.

### **6. Flooring:**

The facility has vinyl composition tile (VCT) flooring. The VCT is in poor condition with scratches, cracks, broken pieces and gaps between tiles due to daily use and building settlement.

### **7. Wall Systems:**

The painted gypsum board walls are in good condition.

### **8. Built-In Casework:**

The kitchen cabinets and countertops are in good condition.

### **9. Signage and Wayfinding:**

The rooms and restrooms do not have signage. Wayfinding is not provided in the building. Emergency exit routes are posted in each room.

### **10. Ceilings and Lighting:**

The gypsum board ceilings are in good condition. However, some areas of the ceiling around the vents have water damage from roof leaks. The fluorescent lighting is functional and sufficient for the facility.

### **11. Restrooms, Drinking Fountains and Sinks**

The facility has high/low drinking fountains, but the low fountain was not working at

---

## Navajo Nation Senior Centers Facilities Condition Assessment 2017

---

the time of evaluation.

### 12. HVAC Systems:

The internal furnace is functional and sufficient for the facility. A wood stove in the main area provides heating in the winter months. The two roof-mounted swamp coolers are functional and sufficient for the facility. However, they are not energy efficient. NO HVAC systems.

### 13. Energy Conservation:

The senior center is not well insulated. Windows are double-pane units.

### 14. Electrical, Technology and Telephone Systems:

The electrical power supply is not sufficient for the facility. When additional electrical equipment is plugged in, the electricity overloads and the flow is interrupted. The building has a sufficient number of outlets. Computers and telephones are available for use by staff and guests.

### 15. Security and Fire Systems:

The facility has no security system. The center has a fire alarm, but it was not working at the time of evaluation. The exits doors are marked with old exit signs. The smoke detectors are functional and maintained. Fire extinguishers are provided and are inspected on a regular basis.

### 16. Building ADA:

Rooms and restrooms do not have tactile and Braille signage. Restrooms do not have vertical grab bars. The sinks have knob-style hardware, which does not meet ADA standards.

### 17. Other:

None.

## Adequacy and Environment for Operations:

### 1. Program Description:

Cottonwood Senior Center provides on-site and home-delivered lunches, transportation and supportive services to Navajo elders in the community. They also provide recreational, social, educational and health activities for elders Monday to Friday from 8:00 AM to 4:00 PM.

### 2. Site Issues:

The parking lot is unpaved. The sidewalks do not surround the facility and are weathered.

### 3. Space Use Appropriate:

The spaces in the center are sufficient for the program.

### 4. Furnishings:

Furnishings include sofas, folding tables, folding chairs and office furniture which are

---

**Navajo Nation Senior Centers Facilities Condition Assessment 2017**

---

functional but are worn due to daily usage.

**5. Health and Safety:**

None.

**6. Special Systems:**

The facility has no special systems.

**7. Storage and Custodial:**

The storage space is sufficient for the facility. The custodial closet is sufficient and in good condition.

