

LEGISLATIVE SUMMARY SHEET

Tracking No. 0173-19

DATE: June 25, 2019

TITLE OF RESOLUTION: AN ACTION RELATING TO THE RESOURCES AND DEVELOPMENT COMMITTEE, BUDGET AND FINANCE COMMITTEE, NAABIK'ÍYÁTI' COMMITTEE, AND THE NAVAJO NATION COUNCIL; ALLOCATING \$9,565,000 FROM THE SÍHASIN FUND TO THE OFFICE OF DINÉ YOUTH AND APPROVING AND ADOPTING THE SHONTO YOUTH CENTER FUND EXPENDITURE PLAN PURSUANT TO 12 N.N.C. §§ 2501- 2508.

PURPOSE: If approved, this resolution will allocate \$9,565,000 from the Síhasin Fund to the Office of Diné Youth and approve and adopt the Shonto Youth Fund Expenditure Plan pursuant to 12 N.N.C. §§ 2501- 2508.

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

5-DAY BILL HOLD PERIOD: 2388
Website Posting Time/Date: 4:54pm 6/28/19
Posting End Date: 7.3.19
Eligible for Action: 7.4.19

Health Education & Human Services Committee
Thence
Resources & Development Committee
Thence
Budget & Finance Committee
Thence
Naa'bik'íyáti' Committee
Thence
Navajo Nation Council

PROPOSED NAVAJO NATION COUNCIL RESOLUTION
24th NAVAJO NATION COUNCIL – First Year, 2019

INTRODUCED BY



(Prime Sponsor)

Heather M. Davis

TRACKING NO. 0173-19

AN ACTION

RELATING TO THE RESOURCES AND DEVELOPMENT COMMITTEE, BUDGET
AND FINANCE COMMITTEE, NAABIK'ÍYÁTI' COMMITTEE, AND THE NAVAJO
NATION COUNCIL; ALLOCATING \$9,565,000 FROM THE SÍHASIN FUND TO
THE OFFICE OF DINÉ YOUTH AND APPROVING AND ADOPTING THE
SHONTO YOUTH CENTER FUND EXPENDITURE PLAN PURSUANT TO 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 has
oversight of the chapters of the Navajo Nation. 2 N.N.C. § 501(C)(1).

1 E. The Naabik'iyáti Committee of the 24th Navajo Nation Council continued the
2 Naabik'iyáti Síhasin Fund Subcommittee in Resolution NABIAP-23-19. The
3 Naabik'iyáti Síhasin Fund Subcommittee was initially established in 2015 by
4 Resolution NABIAP-20-15 to provide recommendations to the Naabik'iyáti
5 Committee and Navajo Nation Council for projects to be funded using Síhasin
6 Funds. Notwithstanding the creation and continuation of the Naabik'iyáti Síhasin
7 Fund Subcommittee, approval from the Subcommittee is not a requirement for the
8 Navajo Nation Council to approve Síhasin Fund expenditure plans.

9 F. The Navajo Nation Code provides the purpose of the Navajo Nation Síhasin Fund
10 ("Síhasin Fund") is as follows:

11 § 2502 Purpose

12 A. The purposes of this Fund are to provide financial support and/or
13 financing for:

14 1. The planning and development of economic development
15 and regional infrastructure supporting economic development
16 and community development, including such infrastructure
17 as, but not limited to, housing, commercial and government
18 buildings, waterline, solid waste management development,
19 powerline projects, and transportation and communication
20 systems, within the Navajo Nation; and

21 2. Education opportunities for members of the Navajo Nation.

22 B. For the purpose in § 2502(A)(1), fund expenditures for
23 infrastructure shall not be limited by 12 N.N.C § 1310(F) or
24 TCDCJY-77-99.

25 C. Leveraging the Fund by way of guaranteeing loans, match
26 funding, direct funding in part, and other weighted uses of the
27 Fund, including loan financing from the Fund, for the purposes
28 in § 2502(A)(1), shall be favored over direct funding in whole.

29 12 N.N.C. § 2502, as amended by CJA-03-18.
30

1 G. The Sihasin Fund provides that "Fund Principal" shall consist of all deposits made
2 to the Sihasin Fund and that "Fund Income" shall consist of all earnings (interest,
3 dividends, etc.) generated and realized by the Fund Principal, and that Fund
4 Income shall be deposited in and added to Fund Principal until such time as a
5 Fund Expenditure Plan is duly adopted. 12 N.N.C. §§ 2504 and 2505 (C).
6

7 **Section Two. Findings**

8 A. The Shonto Youth Center Project is detailed in the project proposal attached as
9 **Exhibit A.**

10 B. A project summary and an architectural design schematic are attached within
11 **Exhibit A.**

12 C. Letters of support for the Shonto Youth Center are attached within **Exhibit A.**

13 D. The Shonto Community Governance will submit matching funds in the amount of
14 \$1,300,000.00. *See Exhibit A.*
15

16 **Section Three. Allocation of \$9,565,000 to the Office of Diné Youth and** 17 **Approval and Adoption of the Shonto Youth Center Expenditure Plan**

18 A. The Navajo Nation hereby allocates to the Office of Diné Youth the total amount
19 of \$9,565,000.00 to construct the Shonto Youth Center as detailed in **Exhibit A.**

20 B. The Navajo Nation hereby approves and adopts the Shonto Youth Center
21 Expenditure Plan, attached and incorporated herein as **Exhibit A.**

22 C. The Sihasin Funds allocated for the Sihasin Fund Shonto Youth Center
23 Expenditure Plan may be further leveraged by bond or loan financing pursuant to
24 the Navajo Nation Bond Financing Act, 12 N.N.C. § 1300 *et seq.*, as amended,
25 using Sihasin Fund earnings for repayment and financing costs upon the
26 recommendation of the Budget and Finance Committee and approval by a two-
27 thirds (2/3) vote of all members of the Navajo Nation Council.
28

29 **Section Four. Approval and Adoption of Expenditure Plan Administration**

30

1 The Navajo Nation hereby approves administration of the Síhasin Youth Center
2 Expenditure Plan as follows:

- 3 1. The Navajo Nation Controller shall determine whether the source of the
4 annual allocations from the total allocation of \$9,565,000.00 will be Síhasin
5 Fund Principal or Income or a combination of both;
- 6 2. The Navajo Nation Controller shall release the funds to the Office of Diné
7 Youth during the Navajo Nation Fiscal Year 2019 pursuant to a construction
8 plan or other such schedule agreed to by the Office of the Controller and
9 Office of Diné Youth within 30 days of the formal adoption of this legislation;
- 10 3. The funds allocated for the Shonto Youth Center shall be used solely to
11 design, plan, and construct the Shonto Youth Center described in **Exhibit A**.
12 Any and all cost-savings shall be returned to the to the Síhasin Fund once the
13 Shonto Youth Center is completed; and
- 14 4. The funds allocated for the Shonto Youth Center shall not lapse on an annual
15 basis pursuant to 12 N.N.C. §820 (N), however, any funds not spent or
16 encumbered within twenty-four (24) months of the date funds are made
17 available to the Office of Diné Youth shall revert to the Síhasin Fund
18 principal, unless recommended otherwise by the Resources and Development
19 Committee and approved by the Naabik'íyáti' Committee.

20 21 **Section Five. Effective Date**

22 The Síhasin Fund Shonto Youth Center Expenditure Plan, as set forth above, shall
23 become effective pursuant to 12 N.N.C. § 2505.

24 25 **Section Six. Directives**

26 The Shonto Chapter and the Office of Dine Youth shall report the status of the Shonto
27 Youth Center to the Division of Community Development and the Naabik'íyáti'
28 Committee at least once per quarter after the initial disbursement of funds.



SHONTO YOUTH CENTER PROJECT PROPOSAL 2019

Shonto Community Governance

PO Box 7800

Shonto, Arizona 86054

Ph: (928) 672-2910

Elizabeth Whitethorne-Benally, Governance Manager



Table of Contents

- A. Project Summary
- B. Budget Forms
- C. Preventive Maintenance Plan and Operating Cost Plan
- D. Cost Estimate; Scope of Work
- E. Written Commitments and Encumbrance
- F. Letters of Support
- G. Documentation of Clearances

ABSTRACT

The Shonto Community Governance is requesting Sihasin funds in the amount for construction costs of the Shonto Youth Center Project in the amount of \$9,565,000.00. Shonto Community Governance will submit matching funds in the amount of \$1,300,000.00.

SUMMARY

The Shonto Community Governance (Chapter) is located in Shonto, Arizona, approximately 60 miles East of Page off of Highway 98, and 35 miles Southeast of Kayenta on US Highway 160. Shonto Community Governance is a LGA certified chapter since September 22, 1999. According to the 2010 Census, Shonto has a population of 2,124, of which 584 fall in the ages 5-19 years old.

Shonto Community Governance has made progress in collaborating with various entities to develop the project proposal for the Shonto Youth Center. Local and surrounding communities believe that the center will be greatly beneficial for youths and their families in providing an accessible facility which will also promote a safe and healthy environment. Furthermore, it will be a local resource center in providing prevention services for youths such as bullying, criminal activity involvement, and other social ills. Therefore, in conjunction with Naa'tsis'Aan, Oljato, Ts'ah Bii Kin, and Shonto, as well as schools, social behavioral departments, judicial systems and law enforcement, this Shonto Youth Center project was deemed a priority and a need.

The facility is 9,687 sq. ft. and will be located near the school campus in Shonto, Arizona. The facility will include a learning area (computer room, library), multi-use rooms, and an exercise room with additional floor space.

Shonto is moving forward with the concept of community development and in doing so, the community is becoming self-sustainable. Currently, Shonto Community Governance has multiple projects planned for the upcoming years which will benefit many in the process.

