

LEGISLATIVE SUMMARY SHEET

Tracking No. 0639-24

DATE: February 02, 2024

TITLE OF RESOLUTION: AN ACTION RELATING TO THE RESOURCES AND DEVELOPMENT COMMITTEE, THE BUDGET AND FINANCE COMMITTEE, THE NAABIK'ÍYÁTI' COMMITTEE AND THE NAVAJO NATION COUNCIL; APPROVING \$4,842,845.00 FROM THE SÍHASIN FUND FOR THE CONSTRUCTION OF A NEW CAMERON CHAPTER HOUSE BUILDING; AND APPROVING THE RELATED EXPENDITURE PLAN

PURPOSE: This legislation, if approved, will appropriate \$4,842,845.00 from the Síhasin Fund for the construction of a new Cameron Chapter House building.

FINAL AUTHORITY: Navajo Nation Council

VOTE REQUIRED: 2/3 Vote

This written summary does not address recommended amendments as may be provided by the standing committee. The Office of Legislative Counsel requests each Council Delegate to review the proposed resolution in detail.

5-DAY BILL HOLD PERIOD Alfred Mike III
Website Posting Time/Date 1:32 PM 2/6/24
Posting End Date: 2/11/24
Eligible for Action: 2/12/24

Resources & Development Committee
Thence
Budget & Finance Committee
Thence
Naabik'iyáti' Committee
Thence
Navajo Nation Council

PROPOSED NAVAJO NATION COUNCIL RESOLUTION
25th NAVAJO NATION COUNCIL — Second Year, 2024

INTRODUCED BY



Primary Sponsor

TRACKING NO. 0039-24

AN ACTION

RELATING TO THE RESOURCES AND DEVELOPMENT COMMITTEE, THE
BUDGET AND FINANCE COMMITTEE, THE NAABIK'ÍYÁTI' COMMITTEE
AND THE NAVAJO NATION COUNCIL; APPROVING \$4,842,845.00 FROM
THE SÍHASIN FUND FOR THE CONSTRUCTION OF A NEW CAMERON
CHAPTER HOUSE BUILDING; AND APPROVING THE RELATED
EXPENDITURE PLAN

BE IT ENACTED:

SECTION ONE. AUTHORITY

- A. The Resources and Development Committee is established as a standing committee of the Navajo Nation Council with oversight authority over all Navajo Nation Chapters and their Chapter activities. 2 N.N.C. §500(C).
- B. The Budget and Finance Committee is established as a standing committee of the Navajo Nation Council that is authorized 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).

- 1 C. The Naabik'íyáti' Committee is a standing committee of the Navajo Nation Council
2 that considers all proposed final actions by the Navajo Nation Council. 2 N.N.C.
3 §164(A)(9).
- 4 D. The Navajo Nation Council is the governing body of the Navajo Nation. 2 N.N.C.
5 §102(A). As such, the Council may approve appropriations from the Navajo Nation's
6 Síhasin Fund.
- 7 E. 12 N.N.C. §2502, as amended by CJA-03-18, states the purpose of the Navajo Nation
8 Síhasin Fund ("Síhasin Fund") as follows:
9 §2502 Purpose
- 10 A. The purposes of this Fund are to provide financial support and/or financing for:
- 11 1. The planning and development of economic development and regional
12 infrastructure supporting economic development and community development,
13 including such infrastructure as, but not limited to, housing, commercial and
14 government buildings, waterline, solid waste management development,
15 powerline Projects, and transportation and communication systems, within the
16 Navajo Nation; and . . .
- 17 B. For the Purpose in §2502(A)(1), Fund expenditures for infrastructure shall not be
18 limited by 12 N.N.C. §1310(F) or TCDCJY-77-99.
- 19 C. Leveraging the Fund by way of guaranteeing loans, match funding, direct funding
20 in part, and other weighted uses of the Fund, including loan financing from the
21 Fund, for the purposes in §2502(A)(1), shall be favored over direct funding in
22 whole.
- 23 F. The Síhasin Fund provides that "Fund Principal" shall consist of all deposits made to
24 the Síhasin Fund and that "Fund Income" shall consist of all earnings (interest,
25 dividends, etc.) generated and realized by the Fund Principal, and that Síhasin Fund
26 Income shall be deposited in, and added to, the Fund Principal until such time as a
27 Fund Expenditure Plan is duly approved. 12 N.N.C. §2504 and §2505(C).
- 28 G. The Síhasin Fund also provides that "Fund Principal and Income shall not be expended
29 except pursuant to a Fund Expenditure Plan consistent with the purposes set forth in
30

1 §2502 of this Chapter and adopted by a two-thirds (2/3) vote of all members of the
2 Navajo Nation Council.” 12 N.N.C. §2505(A).

3
4 **SECTION TWO. FINDINGS**

5 A. The Navajo Nation Council Resolution Nos. CAP-35-18, as amended by CJA-03-21
6 and CMY-45-23, each included and incorporated herein by reference, equally
7 appropriated \$4,166,666.67 to each Council Delegate District, which provided for a
8 three-year Síhasin fund plan for Chapter projects across the Navajo Nation.

9 B. The Budget and Finance Committee Resolution No. BFAP-09-22, included and
10 incorporated herein by reference, approved a project change to CAP-35-18, Project
11 Nos. D-117 and D-118, for the benefit of the Cameron Chapter and re-appropriated
12 Síhasin funds in the amount of \$733,334.66 to the project titled, “ *Plan, Design,*
13 *Demolition & Construct New Chapter Building*” for Cameron Chapter.

14 C. The Navajo Nation Division of Community Development’s Capital Projects
15 Management Department (“CPMD”), on behalf of the Cameron Chapter, expended
16 \$240,000.00 of the Síhasin funds, appropriated through BFAP-09-22, on the *Cameron*
17 *Chapter Demolition Project*, which demolished the *old* Cameron Chapter House
18 building to remediate the site for the construction of a *new* Cameron Chapter House
19 building. This demolition and site remediation project completed on August 10, 2023.

20 **Exhibit A.**

21 D. The completion of the *Cameron Chapter Demolition Project* adjusted the available
22 Síhasin funds, appropriated under BFAP-09-22, to \$493,334.66, which is available to
23 expend on the construction of a *new* Cameron Chapter House building. **Exhibit B.**

24 E. The Cameron Chapter has provided a proposal for the construction of a new Cameron
25 Chapter House building. The Chapter, in its proposal, requests additional Síhasin
26 funds in the amount of \$4,842,844.34 for the construction of a *new* Cameron Chapter
27 House building. **Exhibit C.**

28 F. The CPMD, on behalf of the Cameron Chapter, prepared a Scope of Work (dated
29 December 8, 2023) that summarizes in detail the project work, project plan, project
30 budget, a conceptual floor plan, photos of the remediated site and proposed Navajo

1 Nation budget forms for the construction of a *new* Cameron Chapter House building.
2 This Scope of Work also identifies a shortfall (under *Const. Request Need*) of
3 \$4,842,845.00 for the construction of a *new* Cameron Chapter House building.

4 **Exhibit D.**

5 G. The Cameron Chapter, on behalf of itself and its community, provided Cameron
6 Chapter Resolution No. CA-012-354#2 (certified on January 12, 2024) that requests
7 Síhasin funds in the amount of \$4,842,844.34 for the construction of a *new* Cameron
8 Chapter House building. **Exhibit E.**

9 H. Allocation of the Síhasin funds as requested by the Cameron Chapter meets the criteria
10 for Síhasin expenditures because the proposed expenditure involves community
11 development and government buildings as described in 12 N.N.C. §2502(A)(1).
12

13 **SECTION THREE. APPROVING \$4,842,845.00 FROM THE SÍHASIN FUND FOR**
14 **THE CONSTRUCTION OF A NEW CAMERON CHAPTER HOUSE BUILDING;**
15 **AND APPROVING THE RELATED EXPENDITURE PLAN**

16 A. Pursuant to 12 N.N.C. §2505(A), the Navajo Nation hereby approves \$4,842,845.00
17 from the Síhasin Fund for the construction of a new Cameron Chapter House building
18 and also approves the Expenditure Plan for the project as set forth in the attached
19 **Exhibit D.**

20 B. The total amount of Síhasin funds approved in this Act may be further leveraged by
21 bond or loan financing pursuant to the Navajo Nation Bond Financing Act (12 N.N.C.
22 §1300 *et seq.*, as amended), using Síhasin Fund earnings for repayment and financing
23 costs, upon approval of the Budget and Finance Committee and upon a 2/3 approval
24 vote of the full membership of the Navajo Nation Council.

25 C. The Controller shall determine whether the source of the Síhasin funds approved in this
26 Act will be Síhasin Fund Principal or Síhasin Fund Income, or a combination of both.

27 D. The approved Síhasin funds shall be disbursed to the Navajo Nation Division of
28 Community Development (“DCD”) within thirty (30) calendar days after the effective
29 date of this Act.

30 E. At the option of the Cameron Chapter, the DCD shall either: (1) arrange for the

Chapter's use of the funds for the construction of a new Cameron Chapter House building, in accordance with DCD's usual procedures for the release of Síhasin funds to Chapters that are governance-certified under the Local Governance Act, at 26 N.N.C. §102; or (2) implement and administer the construction of a new Cameron Chapter House building through CPMD.

F. Any Síhasin funds not spent or encumbered within thirty-six (36) months of the effective date of this Act shall revert to the Síhasin Fund Principal, unless otherwise approved prior to such reversion by both the Resources and Development Committee and the Naabik'íyáti' Committee.

G. The Síhasin funds approved herein shall not comingle with funds from any other sources for the construction of a new Cameron Chapter House building or otherwise. Any and all savings or unused amounts of the approved Síhasin funds shall be returned to the Síhasin Fund Principal once the construction of a new Cameron Chapter House building for the Cameron Chapter is completed, or upon the reversion deadline in SECTION THREE (F) above.