**8. Other:**

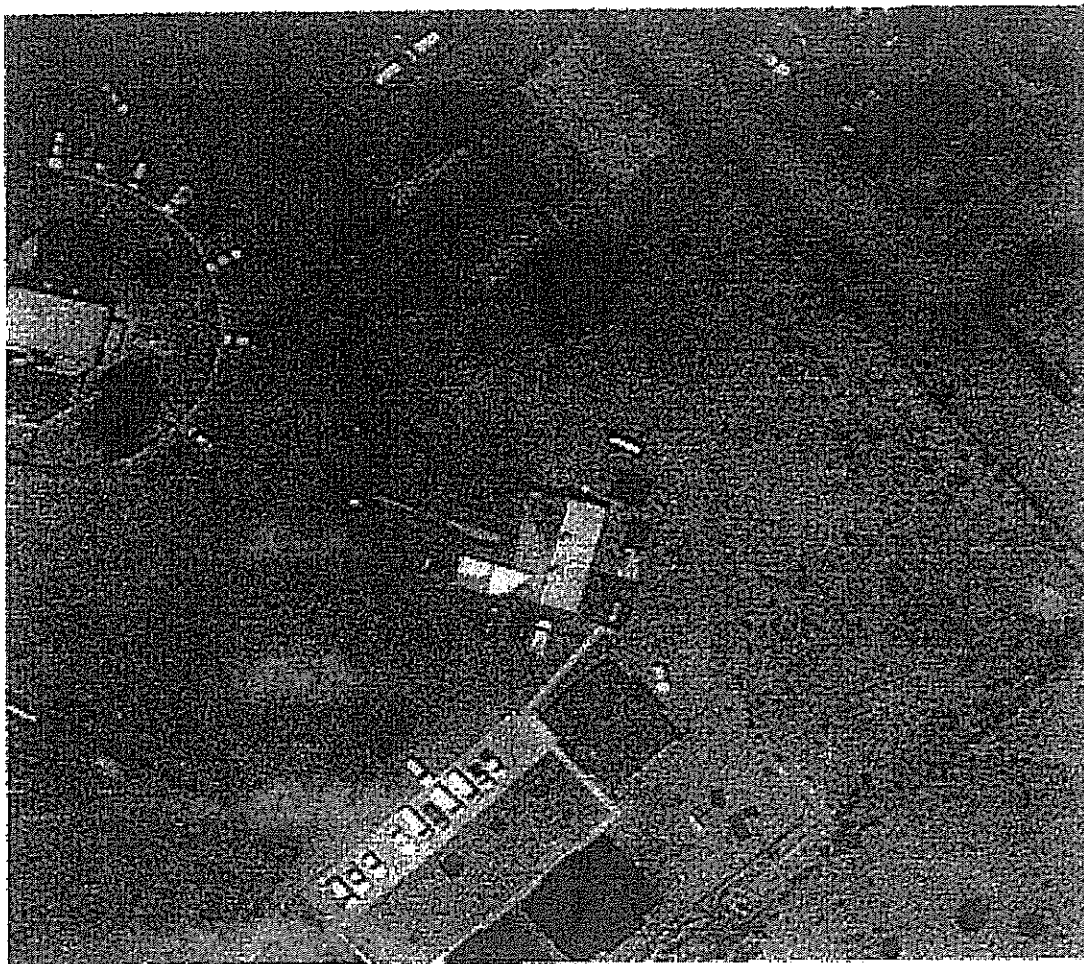
None.

## Navajo Nation Senior Centers Facilities Condition Assessment 2017

---

Does it meet purpose?	Yes
Are there energy conservation options	Yes
Is signage poor or missing?	Yes
Is the building well utilized?	Yes
Are there program space deficiencies?	Yes

### Site Plan





Thomas Gorman, President Nelson Charley, Sr., Vice President Marlene Burbank, Sec./Treas. Kee Allen Begay, Jr., Council Delep



## RESOLUTION OF THE TSELANI-COTTONWOOD CHAPTER

TSEL-21-640

### SUPPORTS AND APPROVE THE LOCAL SENIOR COUNCIL'S REQUEST FOR A COMPLETE NEW FACILITY TO ACCOMMODATE LOCAL AND NEIGHBORING ELDERLIES

#### WHEREAS:

1. Tselani-Cottonwood Chapter is governed by the Navajo Nation Code Title 26 Local Governance Act as a unit of government with delegated authority to make decision over local matters that are consistent with the existing Navajo laws; AND
2. Tselani-Cottonwood Chapter is vested with the authority to review all matters affecting the community and to make appropriate correction when necessary and make recommendation to the Navajo Nation and other local agencies for appropriate actions; AND
3. The Chapter recognized the local Senior Center has been providing services to our local elderlies and to our neighboring Chapters; AND
4. The volume of the participation has increased greatly, and providing adequate service and maintaining seating capacity has become an issue; AND
5. The Senior Citizens of the Navajo Nation plays an important role in maintaining our culture and tradition through their teachings, cultural activities, storytelling, etc.; AND
6. Tselani-Cottonwood Chapter leaders supports the local Senior Council's request for a complete new building to accommodate local/neighboring elderlies and to insure the services of providing nutrition and protecting the welfare of its members.

#### NOW, THEREFORE, BE IT RESOLVED THAT:

The Tselani/Cottonwood Chapter supports and approve the local Senior Council's request for a complete new facility to accommodate our local and neighboring elderlies.

#### CERTIFICATION

I, hereby, certify that the foregoing resolution was considered by Tselani-Cottonwood Chapter at a duly called meeting at Cottonwood, Navajo Nation (Apache, County, Arizona) at which a quorum was present and that same was passed by a vote of 04 in favor, 00 opposed and 00 abstained on this 10th day of May, 2021.

Motioned by Nelson Charley, Sr.