CONCLUSION

Thus, the importance of such a project which will greatly benefit youths and their families is one step closer to decreasing juvenile delinquency while increasing a sense of safety and confidence. It has always been an issue that our youths are our greatest assets and should be carefully lead through life by teaching them values, Ke' and responsibility.


Elizabeth White-Thorne-Benally, Chapter Manager
Shonto Community Governance (Chapter)


Date

Division/Branch: Shonto Chapter

ewbenally@navajochapters.org

PART III. BUDGET SUMMARY				(A)	(B)	(C)
	Fund Type Code	NNC Approved Original Budget	Proposed Budget	Difference		
2001 Personnel Expenses				0		
3000 Travel Expenses				0		
3500 Meeting Expenses				0		
4000 Supplies				0		
5000 Lease & Rental				0		
5500 Comm. & utilities				0		
6000 Repairs & Maintenance				0		
6500 Contractual Services				0		
7000 Special Transactions				0		
9000 Capital Outlay	9050		9065,000	0		
9000 Capital Outlay	9070		500,000	0		
9500 Matching Funds				0		
9500 Indirect Cost				0		
8000 Assistance				0		
8000 Assistance				0		
TOTAL:			9,565,000	0		

PART IV. POSITIONS AND VEHICLES		
	(D)	(E)
Total # of Positions Budgeted:	0	0
Total # of Permanently Assigned Vehicles:	0	0

APPROVED BY: Division Director/Branch Chief's Signature and Date

THE NAVAJO NATION
PROGRAM PERFORMANCE CRITERIA

PART I. PROGRAM INFORMATION:
Business Unit No: _____

New

Program Name/Title: Shonto Youth Center

To Construct a youth center facility for the local and surrounding communities to benefit youths.

PART II. PLAN OF OPERATION/RESOLUTION NUMBER/PURPOSE OF PROGRAM:

NNOMB - BF2									
1st QTR		2nd QTR		3rd QTR		4th QTR			
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual

1 Program Performance Area:

Goal Statement:

5		5		5		5	
---	--	---	--	---	--	---	--

2 Program Performance Area:

Goal Statement:

6		2		4		2	
---	--	---	--	---	--	---	--

3 Program Performance Area:

Goal Statement:

1		1		1		1	
---	--	---	--	---	--	---	--

4 Program Performance Area:

Goal Statement:

1		1		1		1	
---	--	---	--	---	--	---	--

5 Program Performance Area:

Goal Statement:

25		0		24		0	
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PART IV. I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN THOROUGHLY REVIEWED.

Elizabeth Whitehome-Benally, Governance Manager

Program Manager's Printed Name

Division Director/Branch Chiefs Printed Name

Program Manager's Signature and Date

Division Director/Branch Chiefs Signature and Date

DETAILED BUDGET AND JUSTIFICATION

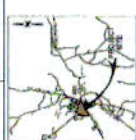
Budget Form 4

PART I. PROGRAM INFORMATION:

Program Name/Title: Shonto Youth CenterBusiness Unit No: 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)
9000	Capital Outlay		9,065,000
9050	Building Construction activity of Shonto Youth Center.	9,065,000	
9070	CAP-Professional Tech Services Architectural and design services of the Shonto Youth Center Project & other technical services.	500000	500000
			9,565,000



VICINITY MAP

☐ 1. **PROBABILISTIC**
☐ 2. **PROBABILISTIC**
☐ 3. **PROBABILISTIC**
☐ 4. **PROBABILISTIC**
☐ 5. **PROBABILISTIC**
☐ 6. **PROBABILISTIC**
☐ 7. **PROBABILISTIC**
☐ 8. **PROBABILISTIC**
☐ 9. **PROBABILISTIC**
☐ 10. **PROBABILISTIC**

[illegible]

THE DRAWING IS AN INSTRUMENT OF SERVICE
ON PART AND SHALL REMAIN EXCLUSIVE
PROPERTY OF THE ARCHITECT. NO REPRODUCTION
OR OTHER USE SHALL BE MADE BY ANY PERSON
OR FIRM WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF THE ARCHITECT. ANY
REPRODUCTION OR SALE FOR THE ARCHITECT'S
USE AND WITHOUT HIS CONSENT AND NO
PROFESSIONAL LIABILITY SHALL BE INCURRED.

**F.F.&E. FLOOR
PLAN**

DATE PLUMP... 04.04.2018
A010



FLOOR PLAN FF&E
1.50" = 1'-0"

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
Division 1								
Layout	Survey/Layout	1	LS	\$ 35,000.00	35000 \$	0.14 \$	35,000.00 \$	0.14
Division 2								
Site Work	Misc. Demolition	1	LS	\$ 5,000.00	5000 \$	0.02 \$	316,227.99 \$	1.26
	Clear/Grub Total Site	5.56	ACRE	\$ 1,000.00	5560 \$	0.02		
	Rough grade developed site	242017	SF	\$ 0.22	53243.74 \$	0.21		
	Over excavation / re-compaction	586	CY	\$ 6.50	3809 \$	0.02		
	Cut	4999	CY	\$ 5.25	26244.75 \$	0.10		
	Fill	13857	CY	\$ 5.50	76213.5 \$	0.30		
	Import	8858	CY	\$ 16.50	146157 \$	0.58		
Asphalt Paving	Asphalt Paving 3" on 7"	62795	SF	\$ 3.15	197804.25 \$	0.79 \$	238,821.94 \$	0.96
	Valve and manhole adjustments	28	SF	\$ 270.00	7560 \$	0.03		
	Weed Killer	62798	SF	\$ 0.06	3453.89 \$	0.01		
SWPPP	Dust control / SWPPP	1	LS	\$ 25,000.00	25000 \$	0.10 \$	25,000.00 \$	0.10
Pavement Marking	Parking lot stripping	880	LF	\$ 0.26	228.8 \$	0.00 \$	5,003.80 \$	0.02
	Handicap logos	4	EA	\$ 77.50	310 \$	0.00		
	H.C. signage	4	EA	\$ 210.00	840 \$	0.00		
	Fire Lane signs	5	EA	\$ 215.00	1075 \$	0.00		
	Red Curb Paint	510	LF	\$ 5.00	2550 \$	0.01		
Rip Rap	Rip Rap	2007	SF	\$ 11.43	22940.01 \$	0.09 \$	22,940.01 \$	0.09
Site Sewer	Tie-in to existing line / manhole	2	EA	\$ 575.00	1150 \$	0.00 \$	198,089.32 \$	0.79
	Sewer services	2	EA	\$ 1,650.00	3300 \$	0.01		
	8" PVC sewer	962	LF	\$ 43.11	41471.82 \$	0.17		
	4' manhole	9	EA	\$ 7,150.00	64350 \$	0.26		

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
 Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
	4' manhole shallow	2	EA	\$ 6,200.00	12400	\$ 0.05		
	Grinder pump and vault	1	EA	\$ 20,125.00	20125	\$ 0.08		
	15,500 gallon concrete vault	1	EA	\$ 50,125.00	50125	\$ 0.20		
	1-1/2" PVC force main	159	LF	\$ 32.50	5167.5	\$ 0.02		
Domestic Water							\$ 77,700.00	\$ 0.31
	3" water service w/meter & heater	2	EA	\$ 22,750.00	45500	\$ 0.18		
	4" PVC water line	920	LF	\$ 35.00	32200	\$ 0.13		
Site fire line	8" x 6" TSVB&C	1	EA	\$ 8,500.00	8500	\$ 0.03	\$ 440,078.00	\$ 0.40
	8" C-900 supply line to tank (altern	258	LF	\$ 47.00	12126	\$ 0.05		
	4" meter and heated box assembly	1	LF	\$ 25,500.00		\$ -		
	4" DIP from meter to tank (alterna	30	LF	\$ 43.20	1296	\$ 0.01		
	8" C-900 from tank to 8" partial loc	146	LF	\$ 47.00	6862	\$ 0.03		
	8" C-900 partial look and FH lines	970	LF	\$ 48.00	46560	\$ 0.19		
	6" C-900 to fire riser (alternate)	40	LF	\$ 47.00	1880	\$ 0.01		
	6" VB&C	3	EA	\$ 1,083.00	3249	\$ 0.01		
	Fire Hydrants	3	EA	\$ 5,250.00	15750	\$ 0.06		
	Fire Riser (alternate)	1	EA	\$ 2,725.00	2725	\$ 0.01		
	90,000 gallon tank	1	EA	\$ 108,000.00	108000	\$ 0.43		
	90,000 gallon tank foundation	102	CY	\$ 815.00	83130	\$ 0.33		
	Fire Pump and Enclosure	1	EA	\$ 150,000.00	150000	\$ 0.60		
Storm Drainage	12" RGRCP	337	LF	\$ 40.88	13776.56	\$ 0.06	\$ 142,696.44	\$ 0.57
	18" RGRCP	555	LF	\$ 56.00	31080	\$ 0.12		
	24" RGRCP	84	LF	\$ 81.91	6880.44	\$ 0.03		
	4" PVC	113	LF	\$ 20.88	2359.44	\$ 0.01		
	Concrete headwall	5	LF	\$ 3,850.00	19250	\$ 0.08		
	Concrete drop inlet headwall	1	LF	\$ 5,000.00	5000	\$ 0.02		
	Storm drain manhole	9	EA	\$ 7,150.00	64350	\$ 0.26		
Gas piping	3" Gas piping from propane tank to	442	LF	\$ 51.20	22630.4	\$ 0.09	\$ 26,634.40	\$ 0.11

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

[illegible]