H. The Síhasin Fund may be reimbursed in the amount of the allocation approved herein, using 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, if the expenditure for the Cameron Chapter described herein is deemed eligible under the legal scheme governing such funding.

SECTION FOUR. EFFECTIVE DATE

This Act shall become effective pursuant to 12 N.N.C. §2505(A) and 2 N.N.C. §221(B).

SECTION FIVE. SAVING CLAUSE

If any provision of this legislation is determined invalid by the Navajo Nation Supreme Court, or by a Navajo Nation District Court without appeal to the Navajo Nation Supreme Court, those provisions of this legislation not determined invalid shall remain the law of the Navajo Nation.

Exhibit A

Cameron Chapter Demolition Building Project Status Report

Status Date

08/010/23

Project Manager

Andy Thomas

Sponsor

Cameron Chapter

Status Period From: August 01, 2023

To: August 10, 2023

NN Sihasin Fund CO1786

Budget**\$240,000.00****Cost performance** 0 % under/over budgetA/E Planned cost to date **\$0.00**Construction Planned **\$ 240,000.00 by
Funding**

Actual cost to date

Approved project cost baseline **\$0.00**Estimated cost at completion **\$0.00****Schedule performance** 100% and on schedule**Issues requiring management attention**

1. No issues on the management. Project is on schedule.
2. Verify with Chapter Officials and GC about the infrastructure items.

Changes to scope, schedule, cost during this period

1. No changes on the scope, Project in on Schedule and on budget.
2. Construction Demolition Phase is completed as of August 10, 2023.

Major problems encountered and planned action to resolve

1. The payment process to get the Vendors paid on timely manner.
2. The inflation cost of the construction cost once bids are submitted.

Issues identified this period and required action

1. Getting the payment invoice process as quickly as possible and issue check as soon as possible.

2. Complete the Demolition Construction August 10, 2023.

Major accomplishments in the past week

1. Complete the progress report and compile the payment application to the Demolition Vendor company.

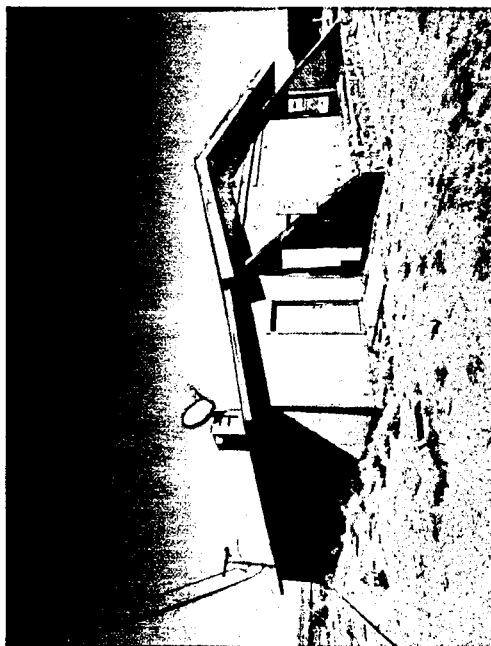
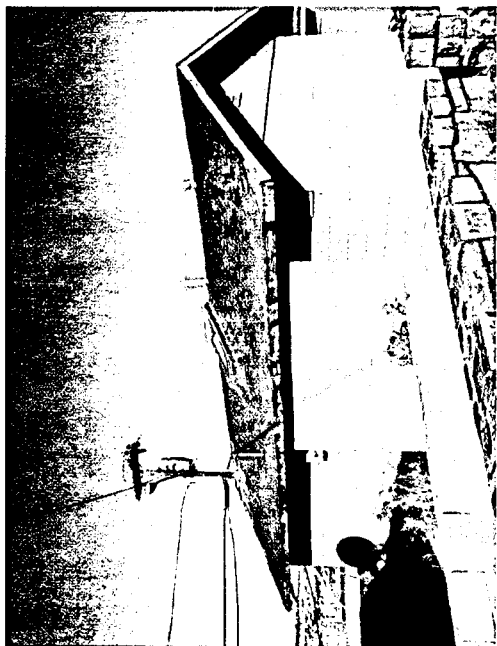
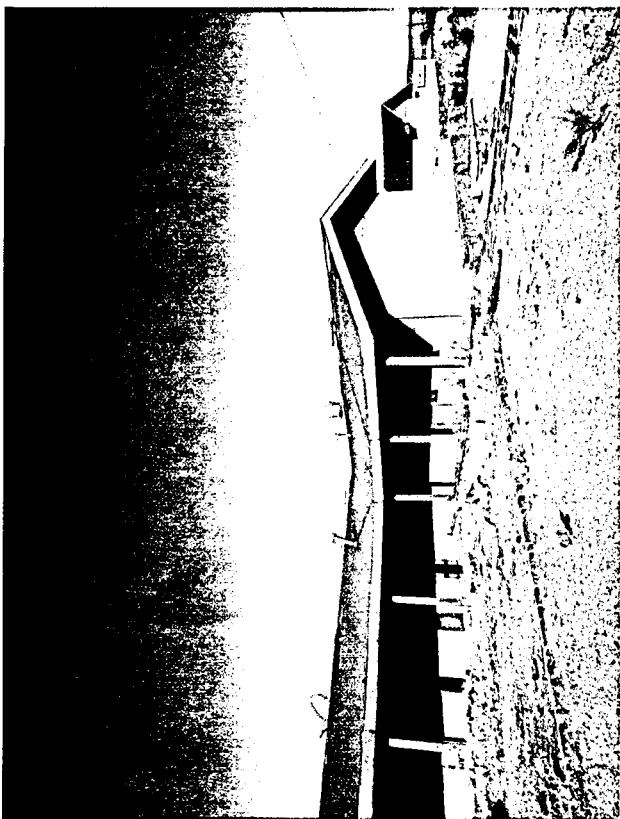
Major accomplishments scheduled for next week

1. Delivery and complete the Demolition Construction by August 10, 2023.

Project photos for the site Remediation at Cameron Chapter







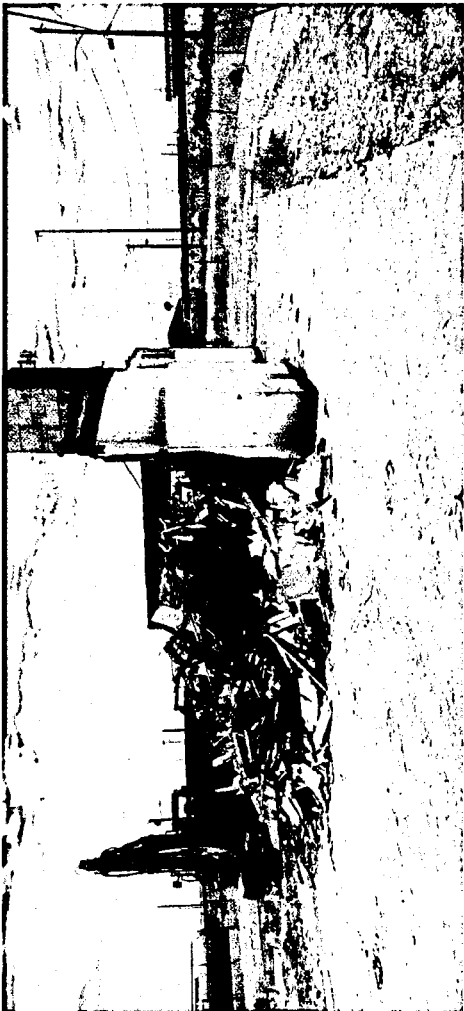
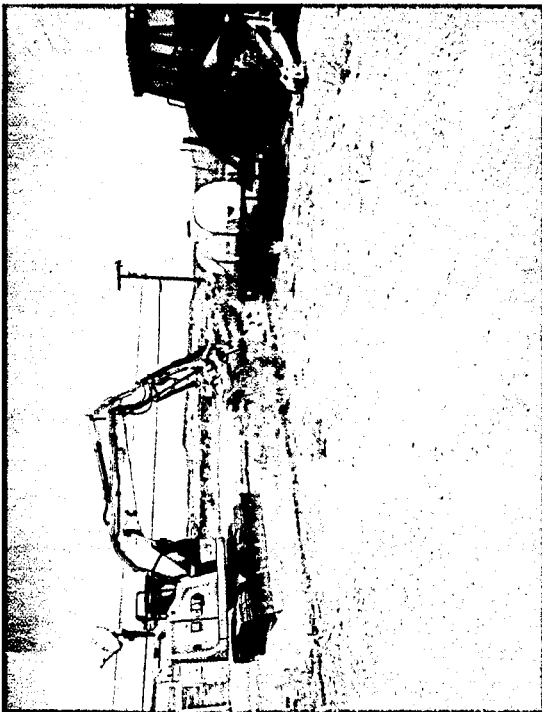
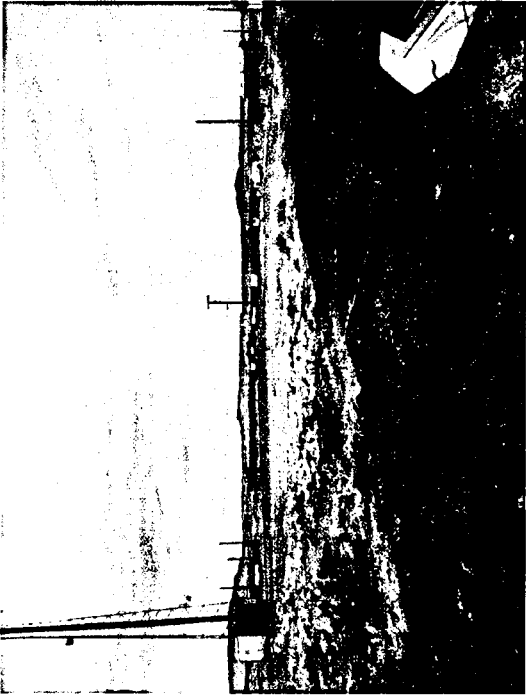


Exhibit B

Cameron Chapter Demolition -Project Funds available

Chapter Building Demolition (Existing bldg.) 2,800 S.F

Future Design

TBD 4,000 S.F

Chapter Building	Funding Source (BU#)	Amt.	Expire Date
CAP-35-18 BFAP-09-22	CO1713 (Yr. 1 Sihasin)	\$250,000.00	Nov. 2024
CAP-35-18	CO1786 (Yr. 2 Sihasin)	\$483,334.66 (-\$240,000.00) Contracted All Nations Environmental	Nov. 2025
	Total Available	<u>\$493,334.66</u>	

Exhibit C

CAMERON CHAPTER PROPOSAL

For

NEW CHAPTER COMMUNITY BUILDING .