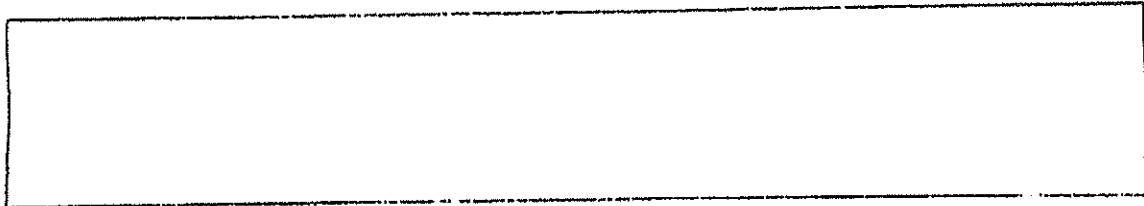
Seconded by Shalena Tsosie

Thomas Gorman  
Thomas Gorman, Chapter President

Nelson Charley, Sr.  
Nelson Charley, Sr., Vice-President

Marlene Burbank  
Marlene Burbank, Sec./Treasurer

Kee Allen Begay, Jr.  
Kee Allen Begay, Jr., Council Delegate



## **RESOLUTION OF COTTONWOOD LOCAL SENIOR COUNCIL**

**LSAC-21-020**

**Requesting Tselani-Cottonwood Chapter to fully support the Cottonwood Local Senior Council's effort to demolish existing Senior Center building and reconstruct an updated building.**

### **WHEREAS:**

1. The Local Senior Council was established and recognized by the Tselani-Cottonwood Chapter, to advise and guide with authority to promote health and advocate on behalf of elderly who are eligible to receive service under the Navajo Nation and Arizona elderly care law and policy; and
2. The Cottonwood Senior Center has been experiencing an increase of elderly population (Baby Boomers) which resulted in overcrowding our smaller Senior Center and we continue to enroll 2 or 3 new clients per week; and
3. The Cottonwood Senior Center was built in 1990 when elderly population numbers were low and our service since has improved to home delivery level and our neighboring Senior Centers at numerous period has been shut down for months and we had accommodated their elderly during their stoppage period; and
4. The increased in elderly population requires more services to meet their needs and there became a need to increase our dining and activity room and to keep elderly safe and healthy, and further our center in not in compliance with American Disability Act and center has been cited many times through the years by Office of Environmental Health for non-compliance with National Building Codes; and
5. The center has experienced HVAC breakdown during winter and hot summer months during the busiest holiday months and the current kitchen needs a larger work space and to accommodate large equipment; and
6. The location of our Senior Center is easily accessible from Navajo Route 4 highway and allow elderly to come for services and new construction of Senior Center will not require any preliminary land or environmental clearance because the new center will be re-construct on the same current location; and
7. The new center will be in their best interest for better care and service.

### **NOW, THEREFORE BE IT RESOLVED THAT:**

1. The Cottonwood Senior Center hereby requests the Tselani-Cottonwood Chapter to fully support the Cottonwood Local Senior Council's effort to demolish the existing Senior Center building and reconstruct an updated Senior Center building.

## CERTIFICATION

We, hereby certify that the foregoing resolution was considered at the Cottonwood Local Senior Council meeting at a duly called meeting with 8 present with 8 in favor, 0 opposed, 0 abstaining on this 4<sup>th</sup> day of May 2021.

Motion: Majel Brown

Second: Lorraine Begay

Majel Brown  
Majel Brown, LSC President

Bertha Laughing  
Bertha Laughing, LSC Vice President

Lorraine Begay  
Lorraine Begay, LSC Secretary/Treasurer

# NAVAJO NATION

1141

7/20/2022

Navajo Nation Council Summer Session

03:23:19 PM

Amd# to Amd#	Legislation 0063-22: Approving	PASSED
MOT Tso	\$1,600,000 Out of the Sihasin	
SEC Yellowhair	Fund to cover the Funding	
	Shortfall for the Ganado.....	

Yeas : 22

Nays : 0

Excused : 0

Not Voting : 1

Yea : 22

Begay, E	Daniels	Slater, C	Tso, D
Begay, K	Freeland, M	Smith	Tso, E
Begay, P	Halona, P	Stewart, W	Walker, T
Brown	Henio, J	Tso	Yazzie
Charles-Newton	James, V	Tso, C	Yellowhair
Crotty	Nez, R		

Nay : 0

Excused : 0

Not Voting : 1

Wauneka, E

Presiding Speaker: Damon