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
Misc. Steel	Drive entry gate	1	PR	\$ 2,713.00	2713 \$	0.01	\$ 22,516.00	\$ 0.09
	Trash enclosure gates	1	PR	\$ 1,628.00	1628 \$	0.01		
	Trash enclosure 4x4 posts	20	EA	\$ 542.50	10850 \$	0.04		
	Pipe bollards	40	EA	\$ 162.75	6510 \$	0.03		
	Horse Hitch	1	EA	\$ 815.00	815 \$	0.00		
Division 9								
Painting	Paint bollards	40	EA	\$ 27.25	1090 \$	0.00	\$ 1,389.75	\$ 0.01
	Paint entry monument	1	EA	\$ 163.50	163.5 \$	0.00		
	Paint trash gates & entry gate & po	1	LS	\$ 136.25	136.25 \$	0.00		
Division 10								
Specialties	Flag Pole	1	EA	\$ 5,500.00	5500 \$	0.02	\$ 5,500.00	\$ 0.02
Division 16								
Electrical	SES Distribution sections and pane	1	EA	\$ 115,915.00	115915 \$	0.46	\$ 443,858.00	\$ 0.78
	100 KW electric emergency genera	100	Kw	\$ 781.00	78100 \$	0.31		
	Feeders from distribution sections	1965	LF	\$ 104.00	0 \$	-	(see Utility Allowance)	
	Feeders to tank and pump	150	LF	\$ 82.00	12300 \$	0.05		
	Power to monument sign	645	LF	\$ 33.00	21285 \$	0.09		
	Power to grinder pump	580	LF	\$ 54.50	31610 \$	0.13		
	Power to backflow	410	LF	\$ 32.70	13407 \$	0.05		
	Site lighting including circuits	25	EA	\$ 2,725.00	68125 \$	0.27		
	Bollard lights including circuits	21	EA	\$ 1,635.00	34335 \$	0.14		
	Ground up lights including circuits	50	EA	\$ 545.00	27250 \$	0.11		
	Lights at monument sign	4	EA	\$ 164.00	656 \$	0.00		
	Electrical primary allowance	750	LF	\$ 54.50	40875 \$	0.16		
Site Work Subtotal: \$							2,336,518.60	\$ 9.35
Total Site Development:							5.56 acres	

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
BUILDING								
Division 1								
Allowances	Rammed Earth Import	45	CY	\$ 109.00	4905	\$ 0.45	\$ 39,905.00	\$ 3.63
	Concrete Testing	1	LS	\$ 20,000.00	20000	\$ 1.82		
	Rammed Earth Testing	1	LS	\$ 15,000.00	15000	\$ 1.36		
	CCTV(Alternate)	1	LS	\$ 18,500.00	0	\$ -		
Division 2								
Termite Pretreat	Soil treatment	7907	SF	\$ 0.31	2451.17	\$ 0.22	\$ 2,451.17	\$ 202.87
Division 3								
Build Concrete	Continuous footings WF1 - WF4 & Stems	179	CY	\$ 551.65	98745.35	\$ 8.98	\$ 159,077.52	\$ 14.46
	Spread footings F1 - F5 (F6-F8 not)	10	CY	\$ 583.24	5832.4	\$ 0.53		
	Slab on grade - 4" concrete on 4" A	7667	SF	\$ 6.81	52212.27	\$ 4.75		
Concrete Floor Fin	Sealed Concrete (Commercial area)	3050	SF	\$ 0.75	2287.5	\$ 0.21		
Division 4								
Masonry	N/A	0	SF	\$ -	0			
Division 5								
Struc./Misc.	Steel Columns	25	EA	\$ 1,031.00	25775	\$ 2.34	\$ 282,509.14	\$ 25.68
	Beams	53118	#	\$ 2.20	116859.6	\$ 10.62		
	Joist L-1	175	LF	\$ 13.08	2289	\$ 0.21		
	Joist L-2	551	LF	\$ 16.35	9008.85	\$ 0.82		
	Ledgers	7608	#	\$ 2.20	16737.6	\$ 1.52		
	1-1/2" 20 ga deck	8705	SF	\$ 2.20	19151	\$ 1.74		

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
	Steel lintels	5580	#	\$ 2.20	12276	\$ 1.12		
	Metal pipe shade canopy	252	SF	\$ 45.00	11340	\$ 1.03		
	Rebar shade canopy	247	SF	\$ 55.00	13585	\$ 1.24		
	Trellis shade structures	553	SF	\$ 33.00	18249	\$ 1.66		
	Roof screen wall support framing	160	SF	\$ 33.00	5280	\$ 0.48		
	Misc braces/struts	1	LS	\$ 21,305.14	21305.14	\$ 1.94		
	Misc steel and imbeds	1	LS	\$ 10,652.95	10652.95	\$ 0.97		
Division 6								
Rough Carpentry	Plywood sheeting at steel stud she	15500	SF	\$ 4.45	68975	\$ 6.27	\$ 98,043.50	\$ 11.45
	Parapet cap blocking at steel stud	250	LF	\$ 6.70	1675	\$ 0.15		
	Roof blocking at perimeter	876	LF	\$ 11.00	9636	\$ 0.88		
	Misc blocking	1	LS	\$ 5,000.00	5000	\$ 0.45		
Arch Woodwork	Wood paneling ceiling in Library	1350	SF	\$ 9.45	12757.5	\$ 1.16	\$ 40,609.50	\$ 2.49
	Wood paneling ceiling furr out bea	1332	SF	\$ 11.00	14652	\$ 1.33		
	Wood wall paneling ceiling (not sh	0	SF	\$ 11.00	0	\$ -		
	Concrete vanities and perforated s	80	SF	\$ 165.00	13200	\$ 1.20		
FRP	FRP (not shown)	0	SF	\$ 9.45	0	\$ -		
							\$ 373,386.54	\$ 33.94
Division 7								
Damproofing/Wa	Vapor retarder membrane under s	8760	SF	\$ 2.25	19710	\$ 1.79		
Insulation	1-1/4" rigid thermo break at found	1967	SF	\$ 3.54	6963.18	\$ 0.63		
	Sprayed polyurethane insulation	4376	SF	\$ 2.36	10327.36	\$ 0.94		
	Batt insulation in walls	6778	SF	\$ 0.57	3863.46	\$ 0.35		
	Batt insulation over ceilings	5105	SF	\$ 0.92	4696.6	\$ 0.43		
Air Barriers	Air Barriers at exterior & clearstory	7387	SF	\$ 5.50	40628.5	\$ 3.69		
PVC Roofing	.60 mil PVC roofing o/ R30 rigid ins	4233	SF	\$ 8.71	36869.43	\$ 3.35		
	Tapered crickets	260	SF	\$ 5.90	1534	\$ 0.14		
	Roof up inside Parapets	4830	SF	\$ 4.50	21735	\$ 1.98		
	Walk pads	1550	SF	\$ 2.95	4572.5	\$ 0.42		

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
Metal Roof and V	Metal Roofing w/trim and flashing	4141	SF	\$ 17.70	73295.7	\$ 6.66		
	Valley gutter at Library	32	LF	\$ 54.00	1728	\$ 0.16		
	Metal wall panels w/trim and flas	4071	SF	\$ 22.50	91597.5	\$ 8.33		
	Metal wall panels w/trim and flas	160	SF	\$ 23.10	3696	\$ 0.34		
	Metal Plate wall panels (N/A not sl	0	SF	\$ -	0	\$ -		
	Perforated shade screen panels	1052	SF	\$ 27.25	28667	\$ 2.61		
GSM	Reglet and counter flashings	585	LF	\$ 11.80	6903	\$ 0.63		
	Misc. flashings	1	LS	\$ 4,309.32	4309.32	\$ 0.39		
Roof accessories	Roof hatch and safety ladder	1	LS	\$ 2,725.00	2725	\$ 0.25		
Caulking	Misc. caulking	1	LS	\$ 8,618.63	8618.63	\$ 0.78		
	Caulk slab joints at stained and sea	401	LF	\$ 2.36	946.36	\$ 0.09		
Division 8							\$ 147,902.45	\$ 13.45
Doors & Hardwar	H.M. frames - 3070	14	EA	\$ 163.50	2289	\$ 0.21		
	H.M. frames - 6070	1	EA	\$ 190.75	190.75	\$ 0.02		
	H.M. doors - 3070	13	EA	\$ 381.50	4959.5	\$ 0.45		
	WD door frames 3070	1	EA	\$ 130.80	130.8	\$ 0.01		
	WD door frames 6070	1	EA	\$ 163.50	163.5	\$ 0.01		
	Wood doors - 3070	5	EA	\$ 327.00	1635	\$ 0.15		
Finish Hardware	Finish hardware exterior	6	EA	\$ 1,635.00	9810	\$ 0.89		
	Finish hardware interior	12	EA	\$ 545.00	6540	\$ 0.59		
	Install doors/hdwr	18	EA	\$ 196.20	3531.6	\$ 0.32		
Glass/Glazing	Aluminum storefront system w/1"	1489	SF	\$ 32.70	48690.3	\$ 4.43		
	Cor-Ten steel storefront system w/	40	SF	\$ 32.70	1308	\$ 0.12		
	Sorefront system w/1/4" insulated	600	SF	\$ 38.15	22890	\$ 2.08		
	Curtainwall sustem w/1" insulated	324	SF	\$ 55.00	17820	\$ 1.62		
	Glazing in plywood frame	72	SF	\$ 22.00	1584	\$ 0.14		
	Frosted privacy film	144	SF	\$ 8.75	1260	\$ 0.11		
	Glass storefront doors 3070	5	EA	\$ 2,820.00	14100	\$ 1.28		