Amount of Funds Requested:

\$4,842,844.34

For Additional Information, please contact

Billie Baldwin, CSC

CAMERON CHAPTER

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Email: Cameron@navajochapters.org

CAMERON CHAPTER NEW COMMUNITY

BUILDING .

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REFERENCES

EXHIBITS

- A. 1. Administrative Order of Condemning and Order Permanent
Closure by the Office of Environmental Health/Code Enforcement
- 2. Order of Closure to Cameron Chapter Administration by Navajo Nation Department of Health
- B. Cameron Chapter . Building Updated Project Schedule
- C. 1. Cameron Chapter . Building Site Plan
- 2. Cameron Chapter . Building Floor Plan
- 3. Cameron Chapter . Building Exterior Elevations
- D. 1. Letter of Commitment for Chapter matching funds
- 2. MIP Budget Line Item
- 3. Other Resolutions
- E. 1. Cameron Chapter Resolution No. *CN##-##-0#*
- 2. Project Status Report
- 3. Construction Cost Estimate
- 4. Project Budget Summary Form 1
- 5. Project Budget and Justification Form 2
- 6. Project Budget Schedule
- F. Cameron Chapter Priority List

I. SUMMARY

Of the 110 Chapter buildings within the Navajo Nation, eight were condemned by the Navajo Nation Division of Health. Office of Environmental Health Code Enforcement federal government, which included the Cameron Chapter facility. Tuba City Regional Health Care Corporation: Office of Environmental Health recommended closure of the Cameron Chapter due to numerous contributing factors of unsafe conditions. As a result, a licensed structural engineer inspected the Cameron Chapter for structural soundness and integrity. The primary concern was for the safety and welfare of the Cameron Chapter Staff, Officials and the general public upon their use of the facility and general services daily.

The Navajo Nation Division of Health: Office of Environmental Health/Code Enforcement, issued on Administrative Order of Condemning and Order of Permanent Closure, copy enclosed as **Exhibit A. 1.**, of the Cameron Chapter building. Results from the structural inspection of the defects found in the Fall of 2012 by the Federal Division of Environmental Health Services.

II. BACKGROUND

The Cameron Chapter is a non certified chapter and is one of the 110 Chapter Governments on the Navajo Nation. The chapter is a local governmental entity and is delegated certain authorities and responsibilities with respect to local matters consistent with the Navajo Nation Laws. Pursuant to Title 2, Section 402 (a), the Cameron Chapter has the authority to review all matters affecting the local communities and make appropriate recommendations to the Navajo Nation, County, State and Federal government agencies that are in the best interest and welfare of the local communities.

The Western Navajo Agency is the largest land base of the five agencies on the Navajo Nation that extends into the rural areas of the State of Arizona and Utah, with an estimated land size of 2,359,122 acres. The Cameron Chapter is one of the eighteen Chapters in the Western Navajo Agency with an estimated land base of 153,000 +/- acres. It is located along U.S Highway 89 at Milepost 466, 1/2 mile north of Highway 64 Junction; Cameron, Arizona. Cameron is in a very rural area with limited resources in terms of law enforcement, education, telecommunication/utilities, transportation, commercial, and healthcare access to serve the community and general public.

The chapter population according to the 2010 U.S Census is recorded of 1122. According to 1990 U.S Census records, the population was 1206.

There are limited employment opportunities available in the community, thus, the rate of unemployment is increasing. The Cameron Day School, and Cameron General Store, Cameron Chapter, Cameron Senior Citizen Center, and the two (2) Navajo Head Start Programs all employ a limited number of people. Over 70% of the community members rely on general welfare with Navajo Nation General Assistance, Navajo Nation Program for Self-Reliance and food stamps through the Department of Economic Security. Elders and disabled rely on Social Security and/or Disability benefits.

The Cameron Chapter is focused on improving the safety, social, economic, health and

educational conditions of the families residing in the community. To promote these plans, the community recognizes that infrastructure development is the most important. The community has also been affected by the Bennett Freeze, land dispute with the Hopi Tribe that prohibited any construction, development and building repairs without written expressed approval from both tribes. Approximately 49,925 acres were affected by the Bennett Freeze. For over 40 years the Former Bennett Freeze Area, has resulted in severe social and economic problems for the community of Cameron. Due to these conditions many members of the community have relocated to nearby towns for better health services, education, and the convenience of modern-day necessities. The construction prohibition was lifted in 2009, future projects will improve the living conditions of the people by continuous community education and functions by the local community government.

III. Problem Statement and Need Assessment

On October 9, 2015, the Federal Division of Environmental Health Services conducted a physical inspection of the Cameron Chapter Building. Due to severe shift in the foundation and load bearing walls, it resulted a possible danger of the building roof collapsing. There was possible presence of asbestos and lead paint in the walls, roof, plumbing and ceiling areas. In 1959, the building was built of cinderblocks and lumber by local unskilled labors. The building had most of the original plumbing and electrical work laid over half a century before.

On October 15, 2012, the Federal Division of Environmental Health Services (DEHS) generated an inspection report that outlined a recommendation to the Cameron Chapter, to close due to several contributing factors. It was also recommended that a certified structural engineer inspect the Cameron Chapter for structural integrity. The interested parties' primary concern is for the safety and welfare of the Cameron chapter staff, officials and the community upon their use of the facility and daily general services to the public.

On the summer of 2023, Cameron Chapter Staff and the Executive Director of Division of Community Development, in cooperation with Navajo Nation Capital Project Management Department (CPMD), a visual inspection was conducted of the Chapter building's demolition project was completed and ready for a new development.

Due to community needs for ongoing local services and functions within the Cameron Chapter community, the Administration office is currently utilizing a building built in the 80s located within the Chapters premise as the main office to continue assisting community members.

Space limitation in Cameron remains the same along with providing necessary services to the community, which continues to be a challenge. Other challenging factors are improvements on increasing productivity for the chapter administrative staff to meet the demands of the community and the general public, and most public meetings continue to be held at the Cameron Senior Citizens' Center with very limited space. At times, the public meetings in the Senior Citizens' Center becomes overcrowded exceeding the maximum occupancy of 54. It causes a safety and health concern and deters community members away. Despite these challenges' factors with no local community facility, the Cameron Chapter continues to encourage the community and general public to attend public meetings and/or other social functions that are

important for community awareness.

Space limitations have also caused limited spending on the chapter's Summer Youth Employment and Public Employment Program funds to employ in the community is essential and necessary for the Chapter to complete local projects. These programs also allow the community to be self-sufficient and gives the youth the opportunity to pay for books, clothes, supplies, registration fees, etc., for the upcoming school year.

Cameron Chapter employs an average of 15 Public Employment Program Participants throughout the Fiscal Year, an average of 20 age approved Summer Youth Employment Program Participant as well as numerous Participants from programs such as Office of Dine Youth and the Navajo Nation Workforce Development.

IV. OBJECTIVES AND GOAL

This project is to provide a healthy and safe environment, and to enhance the overall quality of life for the general public of the Cameron Community, Administrative Staff, and the Chapter Officials. Cameron community members have had many challenges including disruption of basic human services over the last forty years caused by federally imposed construction prohibition, known as the Bennett Freeze. Through the successful and timely completion of this project, the Chapter will exemplify its ability to continue working with various agencies and organizations in fulfilling the community prioritized needs of the Cameron Chapter. The completion of this project will also contribute to further capital development. Examples are additional power line extensions, waterline extensions, road improvements for safer accessibility of schools, law enforcement, emergency medical services, community health representatives to attend to high risk patients, etc. In order to meet the Cameron community needs and goals, the Navajo Nation Capital Project Management Department (CPMD), formerly known as Navajo Nation DES, supports and encourages the approval of the funding that is being requested along with numerous other entities.

V. SCOPE OF WORK

The construction of a new Cameron Chapter building was proposed in two (2) phases:

Phase One (1) of the project design is complete with a cost estimate of \$280,000.00. Chapter design of the new building was increased from 4,000 square feet to 4,500 square feet. Increase of the building was the chapter's desire to provide adequate space for the community's needs.

Phase two (2) of the project is estimated at \$4,842,844.34.00 for the construction of the new Cameron Chapter building. The goal is to complete the construction of the new Cameron Chapter building on its scheduled timeline and within the proposed budget.

Project milestone: See **Exhibit A** that references the updated Cameron Chapter Project Schedule.

The new Cameron Chapter building will be 4,500 square feet with unique designs that will entail energy efficient features and a voltage converter system that meets renewable portfolio standards for the State of Arizona. It will have large windows for cross ventilation and cooling purposes. The electrical wiring will be specific to include an area for future computer lab terminals and the

chapter house will provide WIFI/Broadband services to the community. The bathrooms will have Americans with Disability Act (ADA) handicapped accessibility and low water usage toilets.

The Cameron Chapter Administration and CMPD will oversee construction projects and management of the new building. For the past fifty years, the organization has been responsible for the majority of all community procurement and local budgets. Through our vast experience, the administration will use their expertise and knowledge to ensure the new chapter building project will meet milestones and deadlines by working with CMPD.