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
	Handicap push button operator	2	EA	\$ 5,500.00	11000	\$ 1.00		
Division 9							\$ 237,174.85	\$ 21.56
Framing/Drywall	Exterior wall and pop out framing	4013	SF	\$ 9.75	39126.75	\$ 3.56		
	Interior full ht. & clearstory walls	5598	SF	\$ 9.25	51781.5	\$ 4.71		
	Interior walls	3080	SF	\$ 6.05	18634	\$ 1.69		
	Drywall ceilings exposed	1236	SF	\$ 9.35	11556.6	\$ 1.05		
	Framing and sheeting for Library ci	2682	SF	\$ 9.80	26283.6	\$ 2.39		
Ceramic Tile	Ceramic wall tile and base	3424	SF	\$ 11.20	38348.8	\$ 3.49		
Ceilings	2x2 second look grid and tile	1782	SF	\$ 3.30	5880.6	\$ 0.53		
	Wood slat ceiling	420	SF	\$ 11.20	4704	\$ 0.43		
	Serpentina panels	240	SF	\$ 28.00	6720	\$ 0.61		
Floor Covering	Carpet tile	925	SF	\$ 4.95	4578.75	\$ 0.42		
	Marmoleum	802	SF	\$ 5.50	4411	\$ 0.40		
	Laminate wood	562	SF	\$ 11.00	6182	\$ 0.56		
	Rubber base	686	LF	\$ 2.20	1509.2	\$ 0.14		
Painting	Paint drywall	22605	SF	\$ 0.45	10172.25	\$ 0.92		
	Paint exposed steel structure	2296	SF	\$ 0.90	2066.4	\$ 0.19		
	Paint shade canopies	1152	SF	\$ 0.95	1094.4	\$ 0.10		
	Paint HM doors and frames	13	EA	\$ 165.00	2145	\$ 0.20		
	Paint/stain wood frames	2	EA	\$ 165.00	330	\$ 0.03		
	Misc. painting	1	LS	\$ 1,650.00	1650	\$ 0.15		
Division 10							\$ 37,664.90	\$ 3.42
Specialties	Building Signage	1	LS	\$ 5,900.00	5900	\$ 0.54		
	Toilet accessories	1	LS	\$ 14,017.40	14017.4	\$ 1.27		
	Toilet partitions	1	LS	\$ 13,897.50	13897.5	\$ 1.26		
	Fire extinguishers & cabinets	5	EA	\$ 550.00	2750	\$ 0.25		
	Lockers (furnished by owner contr:	20	EA	\$ 55.00	1100	\$ 0.10		

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	\$/SF	Division Total	Division Total \$/SF
<u>Division 11</u>								
<u>Division 12</u>								
<u>Division 13</u>								
	Rammed Earth W Rammed Earth Walls	4047	SF	\$ 100.00	404700	\$ 36.79	\$ 441,605.00	\$ 40.15
	Concrete lintel	11	CY	\$ 3,355.00	36905	\$ 3.36		
<u>Division 15</u>								
Fire Protection	Fire sprinklers (Alternate)	7907	SF	\$ 3.00		\$ -	\$ 227,987.25	\$ 20.73
Plumbing	Underground sewer	295	LF	\$ 35.00	10325	\$ 0.94		
	Sewer cleanouts	11	EA	\$ 220.00	2420	\$ 0.22		
	Water line H&C	650	LF	\$ 27.50	17875	\$ 1.63		
	Gas piping	190	LF	\$ 33.00	6270	\$ 0.57		
	2" Gas regulators	1	EA	\$ 2,750.00	2750	\$ 0.25		
	Fixtures	25	EA	\$ 2,250.00	56250	\$ 5.11		
	Roof drain and overflows	4	EA	\$ 2,750.00	11000	\$ 1.00		
HVAC	Roof mounted package gas fired A	40	TN	\$ 1,650.00	66000	\$ 6.00		
	Distribution	7907	SF	\$ 6.75	53372.25	\$ 4.85		
	Exhaust fans	3	EA	\$ 575.00	1725	\$ 0.16		
<u>Division 16</u>								
Electrical	Sub panels	8	EA	\$ 4,800.00	38400	\$ 3.49	\$ 178,671.55	\$ 16.24
	Power distribution/outlets	7907	SF	\$ 5.65	44674.55	\$ 4.06		
	Power A/C's	12	EA	\$ 1,045.00	12540	\$ 1.14		
	Data outlets	58	EA	\$ 165.00	9570	\$ 0.87		
	Lighting control panel	1	LS	\$ 5,750.00	5750	\$ 0.52		
	2X4 lay in fixtures	20	EA	\$ 220.00	4400	\$ 0.40		
	1x4 surface mounted fixtures	31	EA	\$ 275.00	8525	\$ 0.78		
	Can lights in restrooms	39	EA	\$ 165.00	6435	\$ 0.59		

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250.000 GSF
Building Area: 11.000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
	Pendant lights in lobby	5	EA	\$ 1,200.00	6000	\$ 0.55		
	High bay in gym	12	EA	\$ 650.00	7800	\$ 0.71		
	Exterior lights - wall packs	35	EA	\$ 365.00	12775	\$ 1.16		
	Emergency lights	5	EA	\$ 450.00	2250	\$ 0.20		
	Exit lights	5	EA	\$ 450.00	2250	\$ 0.20		
	Fire alarm	1	LS	\$ 17,302.00	17302	\$ 1.57		

Subtotal Building: \$ 2,266,988.37 \$ 286.71
Building Area: 7,907 sf
Footprint: 11,000 sf

Project Administration

Project Manager	43	Weeks	\$	769.23	33,077
Project Manager Payroll Burden	43	Weeks	\$	230.77	9,923
PM Vehicle/Gas/Oil	10	Months	\$	700.00	7,000
Project Superintendent	43	Weeks	\$	1,923.08	82,692
Project Superintendent Payroll Bur	43	Weeks	\$	576.92	24,808
Super Vehicle/Gas/Oil	11	Months	\$	1,325.00	14,575
Project Coordinator	43	Weeks	\$	625.00	26,875
Project Coordinator Payroll Burden	43	Weeks	\$	187.50	8,063
APM	43	Weeks	\$	653.85	28,116
APM Payroll Burden	43	Weeks	\$	196.15	8,434
APM Vehicle/Gas/Oil	10	Months	\$	700.00	7,000
Weekly Clean-up	1732	Hrs	\$	12.00	20,784
Weekly Clean-up Payroll Burden	1732	Hrs	\$	3.60	6,235
Final Clean-up	7907	SF	\$	0.50	3,954
Trash Removal (Recycled 4 dumpst	20	Loads	\$	2,000.00	40,000
Drinking Water	10	Months	\$	75.00	750

Project Security

Project: Shonto Youth Center
Location: Shonto Arizona
Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
	Temporary Fence	8 Months	\$	250.00	2,000			
	Safety	10 Months	\$	250.00	2,500			
	Fire Protection	1	LS	\$ 500.00	500			
Field Office								
	Project Office	10 Months	\$	500.00	5,000			
	Temporary Toilets	10 Months	\$	250.00	2,500			
	Office Equipment	1	LS	\$ 500.00	500			
	Copier	10 Months	\$	300.00	3,000			
	Computer/new computer and DSL	10 Months	\$	250.00	2,500			
	Office Supplies	10 Months	\$	100.00	1,000			
	Project Sign	1	LS	\$ 400.00	400			
Project Utilities								
	Electricity (usage paid by owner)	10 Months			-			
	Water (usage paid by owner)	10 Months			-			
	Telephone	10 Months	\$	850.00	8,500			
	Cell Phones	10 Months	\$	300.00	3,000			
	Utility Hook-up	1	LS	\$ 10,000.00	10,000			
Tools & Equipment								
	Small Tools	1	LS	\$ 2,500.00	2,500			
	Equipment Rental	1	LS	\$ 500.00	500			
Subsistence								
	Apartment	1	LS	\$ 12,000.00	12,000			
	Meals/subsistence	1	LS	\$ 15,155.00	15,155			
Services								
	Prelim. Notice Service	1	LS	\$ 175.00	175			

Project: Shonto Youth Center
 Location: Shonto Arizona
 Date: September 12, 2016

ESTIMATE OF CONSTRUCTION COST

Site Area: 250,000 GSF
 Building Area: 11,000 GSF

CSI Items	Description	Quantity	Unit	Unit Cost	Item Total	Item Total \$/SF	Division Total	Division Total \$/SF
	Blueprints	10	Set	\$ 185.00	1,850			
	Estimating Printing	1	LS	\$ 500.00	500			
	Photos	10	MO	\$ 250.00	2,500			
	Web based photo documentation	10	MO	\$ 1,200.00	12,000			
	Courier/Fed-Ex	1	LS	\$ 500.00	500			
						Subtotal: \$	411,365.20	\$ 52.03
						Payroll Burden: Included		
						Total General Conditions: \$	411,365.20	

SUMMARY:

Site Work Subtotal: \$ 2,336,518.60 \$ 9.65
 Subtotal Building: \$ 2,266,988.37 \$ 286.71
 Total General Conditions: \$ 411,365.20 \$ 52.03
 Contingency Allowance 5%: \$ 230,175.35 \$ 29.11

TOTAL ESTIMATED CONSTRUCTION COST: \$ 5,245,047.52 \$ 348.38 +

ESTIMATE OF PROBABLE COST BASED ON SF
Shonto Youth Center - 2018

BUILDING TYPE: RAMMED EARTH CONSTRUCTION
LOCATION: ARIZONA
STORY COUNT: 1
STORY HEIGHT: 30'-0" MAX M: 1.00
PROJECT DESCRIPTION: YOUTH CENTER BUILDING W/
ALTERNATES AND ADDITIVE BIDS
BUILDING(S) AREA IN SF: 11,000 SF
OTHER AREAS IN SF: SF
STAIR LANDING AND OTHERS SF: SF

DIV	DESCRIPTION	UNIT	#	25T/UN	SITWORK	BUILDING	ESTIMATE TOTAL	S/SF	%	Totals
CLARIFICATIONS / EXCLUSIONS										
a SOLAR WALL ALTERNANTE IS BASED ON 10 WATTS PER SF.										
b EXCLUDES BUILDING PERMITS, PLAN CHECK FEES AND DEVELOPMENT FEES.										
c EXCLUDES UTILITY COMPANY CHARGES.										
d EXCLUDES PROPANE TANK AND RELATED BASE										
ALT:	ALTERNATES (OPTIONAL TO THE PROJECT)									\$ 1,105,855.38
1	SURROUNDING SIDEWALKS AND LANDSCAPE				\$ 131,920.39	\$ -	\$ 131,920.39	\$ 11.99	1.86%	
2	LECTURE AREA				\$ 80,728.00	\$ -	\$ 80,728.00	\$ 7.34	1.14%	
3	ADDITIONAL PARKING				\$ 68,491.31	\$ -	\$ 68,491.31	\$ 6.23	0.96%	
4	BUILDING COMMERCIAL ROOMS				\$ -	\$ 567,490.32	\$ 567,490.32	\$ 51.59	7.99%	
5	GROUND MOUNTED FLAGPOLES				\$ 4,892.19	\$ -	\$ 4,892.19	\$ 0.44	0.07%	
6	UTILITY YARD FENCING - CHAIN LINK INSTEAD OF O.I.				\$ (24,346.62)	\$ -	\$ (24,346.62)	\$ (2.21)	-0.34%	
7	RECESSED TOILET SEAT COVERS				\$ -	\$ 2,278.42	\$ 2,278.42	\$ 0.21	0.03%	
8	GYM SOUND SYSTEM				\$ -	\$ 17,627.06	\$ 17,627.06	\$ 1.60	0.25%	
9	CCTV AND SECURITY SYSTEMS				\$ -	\$ (19,785.96)	\$ (19,785.96)	\$ (1.80)	-0.28%	
10	HVAC AUTOMATED CONTROLS				\$ -	\$ 82,646.70	\$ 82,646.70	\$ 7.51	1.16%	
11	SOLAR WALL				\$ -	\$ 68,117.97	\$ 68,117.97	\$ 6.19	0.96%	
12	HEATED ENTRY MATS				\$ 10,595.32	\$ -	\$ 10,595.32	\$ 0.96	0.15%	
13	HORIZONTAL LOUVER BLINDS				\$ -	\$ 20,978.17	\$ 20,978.17	\$ 1.91	0.30%	
14	LANDSCAPE PER LANDSCAPE DRAWINGS				\$ 94,222.11	\$ -	\$ 94,222.11	\$ 8.57	1.33%	
01	GENERAL REQUIREMENTS									\$ 350,000.00
1200	ALLOWANCE - 45 CY FOR RAMMED EARTH				\$ -	\$ 4,500.00	\$ 4,500.00	\$ 0.41	0.06%	
1200	ALLOWANCE - TESTING CONCRETE				\$ -	\$ 20,000.00	\$ 20,000.00	\$ 1.82	0.28%	
1200	ALLOWANCE - TESTING RAMMED EARTH				\$ -	\$ 15,000.00	\$ 15,000.00	\$ 1.36	0.21%	
1200	ALLOWANCE - EXTERIOR FURNITURE				\$ 32,000.00	\$ -	\$ 32,000.00	\$ 2.91	0.45%	
1200	ALLOWANCE - CC SECURITY CAMERA				\$ 18,500.00	\$ -	\$ 18,500.00	\$ 1.68	0.26%	
1200	ALLOWANCE - 3,800 LF OR WI FENCE				\$ 225,000.00	\$ -	\$ 225,000.00	\$ 20.45	3.17%	
1800	STAKING				\$ 35,000.00	\$ -	\$ 35,000.00	\$ 3.18	0.49%	
02	SITE									\$ 1,952,222.43
2200	EARTHWORK / PAVING				\$ 553,397.25	\$ -	\$ 553,397.25	\$ 50.31	7.79%	
2500	PARKING LOT STRIPPING				\$ 22,033.00	\$ -	\$ 22,033.00	\$ 2.00	0.31%	
2360	TERMITE PRE-TREAT				\$ -	\$ 4,753.21	\$ 4,753.21	\$ 0.43	0.07%	
2600	SITE UTILITIES				\$ 724,000.31	\$ -	\$ 724,000.31	\$ 65.82	10.19%	
2600	SITE FIRE LINE				\$ 60,606.28	\$ -	\$ 60,606.28	\$ 5.51	0.85%	
2600	SITE FIRE SUPPRESSION TANK				\$ 477,582.00	\$ -	\$ 477,582.00	\$ 43.42	6.72%	
2700	FENCE WORK				\$ 109,850.38	\$ -	\$ 109,850.38	\$ 9.99	1.55%	
2900	LANDSCAPE & IRRIGATION				\$ -	\$ -	\$ -	\$ -	0.00%	
03	CONCRETE									\$ 675,329.50
3300	CONCRETE				\$ 238,615.50	\$ 393,264.00	\$ 631,879.50	\$ 57.44	8.90%	
3500	CONCRETE STAIN / SEALER				\$ -	\$ 43,450.00	\$ 43,450.00	\$ 3.95	0.61%	
04	MASONRY									
4500	MASONRY				\$ -	\$ -	\$ -	\$ -	0.00%	
05	METALS									\$ 678,665.69
5500	STEEL				\$ 30,750.00	\$ 647,915.69	\$ 678,665.69	\$ 61.70	9.55%	
06	WOOD, PLASTICS AND COMPOSITES									\$ 53,570.00
6100	ROUGH CARPENTRY				\$ -	\$ 8,753.00	\$ 8,753.00	\$ 0.80	0.12%	
6400	ARCH WOOD WORK / FINISH CARPENTRY				\$ -	\$ 44,817.00	\$ 44,817.00	\$ 4.07	0.63%	
07	THERMAL AND MOISTURE PROTECTION									\$ 443,449.95
7100	DAMPProofing / WATERPROOFING				\$ -	\$ 22,120.00	\$ 22,120.00	\$ 2.01	0.31%	
7200	INSULATION				\$ -	\$ 23,807.00	\$ 23,807.00	\$ 2.16	0.34%	
7300	AIR BARRIERS				\$ -	\$ 8,801.00	\$ 8,801.00	\$ 0.80	0.12%	
7500	ROOFING				\$ -	\$ 134,000.00	\$ 134,000.00	\$ 12.18	1.89%	
7600	METAL ROOF AND WALL PANELS				\$ -	\$ 214,111.00	\$ 214,111.00	\$ 19.46	3.01%	
7650	GENERAL SHEET METAL				\$ -	\$ 23,571.31	\$ 23,571.31	\$ 2.14	0.33%	
7700	ROOF ACCESSORIES				\$ -	\$ 10,938.00	\$ 10,938.00	\$ 0.99	0.15%	
7900	CAULKING				\$ -	\$ 6,101.64	\$ 6,101.64	\$ 0.55	0.09%	
08	OPENINGS									\$ 106,552.00
8000	DOOR / FRAMES / HDRWR				\$ -	\$ 38,387.00	\$ 38,387.00	\$ 3.49	0.54%	
8800	GLASS / GLAZING				\$ -	\$ 68,165.00	\$ 68,165.00	\$ 6.20	0.96%	
09	FINISHES									\$ 159,357.41

BUILDING TYPE: RAMMED EARTH CONSTRUCTION

LOCATION: ARIZONA

STORY COUNT: 1

STORY HEIGHT: 30'-0" MAX M: 1.00

PROJECT DESCRIPTION: YOUTH CENTER BUILDING W/
ALTERNATES AND ADDITIVE BIDS

BUILDING(S) AREA IN SF: 11,000 SF

OTHER AREAS IN SF: - SF

STAIR LANDING AND OTHERS SF: - SF

ESTIMATE OF PROBABLE COST BASED ON SF
Shonto Youth Center - 2018

DIV	DESCRIPTION	UNIT	#	357/UN	ESTIMATE					Totals
					SITWORK	BUILDING	TOTAL	\$/SF	%	
9100	DRYWALL				\$ -	\$ 61,455.35	\$ 61,455.35	\$ 5.59	0.87%	
9300	TILE				\$ -	\$ 14,240.00	\$ 14,240.00	\$ 1.29	0.20%	
9500	CEILING				\$ -	\$ 27,376.54	\$ 27,376.54	\$ 2.49	0.39%	
9600	FLOOR COVERING				\$ -	\$ 26,460.52	\$ 26,460.52	\$ 2.41	0.37%	
9900	PAINTING				\$ 4,275.00	\$ 25,550.00	\$ 29,825.00	\$ 2.71	0.42%	
10	SPECIALTIES									\$ 60,860.00
10000	SPECIALTIES				\$ 17,500.00	\$ 43,360.00	\$ 60,860.00	\$ 5.53	0.86%	
11	EQUIPMENT									
11000	PROJECTION SCREENS				\$ -	\$ -	\$ -	\$ -	0.00%	
12	FURNISHINGS									
12000	OVERALL FF&E				\$ -	\$ -	\$ 465,000.00	\$ 42.27	6.55%	
13	SPECIAL CONSTRUCTION									\$ 603,261.06
13000	RAMMED EARTH WALLS				\$ -	\$ 603,261.06	\$ 603,261.06	\$ 54.84	8.49%	
15	MECHANICAL									\$ 415,014.27
15300	FIRE SPRINKLERS (ALTERNATE)				\$ -	\$ 46,200.00	\$ 46,200.00	\$ 4.20	0.65%	
15400	PLUMBING				\$ -	\$ 106,890.00	\$ 106,890.00	\$ 9.72	1.50%	
15800	HVAC				\$ -	\$ 261,924.27	\$ 261,924.27	\$ 23.81	3.69%	
16	ELECTRICAL									\$ 1,140,424.60
16000	ELECTRICAL				\$ 890,285.20	\$ 250,139.40	\$ 1,140,424.60	\$ 103.67	16.05%	
SUB-TOTAL					\$ 3,805,897.62	\$ 3,938,664.67	\$ 8,209,562.29	\$ 645.79	100.00%	
GENERAL CONDITIONS					\$ 230,071.00	\$ 186,518.00	\$ 416,589.00	\$ 37.87	5.07%	
BUILDERS RISK INSURANCE					\$ 5,698.00	\$ 4,619.00	\$ 10,317.00	\$ 0.94	0.13%	
LIABILITY INSURANCE					\$ 18,555.00	\$ 15,043.00	\$ 33,598.00	\$ 3.05	0.41%	
OHD / PROFIT					\$ 158,027.00	\$ 128,112.00	\$ 286,139.00	\$ 26.01	3.49%	
PAYMENT AND PERFORMANCE BOND					\$ 30,312.00	\$ 24,574.00	\$ 54,886.00	\$ 4.99	0.67%	
SALES TAXES (NAVAJO NATION 5% TAX)					\$ 212,428.03	\$ 214,876.53	\$ 427,304.56	\$ 38.85	5.00%	
SUBTOTAL					\$ 655,091.03	\$ 573,742.53	\$ 1,228,833.56	\$ 111.71	17.30%	
SUBTOTAL PRIOR TO CONTINGENCIES:					\$ 4,460,988.65	\$ 4,512,407.21	\$ 9,438,395.86	\$ 757.50		
OWNER'S CONTINGENCY					1.5% \$ 66,914.83	\$ 67,686.11	\$ 134,600.94			
SITE CONTINGENCY					2.0% \$ 89,219.77	\$ 90,248.14	\$ 179,467.92			
TOTALS w/3.5% CONTINGENCY					\$ 4,617,123.25	\$ 4,670,341.46	\$ 9,287,464.71	\$ 757.50		
Cost /SF:					\$ 419.74	\$ 424.58				