The Cameron Chapter administration maintains and establishes all local utility infrastructures along with managing and operating a watering point for the entire community. Cameron Chapter staff oversee maintenance of two Head Start buildings and the Senior Center within the community while meeting both federal and tribal standings.

The Cameron Chapter in collaboration with CMPD have conducted feasibility studies and determined that all utilities are on-site to support the new structure. The site is located within the withdrawn land of the chapter tract that belongs to the Cameron Chapter and right-of-way access are currently available to the site.

The community watering point is located within the chapter premise. The community watering point remains a primary source for local domestic and livestock use, vital to approximately 60 percent of the community who still lack running water in their homes. Future infrastructure in these areas of the community will improve over time as the construction of the new chapter building is complete. More community interaction with critical involvement of the stakeholders to guide and contribute in completion of infrastructure projects will decrease the amount of people lacking running water.

The old Cameron Chapter House was the main artery providing liveliness to the community for over 50 years. Traditional meetings, celebrations, games, educational workshops, and other social events have since ceased since the closure of the Chapter House in October 2012. Public meetings continue to be held in the temporary modular building with limited space. Nursing and public health consultations have also discontinued due to limited space. The nearest medical facility is in nearby Tuba City, 25 miles away. Cameron was a long-time participant in the mobile medical unit, courtesy of Tuba City Regional Health Care Center, this offered community members the convenience of receiving non emergent medical care, this service has since decreased as we are short on space-age. The food distribution program that provided much needed food assistance to community members, mainly elderly community members with limited income has since closed and no longer provides assistance as we have no space for them.

VI. Location of the New Cameron Chapter Building

Below: The location of the future Cameron Chapter Building will be located on the same site as the previously demolished Chapter Building as shown below in the red box. The site is located adjacent to the Cameron Head Start Building. The Cameron school is located about 50 yards north of the yard depicted in white and 100 yards from the Senior Citizen Building. The community watering point is located south the warehouse.

To limit construction costs and meet budget goals, the new Cameron Chapter building will be reconstructed on the same site as the old chapter building. With the increasing enrollment population and discontinuation of local services, the demand for a new chapter building has increased. No community chapter facility limits meeting the growing needs of the community, this includes veterans, youth, and elders. A new chapter building will extensively help expedite a return of a local community culture, tradition, and education, employment, re-opening of scheduled events to encourage community developments and improvements, traditional celebrations, and other social activities for the betterment of Cameron that includes health promotions and maintaining an active lifestyle. The Chapter anticipates a return of the much-needed commodity food program and other welfare services. The Nurse Consultation office will also reopen, and a community room will be available for voting, town meetings, weddings, funeral practices, etc. A future computer lab with Wi-Fi internet access will be available for virtual learning and the Chapter hopes to open a small gym facility for the community seeking a more active lifestyle.

VII. BUDGET FOR NEW CHAPTER BUILDING CONSTRUCTION

Project Cost Activities	Total
Construction	\$4,300,000.00
NTUA 3-Phase Electrical Line	\$117,660.00
Other Costs Not Included in Budget	\$425,184.30
Total	\$4,842,844.34

Contributions will be applied to the construction costs of the new Chapter Building

Exhibit D

Cameron . Building Project Scope of Work (SOW) Plan

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 4,500 sq. ft. building for the Cameron Chapter Building. The firm will design the facility within the new Cameron Center 4 acres tract with all new parking lots area by the proper grading and drainage of run off precipitation and providing handicap accessibility for all community members break area, an office, a small reception area, East entry (north-south) wrought-iron entry/gate, and the assembly area by the proper ADA accessibility for the facility. This was a need for the community due to a lack of a facility and growing number enrollment through the Cameron's 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 4,500 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)-A/E Design Summer 2024

Project Cost	Sihasin Funds	Other Funds
Architect/Engineer/Programming	\$280,000.00	TBD
Geo-technical Soil Survey (Under Contract)		TBD
Bidding and Award		NN Included
Construction Administration		NN Included
Topographic Survey		Included
Construction Cost Estimate		Included
Civil Engineer		Included
Navajo Nation Tax 6%		
NN Sihasin available funds remaining \$ 493,334.66	\$280,000.00	
		Total: A/E \$280,000.00

Budget Detail: Phase Two (2)-Construction- Pending Fall 2024/2025

Project Cost	Request Funds	Other Funds
Demolition of existing Building (Lead testing/Asbestos/Abatement, if applicable)	Completed (Sihasin Yr. 2)	NN \$ 240,000.00
Construction/Addition	Pending	NN \$4,300,000.00
Equipment/Furnishings	Pending	NN \$120,000.00
Parking lot	Pending	NN \$100,000.00
On-Site Infrastructure	Pending	NN \$121,000.00
Off-Site Infrastructure NTUA/ROW/3-Phase Ext.	Pending	NN \$117,660.00
	(NN) Pending Request	
Navajo Nation Tax 6%		\$297,519.00
	Const. Request Need	Total: \$4,842,844.34

Problem/Opportunity Definition

With numerous violations from the office of Environmental Health department, the existing Cameron Chapter building land develop is ready for construction and is needed an overall due to Limited space, classroom, and offices, and depilated equipment to all commercial kitchens and ADA standards restrooms.

Proposed Solution

Develop and construction a new Chapter facility for the Cameron community and integrate to the larger learning center.

Major project activities

1. Provide service to the youth and growing enrollment for the community.

Required parking lot to be constructed for the Chapter building.

Major Obstacles

1. Inflation cost to material/labor/ insurance
2. Project funds
3. Upgrade of local infrastructure lines to the site development.

Risks

1. Project may idle till Construction Funds are established
2. Traffic count study and permission to survey the deceleration land need to be considered for right hand turn and drop off location 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.

Schedule/Milestone Overview

Estimated Project Completion Date: 10/2025

Major Milestones

Pre-Award meeting with the Vendor

Include all the NN DCD stakeholders at kick off meeting

A/E firm and Stakeholders kick off meeting on Summer 2024

Complete Construction Documents and Specification by A/E Firm

06/2024

Bidding on Construction

Award Contractor Company

Construction Ground breaking on site with contractor

Project Completion & Review

External Milestones Affecting the Project

A/E Funds established by sponsor/client

Construction Funds Established by sponsors/client

Impact of Late Delivery

Results Expected: As the Navajo Nations Lead Agency, NN DODE will proceed as scheduled and execute the contracts and monitor the design, payments and oversee the design and construction of the new . facility for the community of Cameron, Arizona.

Responsible Staff (include Project Manager and Fiscal Contact):

Name: _____

Title: _____

Address: P.O. Box Window Rock, AZ 86515

Email: @navajo-nsn.gov

Phone: 928-871-7160

Name: PM TBD

Title: Project Manager-TBD

Address: P.O. Box 1510 Window Rock, AZ 86515

Email: l@nndcd.org

Phone: 928-871-6737

Cameron . Building Project Scope of Work (SOW) Plan

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 4,500 sq. ft. building for the Cameron Chapter Building. The firm will design the facility within the new Cameron Center 4 acres tract with all new parking lots area by the proper grading and drainage of run off precipitation and providing handicap accessibility for all community members break area, an office, a small reception area, East entry (north-south) wrought-iron entry/gate, and the assembly area by the proper ADA accessibility for the facility. This was a need for the community due to a lack of a facility and growing number enrollment through the Cameron's 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 4,500 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)-A/E Design Summer 2024

Project Cost	Sihasin Funds	Other Funds
Architect/Engineer/Programming	\$280,000.00	TBD
Geo-technical Soil Survey (Under Contract)		TBD
Bidding and Award		NN Included
Construction Administration		NN Included
Topographic Survey		Included
Construction Cost Estimate		Included
Civil Engineer		Included
Navajo Nation Tax 6%		
NN Sihasin available funds remaining \$ 493,334.66	\$280,000.00	
		Total: A/E \$280,000.00

Budget Detail: Phase Two (2)-Construction- Pending Fall 2024/2025

Project Cost	Request Funds	Other Funds
Demolition of existing Building (Lead testing/Asbestos/Abatement, if applicable)	Completed (Sihasin Yr. 2)	NN \$ 240,000.00
Construction/Addition	Pending	NN \$4,300,000.00
Equipment/Furnishings	Pending	NN \$120,000.00
Parking lot	Pending	NN \$100,000.00
On-Site Infrastructure	Pending	NN \$121,000.00
Off-Site Infrastructure NTUA/ROW/3-Phase Ext.	Pending	NN \$117,660.00
	(NN) Pending Request	
Navajo Nation Tax 6%		\$297,519.00
	Const. Request Need	Total: \$4,842,844.34

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Project Goal/Performance Measures

- A/E Solicitation: July/August 2024
- A/E Interviews August/September 2024
- Navajo Nations Procurement Process September 2024
- Award A/E September 2024
- A/E firms issued Notice to proceed to implement Plan and Design work- September/October 2024
- A/E firm and Stakeholders kick off meeting on September/October 2024
- Programming and design in progress by A/E Firm Fall 2024
- Schematic Design to be completed- Fall 2024
- Design Development December 2024
- Construction Documents/specification development- February/March 2025- Completed April 2025
- Bidding on Construction May 2024
- Bids on project /Cost Negotiation with Contractor-July 2025
- Navajo Nations Procurement Process August 2025
- Award Contractor Company contract September 2025
- Construction Ground breaking on site with contractor October/November 2025
- Construction Starts Mid-January 2026
- Excavation, rough plumbing/sewer line, footing, foundation walls, and concrete floor completed –March-May 2026
- Exterior walls, windows, exterior doors, and roof trusses are completed – June-July 2026
- Finish roofing is installed and exterior walls painted –August 2026
- Rough electrical wiring, insulation, drywalls, and interior walls installed –July 2026
- Drywalls taped, interior walls painted, finish flooring installed –August 2026
- Electrical lighting, wall switches, outlets, finish plumbing are completed – September 2026
- Conduct testing on electrical and mechanical systems - October 2026
- Construction completion date – October 2026
- No Changes to the design shall be rendered unless the project manager authorizes it.
- All communication shall be channeled through the NN-DCD 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

With numerous violations from the office of Environmental Health department, the existing Cameron Chapter building land develop is ready for construction and is needed an overall due to limited space, classroom, and offices, and depilated equipment to all commercial kitchens and ADA standards restrooms.

Proposed Solution

Develop and construction a new Chapter facility for the Cameron community and integrate to the larger learning center.

Major project activities

1. Provide service to the youth and growing enrollment for the community.

Required parking lot to be constructed for the Chapter building.

Major Obstacles

1. Inflation cost to material/labor/ Insurance
2. Project funds
3. Upgrade of local infrastructure lines to the site development.

Risks

1. Project may idle till Construction Funds are established
2. Traffic count study and permission to survey the deceleration land need to be considered for right hand turn and drop off location 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.

Schedule/Milestone Overview

Estimated Project Completion Date: 10/2025

Major Milestones

Pre-Award meeting with the Vendor

Include all the NN DCD stakeholders at kick off meeting

A/E firm and Stakeholders kick off meeting on Summer 2024

Complete Construction Documents and Specification by A/E Firm

06/2024

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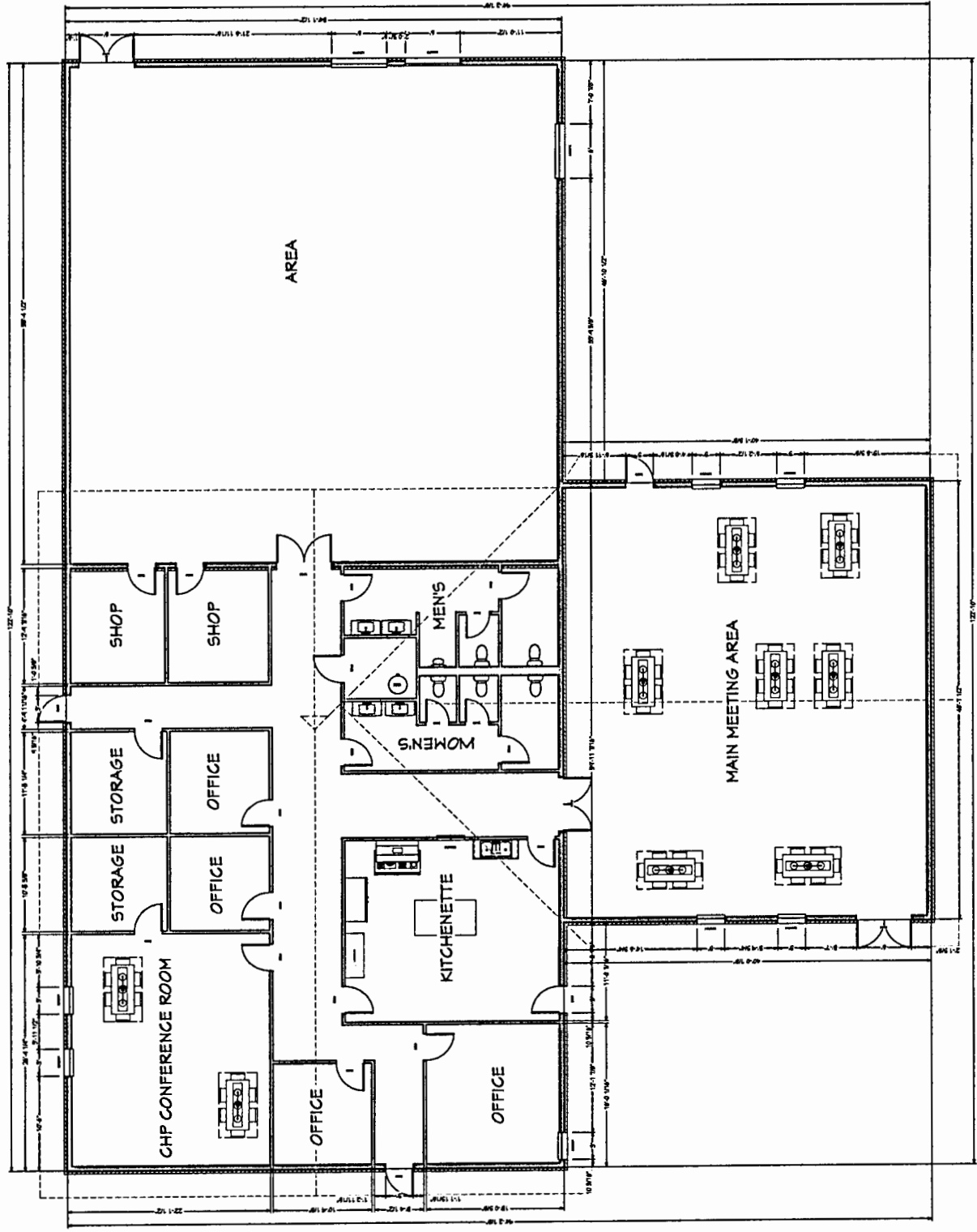
Responsible Staff (include Project Manager and Fiscal Contact):

Name: _____
Title: _____
Address: P.O. Box Window Rock, AZ 86515
Email: @navajo-nsn.gov
Phone: 928-871-7160

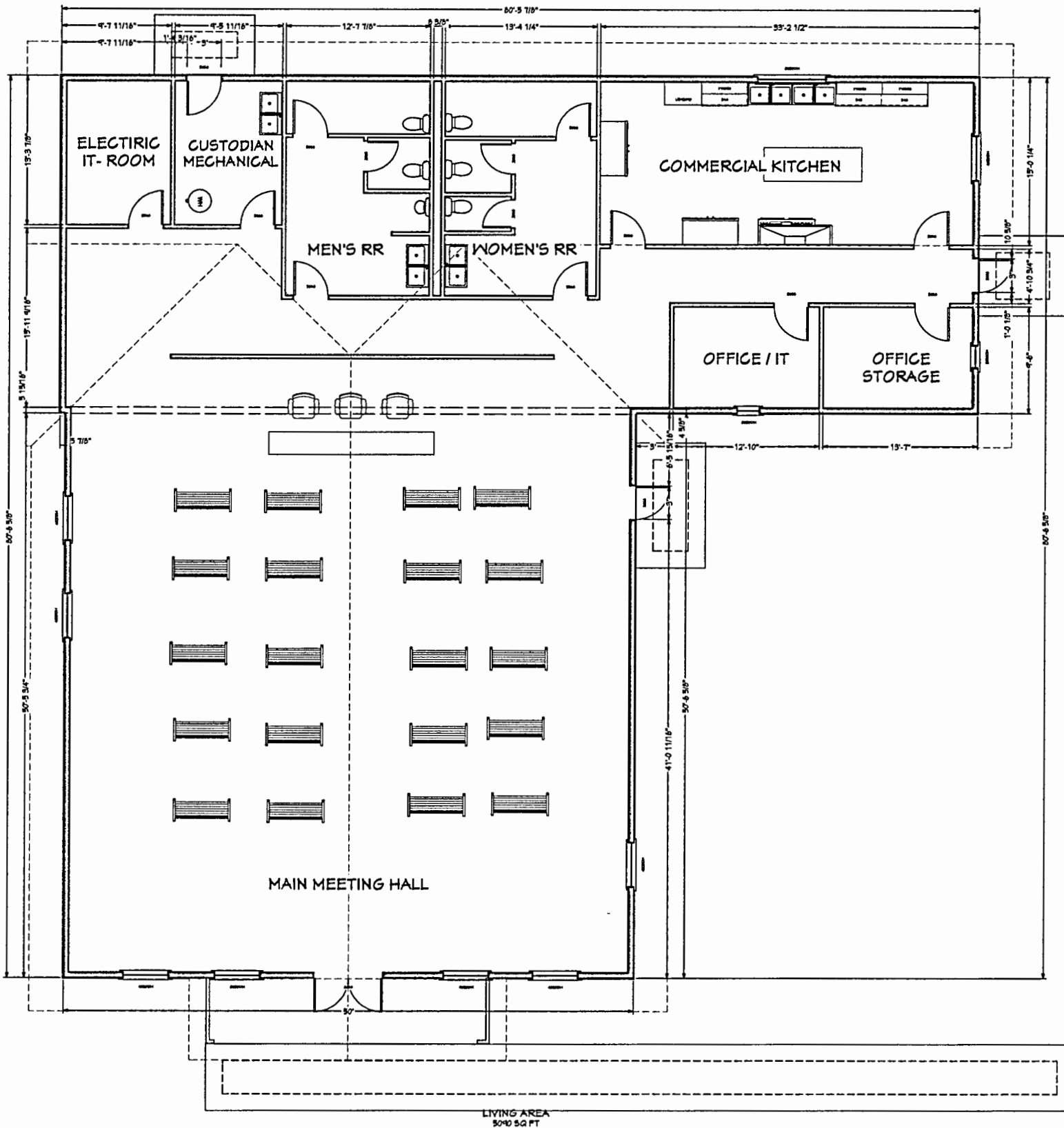
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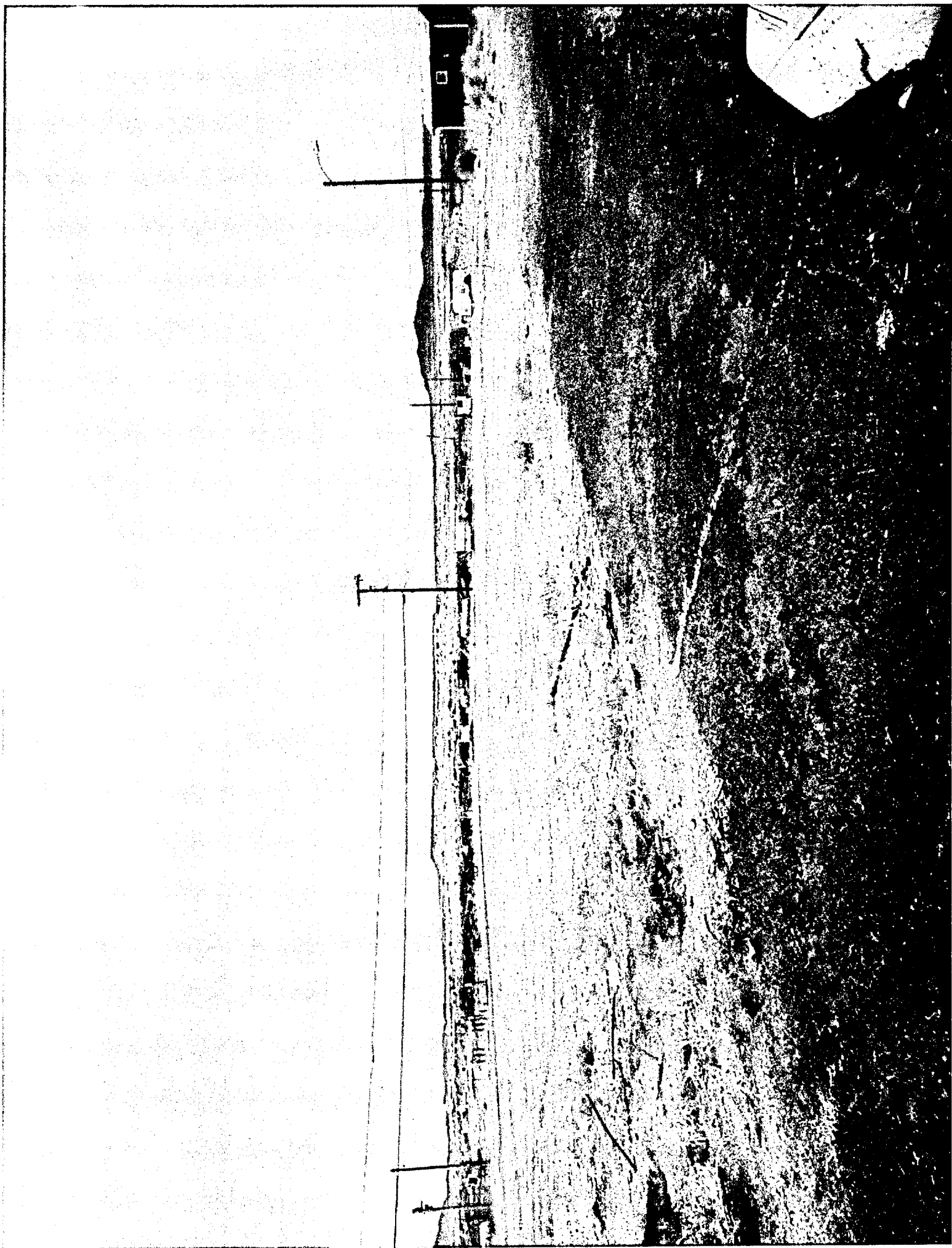
CHAPTER MULTI-PURPOSE BUILDING