DESCRIPTION OF THE SCOPE OF WORK:

Irvine Design Studio (ID Studio), the design professional, will provide professional Basic Services as set forth below, for the above mentioned project.:

Professional Basic Services:

Unless revised in a written addendum or amendment to the master agreement, in planning, designing and administering construction or rehabilitation of the Project, ID Studio shall provide the Owner with professional services in the following areas:

- ☒ Site Planning
- ☒ Architecture
- ☒ Structural Engineering
- ☒ Mechanical Engineering (Includes Plumbing)
- ☒ Electrical Engineering
- ☒ Construction Contract Administration

Professional Additional Services:

Additional Services are all those services provided by ID Studio on the Project for the Owner that are not defined as Basic Services or otherwise required to be performed by ID Studio under this Agreement to accomplish the scope of work required as part of Permit by any City or Agency or Construction Documentation Purposes. They include major revisions in the scope of work of previously approved drawings, specifications and other documents due to causes beyond the control of ID Studio and not due to any errors, omissions, or failures on the part of ID Studio to carry out obligations otherwise set out in this Proposal. ID Studio has identified the following Additional Services required as part of the scope of work:

- ☒ Topographic Survey
- ☒ Civil Engineering
- ☒ Landscape Architecture
- ☐ Interior Design

SCOPE OF SERVICES:

The following reflects our scope of services, based upon information provided as of the date of this proposal. Any subsequent additional or changed information provided may affect our scope of services, as well as a result in an additional or less corresponding fee, to be negotiated by both parties as necessary.

Phases and Description of the Basic Services:

Task A.1 Programming

Task A.2 Schematic Design

The preliminary Study and Schematic Design documents shall consist of a presentation of the complete concept of the Project, including all major elements of the building(s), and site design(s), planned to promote economy both in construction and in administration and to comply with current program and cost limitations, and applicable to the scope of work required. ID Studio will revise these documents consistent with the requirements and criteria established by the Owner to secure the Owner's written approval. Additionally, ID Studio shall make an independent assessment of the accuracy of the information provided by the Owner concerning existing conditions. Tasks in this phase shall include: (as applicable to the scope of work).

- ☒ Site Plan(s)
- ☒ Architectural Floor Plan(s)
- ☒ Wall sections and elevations
- ☒ Outline Specifications

Task A.3 Design Development

After receipt of written approval of Schematic Design/Preliminary Study Documents and Design Development for the Architectural Scope of Work, ID Studio will prepare and submit to the Owner Design Development Documents that will incorporate all other disciplines. ID Studio will revise these documents consistent with the requirements and criteria established by the Owner and Design Architect to secure the Owner's written approval. These documents shall include the following:

- ☒ Drawings sufficient to fix and illustrate the project scope and character in all essential design elements.
- ☒ Outline Specifications
- ☒ Project specific analysis of codes, ordinances, and regulations
- ☒ Site Plan(s)
- ☒ Landscape Plan
- ☒ Floor Plans
- ☒ Elevations, Building and Wall sections
- ☒ 3-Dimensional line drawings
- ☒ Design Development Engineering drawings

Task A.4 Contract Documents

After receipt of the Owner's written approval of Design Development Documents, MAG will prepare Construction Documents. After consultation with the Owner and/or Owner's attorney, MAG will also prepare and assemble all Contract Documents. MAG will revise these Construction and Contract documents consistent with the requirements and criteria established by the Owner to secure the Owner's written approval. They shall include in a detailed manner all work to be performed; all material; workmanship; finishes; and equipment required for the architectural, structural, mechanical, plumbing, electrical, and site work including civil and landscape. Owner to furnish any available survey maps and subsurface soil investigations if available. These documents shall include:

- ☒ Technical Specifications
- ☒ Construction Drawings

Task A.5 Bidding Services

After written approval of Bidding, Construction and Contract Documents from the Owner, ID Studio will assist in administering the bidding and award of the Construction Contract. This scope of work will include:

- ☒ Responding to Inquiries
- ☒ Drafting and issuing addendum approved by Owner/Design Architect
- ☒ Attending pre-bid conference(s)
- ☒ Attending public bid openings
- ☒ Reviewing and tabulating bids
- ☒ Recommending list of eligible bids
- ☒ Recommending Award
- ☒ Altering drawings and specifications as often as required to award within the Estimated Construction Contract Cost.

Task A.6 Construction Administration

After execution of the Construction Contract, ID Studio will, in a prompt and timely manner, administer the Construction Contract and all work required by the Bidding, Construction and Contract Documents. ID Studio shall endeavor to protect the Owner against defects and deficiencies in the execution and performance of the work. Id Studio, as part of the responsibilities of this task will:

- ☒ Review and approve contractor's shop drawings and other submittals for conformance to the requirements of the contract documents.
- ☒ At the Owner's written request, and as Additional Service, procure testing from qualified parties.
- ☒ Monitor the quality and progress of the work and furnish a written field report weekly. This service shall be limited to a period amounting to 110% of the construction period as originally established under the construction contract unless construction has been delayed due to ID Studio's failure to properly perform its duties and responsibilities. The Owner may direct additional monitoring but only as Additional Services.
- ☒ Require any sub-consultant to provide the services listed in this section where and as applicable and to visit the Project during the time that construction is occurring on the portion of the work related to its discipline and report in writing to Id Studio.
- ☒ Review, approve, and submit to Owner the Contractor Requests for Payment.
- ☒ Make modifications to Construction Contract Documents to correct errors, clarify intent, or to accommodate change orders.
- ☒ Make recommendations to Owner for solutions to special problems or changes necessitated by conditions encountered in the course of construction.
- ☒ Prepare written punch list, certificates of completion and other necessary construction close

out documents.

- ☒ Prepare a set of reproducible record prints of Drawings showing significant changes in the work made during construction, including the locations of underground utilities and appurtenances referenced to permanent surface improvements, based on marked-up prints, drawings, and other data furnished by the contractor to ID Studio.

Task B Estimated Reimbursable Expenses (allowance)

After execution of the Certificate of Completion by the Owner, ID Studio will:

- ☒ Consult with and make recommendations to Owner during warranties regarding construction and equipment warranties.
- ☒ Perform an inspection of construction work, material, systems, and equipment no earlier than nine months and no later than ten months after completion of the construction contract and make a written report to the Owner. At the Owner's request, and by Amendment to the Additional Services section of this contract, conduct additional warranty inspections as Additional Services.
- ☒ Advise and assist Owner in construction matters for a period up to eighteen months after completion of the project, but such assistance is not to exceed forty hours of service and one non-warranty trip away from the place of business of ID Studio.

Task C Additional Services

Additional Services as described on the Description of Services section:

- ☒ Topographic Survey
- ☒ Civil Engineering
- ☒ Landscape Architecture
- ☐ Interior Design

EXHIBIT B - ASSUMPTIONS AND CLARIFICATIONS

LIST OF ASSUMPTIONS:

- 1) Site General Information:
Total site is 18 acre.
- 2) Total lot square footage for new building is 11,000 GSF + additional +/-15,000 sf for exterior
- 3) Interior design not included.
- 4) Renewable energy Systems are no included as part of the scope of work but are optional.
- 5) Owner will provide a copy of the most current Deed/Legal Description-documentation.
- 6) Owner will perform demolition and hazardous materials removal and is not considered as part of this scope of any.
- 7) Owner, though a third party Certified Laboratory, will conduct any material tests once the construction starts as well as any special inspections as requested and required by Code and City or entity having jurisdiction.

LIST OF CLARIFICATIONS:

This proposal excludes the following:

- a. Hazardous Materials handling and investigation.
- b. Archeological Investigation.
- c. Environmental Assessments including: Cultural, Biological, and Environmental.
- d. FONSI (Founding of No Significant Impact) Study.
- e. Feasibility and Market Studies or updates.
- f. Sound Studies.
- g. Plotting/Printing charges for construction prints.
- h. LEED Certification, (owner option if required).
- i. LEED Certification, (owner option if required).
- j. Special waste systems: gray water recovery, septic tanks, or sewage lift stations.
- k. Review and permit costs by any reviewing agency.
- l. Unforeseen Conditions.
- m. Off-Site Utilities.
- n. Permit Fees.
- o. Off-site improvement Documents.
- p. Construction phase materials testing.
- q. Traffic Studies.
- r. FF&E: Space planning, design and selection
- s. Environmental Graphics / Wayfinding
- t. Physical Presentation Models
- u. Model Room Design and Mock-ups
- v. Enhanced Commissioning of Systems: Base Commissioning and Per-Room commissioning

BILLING RATES:

For additional services beyond the scope of work: Typical hourly rates of Merge architectural Group key personnel are as follows:

Principal-In-charge	\$ 120.00
Senior Architect	\$ 110.00
Architect	\$ 100.00
Architectural Designer	\$ 90.00
Project Manager	\$ 90.00
Cost Estimator	\$ 90.00
Job captain	\$ 80.00
Architect-In-Training	\$ 75.00
CAD/BIM Drafter	\$ 65.00
Administrative	\$ 55.00

REIMBURSABLE EXPENSES:

Reimbursable expenses include all printing, project coordination (other than MAG review) and government agencies review; express courier services; mileage over 45 mile radius; and other direct expenses incurred in performing work on this project. These reimbursable expenses will be billed at cost and added to the monthly invoice.

EXHIBIT E - FEE PROPOSAL

Task A.1 Programming						\$	-
Architecture		\$	-				
Mechanical		\$	-				
Electrical		\$	-				
Task A.2 Schematic Design						\$	6,460.00
Architecture		\$	6,460.00				
Structural		\$	-				
Mechanical		\$	-				
Electrical		\$	-				
Task A.3 Design Development						\$	9,340.00
Architecture		\$	9,340.00				
Structural Engineering		\$	-				
Mechanical Engineering		\$	-				
Electrical Engineering		\$	-				
Task A.4 Contract Documents						\$	11,900.00
Architecture & Interior Design		\$	11,900.00		Per scope Described		
Structural Engineering		\$	-		Final Structural and Calc's		
Mechanical Engineering		\$	-		Includes Plumbing		
Electrical Engineering		\$	-		Including Site Lighting		
Task A.5 Bidding Services						\$	9,560.00
Bidding, Negotiation and Award		\$	9,560.00				
Task A.6 Construction Administration						\$	181,151.87
Architecture & Interior Design		\$	-				
Structural Engineering		\$	6,500.00				
Mechanical Engineering		\$	4,500.00				
Electrical Engineering		\$	5,000.00				
Rammed Earth Inspections		\$	44,041.87		N/A		
Fire Suppression Engineering		\$	3,750.00				
Task B Estimated Reimbursable Expenses (allowance)						\$	31,544.00
Mileage by Phase:	Trips	Cost per Trip					
Programing	2.00	\$	299.75	\$	599.50	@ \$0.545 per mile	
Schematic Design	4.00	\$	299.75	\$	1,199.00	@ \$0.545 per mile	
Design Development	4.00	\$	299.75	\$	1,199.00	@ \$0.545 per mile	
Contract Documents	3.00	\$	299.75	\$	899.25	@ \$0.545 per mile	

EXHIBIT E - FEE PROPOSAL

Bidding Services	3.00	\$	299.75	\$	899.25	@ \$0.545 per mile
Construction Administration	48.00	\$	299.75	\$	14,388.00	@ \$0.545 per mile
Lodging by Phase:						
Programing	2.00	\$	195.00	\$	390.00	Kayenta/Tuba City Lodging
Schematic Design	4.00	\$	195.00	\$	780.00	Kayenta/Tuba City Lodging
Design Development	4.00	\$	195.00	\$	780.00	Kayenta/Tuba City Lodging
Contract Documents	3.00	\$	195.00	\$	585.00	Kayenta/Tuba City Lodging
Bidding Services	3.00	\$	195.00	\$	585.00	Kayenta/Tuba City Lodging
Construction Administration	24.00	\$	195.00	\$	4,680.00	Kayenta/Tuba City Lodging
Meals and Incidentals per Phase:						
Programing	2.00	\$	114.00	\$	228.00	2 persons/day @ \$57/day
Schematic Design	4.00	\$	114.00	\$	456.00	2 persons/day @ \$57/day
Design Development	4.00	\$	114.00	\$	456.00	2 persons/day @ \$57/day
Contract Documents	3.00	\$	114.00	\$	342.00	2 persons/day @ \$57/day
Bidding Services	3.00	\$	114.00	\$	342.00	2 persons/day @ \$57/day
Construction Administration	48.00	\$	57.00	\$	2,736.00	1 person/day @ \$57/day

Task C Additional Services \$ 30,180.00

Topographic Survey		\$	3,000.00	
Geotechnical Engineering		\$	2,600.00	Updated from previous report
Civil Engineering		\$	18,080.00	
Project Initiation Meeting	\$	1,080.00		
Topographic Survey	\$	2,500.00		
Grading and Drainage Plan	\$	5,000.00		
Utility Plans	\$	3,500.00		
SWPPP	\$	2,000.00		
Horizontal Control Plans	\$	2,000.00		
Reimbursable Expenses	\$	2,000.00		
Fire Protection Engineering		\$	-	Not required by building Occ./Size
Landscape Architecture		\$	6,500.00	For 3.0 acres of the 18 acre site.

Task D Lump Sum Fee

A/E Basic Services	\$	218,411.87
Estimated Reimbursable Expenses	\$	31,544.00
A/E Additional Services	\$	30,180.00
A/E Subtotal:	\$	280,135.87
5% Navajo Tax:	\$	12,429.59
A/E Total:	\$	292,565.46

Additional Possible Scope of Work (for type of project)

FF&E: Space planning, design and selection

Environmental Graphics / Wayfinding

Physical Presentation Models

Model Room Design and Mock-ups

LEED Certification

Enhanced Commissioning of Systems: Base Commissioning and Per-Room commissioning



SHONTO YOUTH CENTER

OPERATING AND MAINTANENCE PLAN

PHASE I

SHONTO
Police Services Building

Building Facilities

- Teen Center & WiFi Library
- Fitness Center, Aerobics & Yoga Rooms
- Locker & Shower Facilities
- Leasable Tenant Space




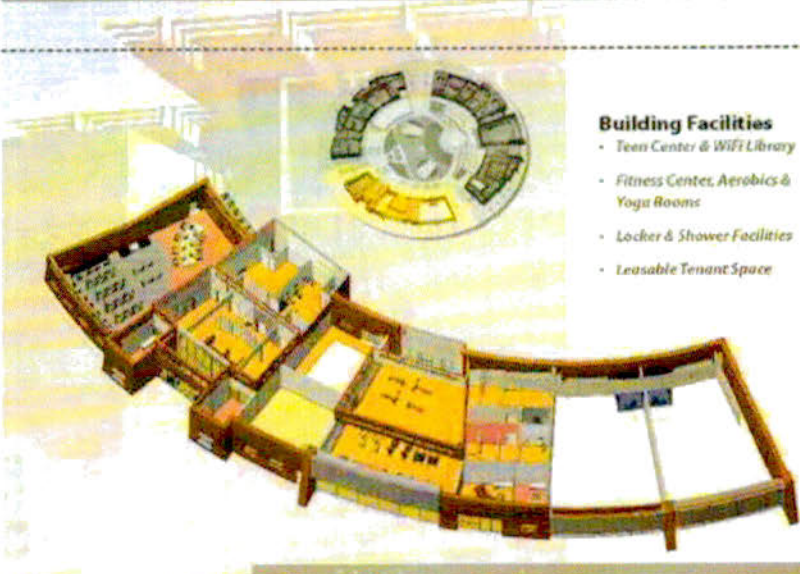


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Introduction

Office of Dine Youth Mission Statement

Project Summary

Annual Inspection

Work Order Form

Disclaimer

This operations and maintenance plan & procedures is provided as a guide only. It contains recognized standards on the types of information that should be contained in an Operations and Maintenance Plan. Sections of the Guidance may not be applicable to every facility and this guidance should be modified to reflect specific conditions at each facility. A copy of your O&M Manual in its entirety must be maintained at your facility and available for review upon request by the representative of the Capital Projects Management Department.

The O&M Manual should be updated regularly, as needed. Once the document is created, it needs to be updated as needed.

Introduction

Shonto community is located 35 miles north east of Kayenta, Arizona on US highway 160, and 60 miles east of Page, Arizona off of highway 98. The Shonto Chapter sits serves as the central base hub of the community and serves approximately 800 from the 2010 Census.

Office of Dine Youth Mission Statement

"To advocate, educate, and develop resilient, healthy generations of youth through partnerships to balance and live in a diverse society"

Purpose

To provide a uniform method for responding to and managing crisis at the worksite or an Office of Diné Youth Development sponsored youth activity.

Policy

It is the Office of Diné Youth's (ODY) policy to have staff use extreme caution to deescalate a situation where a youth becomes belligerent, threatening, or otherwise pose a safety concern for the staff at an ODY site or place of ODY sponsored youth activity. In cases where a youth becomes agitated, makes threats or is otherwise

cause concern for staff because of escalated behaviors, staff can attempt to de-escalate the situation verbally only if doing so does not put staff or others in danger.

Project Information

The Shonto Youth Complex project began within the Shonto Chapter in 2008. A 9,687 sq. ft. facility had been designed in 2010 with the Navajo Nation Capital Improvement Projects of Division of Community Development under the direction of Design and Engineering Services at that time. Shonto Chapter had procured Irving Design Studio of Phoenix, Arizona for a full set of construction documents and projects manuals. Plan review had been performed by Brown & Associates of Scottsdale, Arizona and Bureau Veritas of Phoenix, Arizona.

Shonto Chapter in the Leadership of Capital Projects Management Department is currently seeking full funding for the construction phase of the project of the facility.