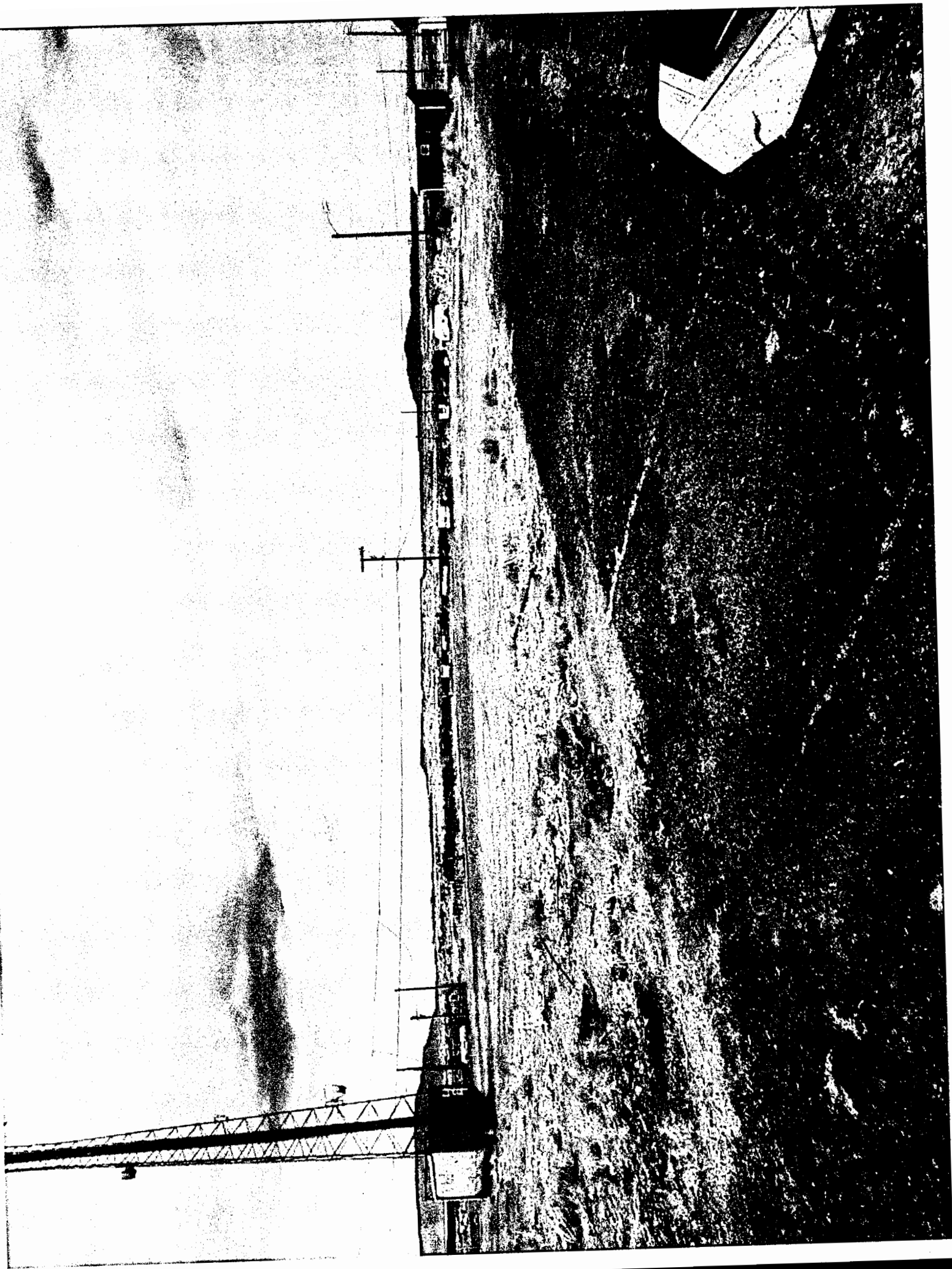
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CHAPTER MULTI-PURPOSE BUILDING

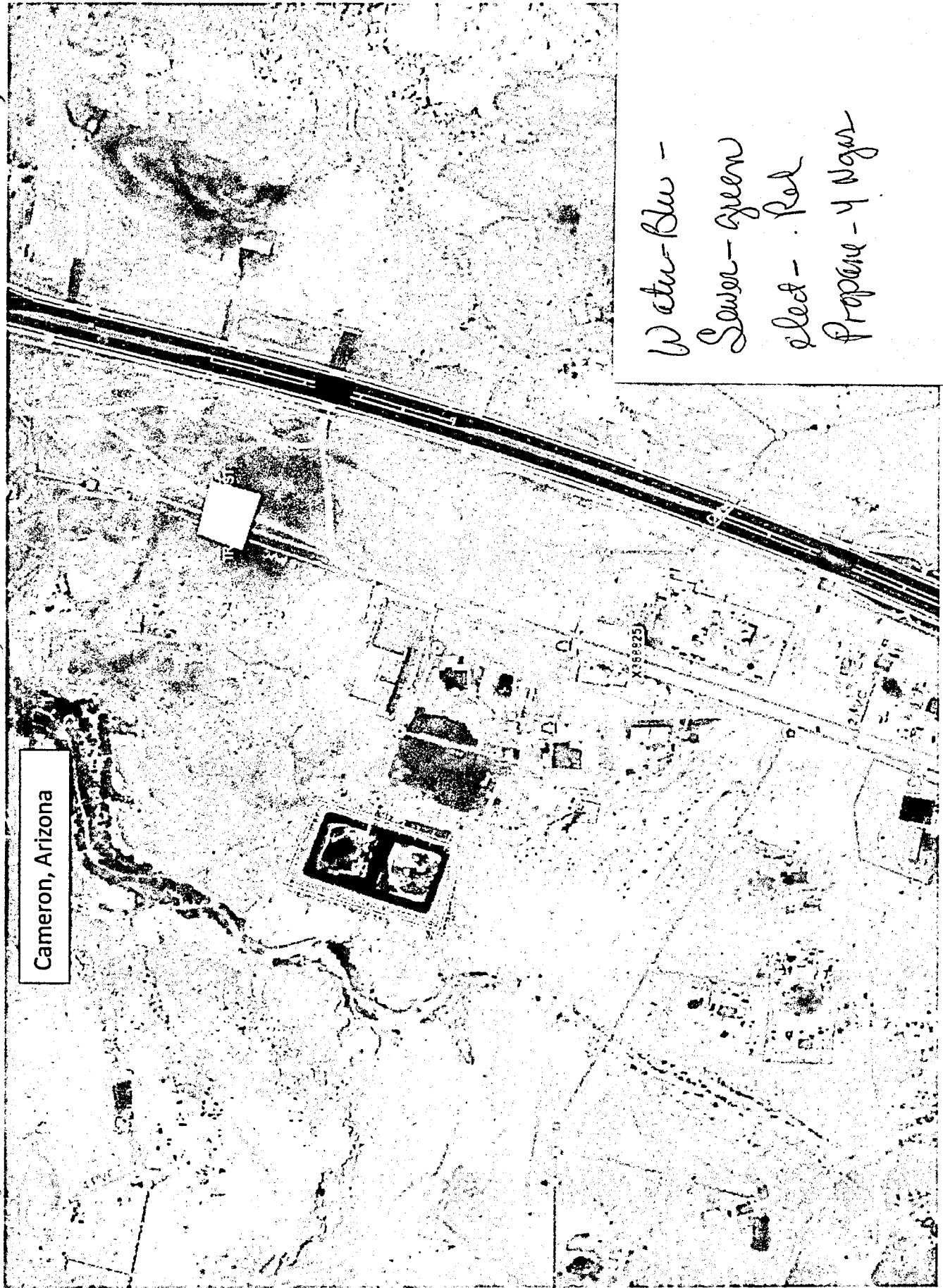


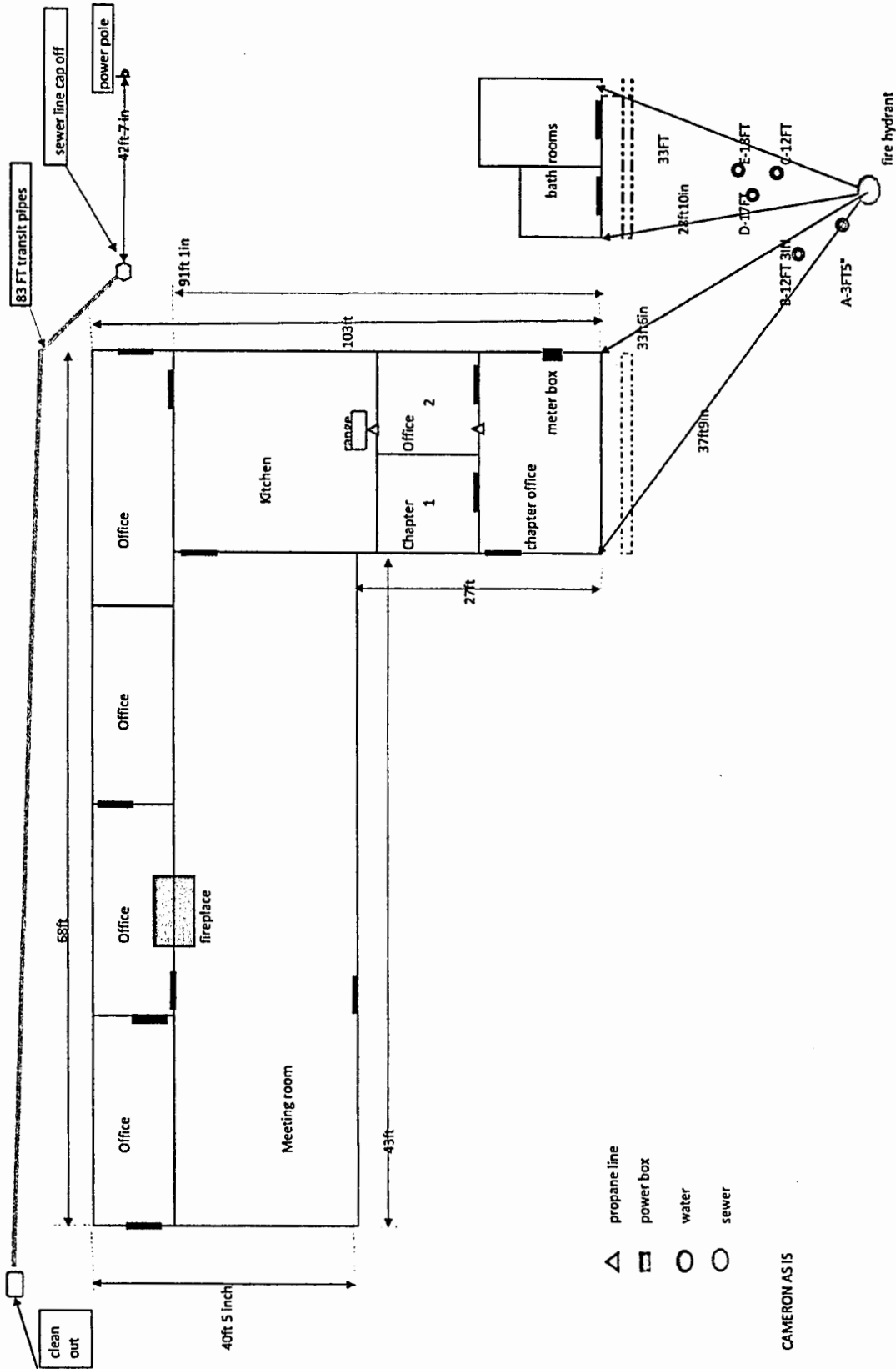




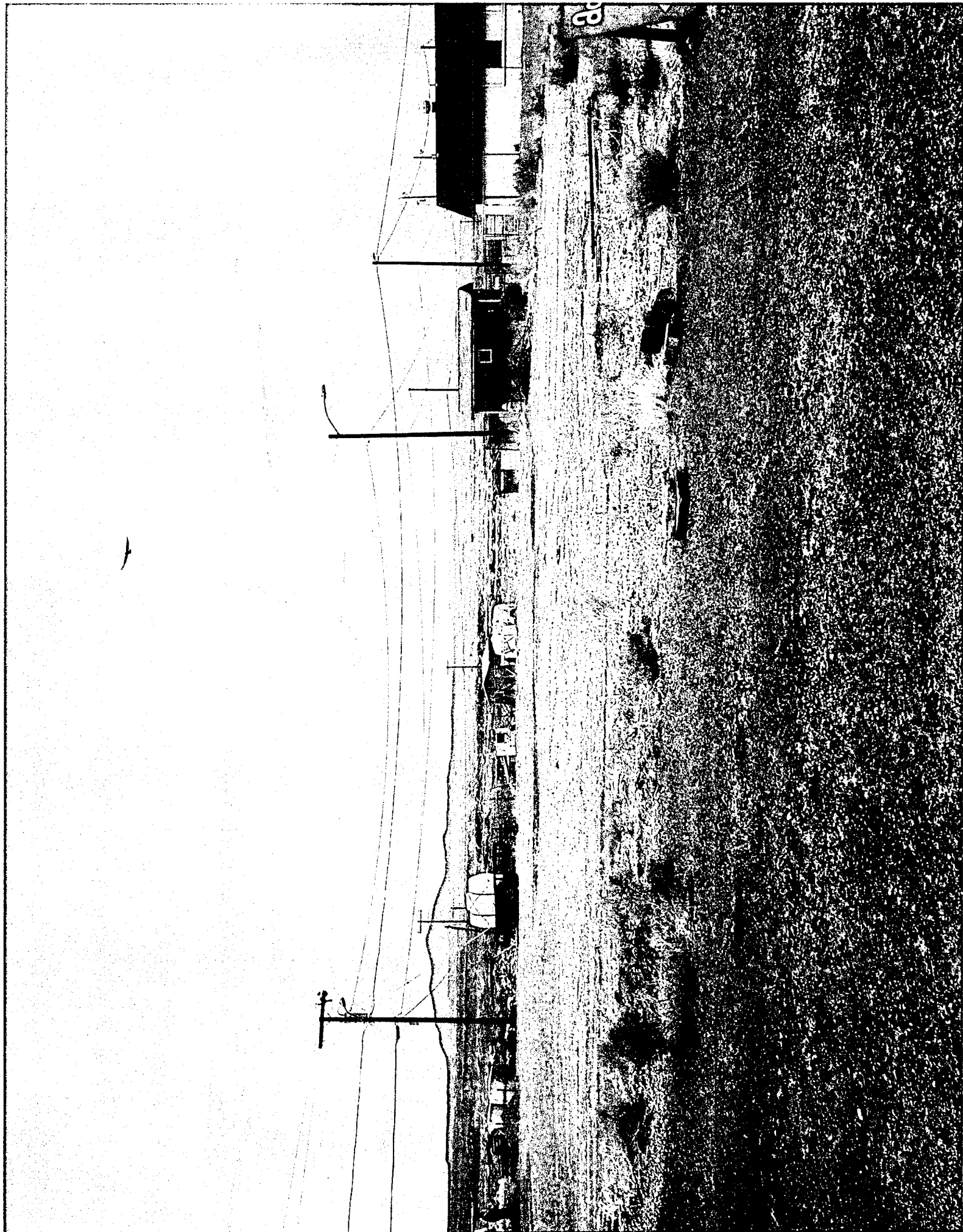
Cameron, Arizona

Water-Blue -
Sewer-green
elect-Red
Propane-Y Ngas





CAMERON AS IS



Page of
PROJECT FORM

PART I.	Business Unit No.: <u>New</u>	PART II.	Project Information
	Project Title: <u>New Cameron Chapter Community Building</u>	Project Type: <u>Construction</u>	
	Project Description: <u>Construction New Chapter Community Building</u>	Planned Start Date: <u>Jun-24</u>	
		Planned End Date: <u>25-Dec</u>	
		Project Manager: <u>To Be Determined</u>	
Check one box: <input type="checkbox"/> Original Budget <input type="checkbox"/> Budget Revision <input type="checkbox"/> Budget Reallocation <input type="checkbox"/> Budget Modification			

[illegible]

THE NAVAJO NATION
PROGRAM BUDGET SUMMARY

FY 24

PART I. Business Unit No.: _____		New		Program Title: _____		New Cameron Chapter Community Building		Division/Branch: Division of Community Development	
Prepared By: Billie Baldwin		Phone No.: _____		928-679-2323		Email Address: _____		bbaldwin@nnchapters.org	

PART III. BUDGET SUMMARY				Fund Type Code	(A) NNC Approved Original Budget	(B) Proposed Budget	(C) Difference or Total
2001	Personnel Expenses						0.00
3000	Travel Expenses						0.00
3500	Meeting Expenses						0.00
4000	Supplies						0.00
5000	Lease and Rental						0.00
5500	Communications and Utilities						0.00
6000	Repairs and Maintenance						0.00
6500	Contractual Services						0.00
7000	Special Transactions						0.00
8000	Public Assistance						0.00
9000	Capital Outlay				4,842,844		4,842,844.34
9500	Matching Funds						
9500	Indirect Cost						0.00
TOTAL					\$0.00	4,842,844.34	4,842,844.34

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: _____

APPROVED BY: _____

Program Manager's Printed Name

Division Director / Branch Chief's Printed Name

Program Manager's Signature and Date

Division Director / Branch Chief's Signature and Date

PART I. PROGRAM INFORMATION: Program Name/Title: <u>New Cameron Chapter Community Building</u> Business Unit No.: <u> </u> New				
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)
9050	Building 9052 -Building Construction services for a New Cameron Chapter Community Building for Cameron Community. All site , civil , parking lot ,infrastructure hook-ups, and building structure to be upright constructed to a turn-key facility.		4,842,844	4,842,844
TOTAL			4,842,844	4,842,844

Exhibit E

DR. BUU NYGREN
NAVAJO NATION PRESIDENT

RICHELLE MONTOYA
NAVAJO NATION VICE PRESIDENT

CASEY JOHNSON
COUNCIL DELEGATE



CAMERON CHAPTER

CHARLIE SMITH JR
CHAPTER PRESIDENT

CANDIS YAZZIE
CHAPTER VICE PRESIDENT

LOUISE KERLEY
SECRETARY/TREASURER

RESOLUTION OF THE CAMERON CHAPTER

CAMERON CHAPTER COMMUNITY REQUESTING THE NAVAJO NATION COUNCIL TO ALLOCATE NEW CONSTRUCTION FUNDS FROM THE EXISTING SIHASIN FUNDS AND OR ARPA OR ANY FUNDS AVAIABLE FROM THE NAVAJO NATION FOR THE COST AND CONSTRUCTUION OF A NEW CHAPTER HOUSE IN THE AMOUNT OF \$ 4,842,844.34

RESOLUTION No: CA-012-354#2

Whereas:

1. The Cameron Chapter is a duly recognized chapter of the Navajo Nation pursuant to 26 N.N.C § 3; and is delegated the authority and responsibility to promote projects that benefit the local community; and
2. Cameron chapter is vested with the authority to review all matters affecting the community and make appropriate recommendations to the Navajo Nation, Federal, State, and local government agencies for appropriate actions; and
3. Cameron Chapter is currently without a safe, adequate, and publicly accessible facility to perform its basic government functions. The pre-existing chapter house was seriously dilapidated beyond repair.
4. Cameron Chapter has completed a proposal for a new Chapter house with the estimated construction cost in the amount of \$4,842,844.34 for construction of the new chapter building estimated to be approximately 4000-5500 square feet.
5. Cameron Chapter project proposal and outline are attached as Exhibit 1.

Now therefore it be resolved that:

1. The Cameron chapter supports and requests the Navajo Nation Council to allocate new construction funds in the amount of \$4,842,844.34 from the existing Sihasin funds for the cost and construction of a new chapter house for the Cameron Community.
2. The request for the new chapter house is identified as a project on the Cameron chapter ICIP listing.
3. The Cameron chapter recognizes the allocation of funds by the Navajo Nation Council for a new Chapter building will revitalize the citizens of Cameron in conducting self- governance, community planning, and infrastructure development.

NA NI A HASANI

PO BOX 669 CAMERON, ARIZONA 86020
cameron@navajochapters.org

PHONE NUMBER (928)679-2323
FAX NUMBER (928)679-2297

DR. BUU NYGREN
NAVAJO NATION PRESIDENT

RICHELLE MONTOYA
NAVAJO NATION VICE PRESIDENT

CASEY A. JOHNSON
COUNCIL DELEGATE



CHARLIE SMITH JR
CHAPTER PRESIDENT

CANDIS YAZZIE
CHAPTER VICE PRESIDENT

LOUISE KERLEY
SECRETARY/TREASURER

CERTIFICATION

WE HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS CONSIDERED BY THE COMMUNITY OF CAMERON AT A DULY CALLED CHAPTER MEETING IN CAMERON, (NAVAJO NATION) ARIZONA, AT WHICH A QUORUM WAS PRESENT AND THAT THE SAME WAS PASSED BY A VOTE OF 30 IN FAVOR, 0 OPPOSED, AND 2 ABSTAINED ON THIS SUNDAY OF January 12, 2024.

Motioned by: Alicia Chee

Seconded by: Ben Cody, Jr.

[Signature]
Charlie Smith Jr., Chapter President

Casey A. Johnson, Council Delegate

[Signature]
Candis Yazzie, Chapter Vice President

VACANT, Grazing Official

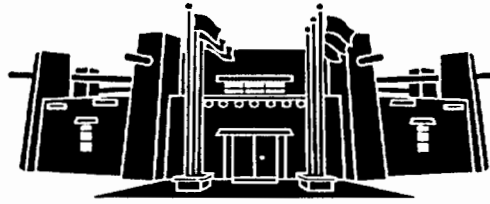
[Signature]
Louise Kerley, Chapter Secretary/Treasure

NA' NÍ'Á HASÁNÍ

PO BOX 669 CAMERON, ARIZONA 86020
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PHONE NUMBER (928)679-2323
FAX NUMBER (928)679-2297

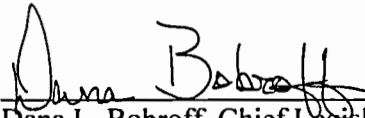
Office of Legislative Counsel
Telephone: (928) 871-7166
Fax No.: (928) 871-7576



Honorable Crystalne Curley
Speaker
25th Navajo Nation Council

MEMORANDUM

TO: Hon. Casey Allen Johnson, Council Delegate
25th Navajo Nation Council

FROM: 
Dana L. Bobroff, Chief Legislative Counsel
Office of Legislative Counsel

DATE: February 02, 2024

SUBJECT: **AN ACTION RELATING TO THE RESOURCES AND DEVELOPMENT COMMITTEE, THE BUDGET AND FINANCE COMMITTEE, THE NAABIK'ÍYÁTI' COMMITTEE AND THE NAVAJO NATION COUNCIL; APPROVING \$4,842,845.00 FROM THE SÍHASIN FUND FOR THE CONSTRUCTION OF A NEW CAMERON CHAPTER HOUSE BUILDING; AND APPROVING THE RELATED EXPENDITURE PLAN**

I have prepared the above-referenced proposed resolution and associated legislative summary sheet pursuant to your request for legislative drafting. Based on existing law and review of documents submitted, the resolution as drafted is legally sufficient. As with any action of government however, it can be subject to review by the courts in the event of proper challenge.

The Office of Legislative Counsel confirms the appropriate standing committee(s) based on the standing committees powers outlined in 2 N.N.C. §§301, 401, 501, 601 and 701. Nevertheless, "the Speaker of the Navajo Nation Council shall introduce [the proposed resolution] into the legislative process by assigning it to the respective oversight committee(s) of the Navajo Nation Council having authority over the matters for proper consideration." 2 N.N.C. §164(A)(5).

Please ensure that this particular resolution request is precisely what you want. You are encouraged to review the proposed resolution to ensure that it is drafted to your satisfaction.

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: _0039-24_

SPONSOR: Casey Allen Johnson

TITLE: An Action Relating to the Resource and Development Committee; The Budget and Finance Committee, the Naabik'iyáti' Committee and the Navajo Nation Council; Approving \$4,842,845.00 From the Síhasin Fund for the Construction of a New Cameron Chapter House Building; and Approving the Related Expenditure Plan

Date posted: February 06, 2024 at 1:32PM

Digital comments may be e-mailed to comments@navajo-nsn.gov

Written comments may be mailed to:

Executive Director
Office of Legislative Services
P.O. Box 3390
Window Rock, AZ 86515
(928) 871-7586

Comments may be made in the form of chapter resolutions, letters, position papers, etc. Please include your name, position title, address for written comments; a valid e-mail address is required. Anonymous comments will not be included in the Legislation packet.

Please note: This digital copy is being provided for the benefit of the Navajo Nation chapters and public use. Any political use is prohibited. All written comments received become the property of the Navajo Nation and will be forwarded to the assigned Navajo Nation Council standing committee(s) and/or the Navajo Nation Council for review. Any tampering with public records are punishable by Navajo Nation law pursuant to 17 N.N.C. §374 *et. seq.*

**THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW SUMMARY**

LEGISLATION NO.: 0039-24

SPONSOR: Honorable Casey Allen Johnson

TITLE: An Action Relating to the Resource and Development Committee; The Budget and Finance Committee, the Naabik'iyáti' Committee and the Navajo Nation Council; Approving \$4,842,845.00 From the Síhasin Fund for the Construction of a New Cameron Chapter House Building; and Approving the Related Expenditure Plan

Posted: February 06, 2024 at 1:32 PM

5 DAY Comment Period Ended: February 11, 2024

Digital Comments received:

Comments Supporting	<i>None</i>
Comments Opposing	<i>None</i>
Comments/Recommendations	<i>None</i>



**Legislative Secretary II
Office of Legislative Services**

February 12, 2024 8:52 AM

Date/Time