In Compliance with the Navajo Nation Division of Community Development-Capital Projects Management Department Building Standard Code, this Operating and Maintenance Manual shall be available at Final Inspection and remain with the building throughout the life-cycle of the structure.

This Manual has been prepared for the structure located at:

Project Location

Project Name: Shonto Youth Center
Program: Office of Diné Youth
Address: N221/N6320 North
City/State/Zip: Shonto, Arizona 86054

Architect

Architect: Carlos Murrieta, AIA
Architectural Firm: Irvine Design Studio
Address: 600 North 4th Street, Suite 112
City/State/Zip: Phoenix, Arizona 85004
Telephone: (602) 635-1581
Email: tirvine@dstudio-arch.com
cmurrieta@idstudio-arch.com

General Contractor

Builder:
Address:
City/State/Zip
Telephone:
Email:

Electricity for this property is provided by:

☐ Check if solar or alternate source of electricity is used.

Service Provider:

Address:

City/State/Zip:

Telephone:

Alternate Source:

Information to reduce the use of electricity is included.

Water for this property is provided by:

☐ Check if well or alternate source of electricity is used.

Service Provider:

Address:

City/State/Zip:

Telephone:

Alternate Source:

Information to reduce water consumption is included.

NOTE The provider of this manual is required to supply information from local utility, water and waste recovery providers on methods to further reduce resource consumption including recycling programs and locations.

Sewer for this property is provided by:

☐ Check if private sewage disposal/septic system is used.

Service Provider:

Address:

City/State/Zip:

Telephone:

Alternate Source:

Information to reduce demand on sewage system is included.

Fuel Gas for this property is provided by:

☐ Check if liquid propane tank is used.

Service Provider:

Address:

City/State/Zip:

Telephone:

Alternate Source:

Information to reduce consumption of fuel gas is included.

NOTE The provider of this manual is required to supply information from the local utility water and waste recovery providers on methods to further reduce resource consumption including recycle programs and locations.

**Garbage/Trash removal for this property is
provided by:**

Service Provider:

Address:

City/State/Zip:

Telephone:

Alternate Source:

Information on waste reduction is included.

Recycling for this property is provided by:

Service Provider:

Address:

City/State/Zip:

Telephone:

Alternate Source:

Information about local recycling programs and their locations is included.

NOTE The provider of this manual is required to supply information from the local utility garbage and recycling recovery methods to further reduce resource consumption including recycling programs and locations.

Public Transportation:

Regional and local public transportation options, including address, phone and web address, email are provided below.

Bus Line:

Address:

City/State/Zip:

Telephone:

Public School Bus:

Building Department:

Occupancy of this facility was Authorized by the local enforcing agency

Local Enforcing
Agency:

Address:

City/State/Zip:

Telephone:

Special Inspection Verification/Certification

Special Inspection required by the Navajo Nation and/or by the local enforcing agency shall be verified. Upon completion, a copy of inspection verification and/or certification of completion shall be included in this manual.

- HVAC system commissioning
- HERS Verification
- Cool roof verification
- Material conservation
- Blower Door testing
- Attic Insulation
- Thermal Insulation
- Cement reduction
- Other third party requirements

NOTE The above listed are not all-inclusive measures that may need "Special Inspection." Check with the Architect and the local enforcing agency to verify mandated special inspections and verification requirements.

Fill in any other Verifications or Certifications below:

Solar Incentive Programs

Navajo Nation Programs

Information about state renewable energy incentive programs, such as the Arizona Solar Initiative, is available through the Arizona Energy Commission

Other Programs

Contact your local government or public utility (provided previously in this manual) for more information regarding energy conservation tips, strategies and public/private partnerships that promote enhanced sustainability and/or save money.

The U.S. Department of Energy website: <http://energy.gov/yourhome.htm>

Water Conserving Landscaping

To comply with the Arizona Green Building Standards Code, automatic irrigation system controllers for landscaping installed at the time of final inspection must be weather –or- soil moisture based.

Irrigation controllers

There are several types of irrigation controllers that base the irrigation schedule on evapotranspiration data. Other irrigation controllers may use a combination of historical data and real time data feeds from on-site temperature sensors, soil moisture sensors, and/or soil moisture based controllers represent technological advances in irrigation that enable the proper amount of water required by the landscape plants or postpone irrigation during periods of rain. Utilizing these “Smart” controllers is an improvement over irrigating by an arbitrary “run time” where the amount of water needed and the amount of water applied may not be effectively matched.

Landscape Water Use Conservation Methods

There are many methods to reduce the amount of water used in a landscape and still maintain the health, appearance and function of landscape. Following are few examples:

- Conform to the local or the Arizona Department of Water Resources model Water Efficient Landscape Ordinance.
- Use water-efficient landscape designs utilizing native and drought tolerant plants and minimize turf areas.

- Use mulch, soil amendments or other soil improvement methods to reduce water loss through evaporation or runoff and to improve water availability for plant use.
- Install efficient irrigation systems and follow a regular maintenance schedule. Adjust irrigation controllers as necessary to accommodate changes in seasons and plant needs.
- Schedule landscape irrigation during early or late hours of the day.
- Stay current on new technologies, strategies or products that promote efficient water use.

Irrigation System Design

Office of Dine Youth or the Architect can develop an efficient system design meeting, Office of Dine Youth expectations while also reducing waste and conserving natural resources.

When planning landscaping and irrigation, the following ideas can help:

Design irrigation systems to be consistent with hydrozones (areas of plants with similar water needs.)

Minimize the usage of spray heads.

Install a low consumption irrigation system such as a drip or subsurface.

Use graywater or recycled water when possible.

Consider rainwater catchment and storage tanks.

Follow the manufacturer's installation instructions to ensure optimum system efficiency.

Operation and Maintenance Information

This property and structure require periodic maintenance of the grounds, equipment and appliances.

Manufacturer installation, operation and maintenance instructions must be followed for all equipment and appliances.

Examples of these manuals include, but are not limited to:

- HVAC system
- Water heater
- Water saving devices and water reuse systems
- Water pump and/or well
- Water treatment system
- Kitchen appliances
- Exhaust fans
- Security alarm system
- Smoke, fire and carbon monoxide alarms
- Landscape irrigation system
- Electrical system
- Plumbing system

Included or attached to this manual are the installation and maintenance instructions provided by the manufacturer for each specific appliance and/or equipment installed.

Checklist

Proper maintenance will extend the life of the building and the systems installed therein. In addition to specific manufacturer instructions for maintenance and service, the following checklist will assist setting a typical maintenance schedule required for a building.

Weekly

Survey the property, check overall condition.
Check the landscape irrigation system for leaks and broken heads
Check exterior lighting for burned out bulbs

Monthly

Check return air filters
Check caulking: exterior and interior at plumbing fixtures and at floors (lavatory, toilet, urinals, mop sink, kitchen sink etc.)
Check exterior drainage and swales
Check exhaust fan and damper door for correct operation
Dust off and test smoke and carbon monoxide detectors for operation
Check plumbing for leaks (toilets, urinals, lavatory's, sinks, showers, laundry hook-ups, water heater, and any other plumbing fixtures, connections etc.)
Check plants and shrubs - trim to avoid contact with the building and to deter animals and critters.
Check irrigation sprinklers and adjust as necessary – avoid water spray on building and ensure uniform coverage
Test ground fault circuit interrupter (GFCI) outlets

Semi-Annually

Check clothes dryer vent pipe and remove any lint
Clean out roof gutters and downspouts
Inspect roof system for broken or missing roofing material
Check and clean window weep holes
Check weather stripping
Check outdoor AC condenser unit for obstructions and/or debris, clean unit per manufacturer's recommendation for optimal performance
Drain water heater to remove sediment

Annually

Change batteries in smoke detectors and carbon monoxide devices
Check condensation drain lines for blockage
Trim trees to avoid contact with house and obstruction of solar panels
Check exhaust flue and vents for obstruction and debris

Portions of this Property will require routine Maintenance for which there may NOT be a Specific Manual

Grading

The grading around the building is sloped away from the structure, which is not only functional, but a building code requirement enforced during the final inspection. The yard drainage must not drain onto neighboring property or near the building foundation. It is important the owner or tenant maintain this grade or swale to protect the building from moisture. An inspection after any landscaping, construction or a storm is necessary so the swale or grade always directs the flow of water away from the foundation of the building and to storm sewer systems or other appropriate locations approved for the structure.

Gutters

The gutter and downspouts will need periodic maintenance to ensure proper function. The required interval for this maintenance will vary by season; however, gutters and downspouts should be inspected for debris before the rainy season. When trees and other deciduous vegetation shed leaves that drop into the gutters, this will inhibit the flow of water and possibly clog downspouts. The leaves and/or debris must be removed in order for the system to work as designed. The downspouts should direct the storm water away from the foundation at least 5 feet to avoid damage to the structure. Always keep the area clear where the storm water flows out of the downspout. If a clear area is not possible, subsurface drains may need to be installed.

Irrigation

Inspect the landscape irrigation systems weekly for leaking or broken heads.

Frost-Protected Foundation Systems

When the building utilizes a Frost-Protected Shallow Foundation, as allowed by local conditions, the monthly mean temperature of the building must be maintained at a minimum of 64°F (18°C).

Relative Humidity (RH)

RH is the percent of moisture in the air compared to the maximum amount of moisture this air can hold at the same condition. Warm air will hold more moisture than cold air. The design of the HVAC system should include controlling the moisture levels appropriate to the climate. The addition of moisture (humidification) may be required in colder climates during the winter season and removed (dehumidification) during the summer months.

Automatic, computer controlled humidifiers can control the humidity levels, providing enough moisture for a healthy comfortable dwelling and within the limits to prevent window and cold surface condensation. These levels are usually between 30 to 60 percent RH although certain health conditions may dictate benefits at either the higher or lower ranges.

Hygrometer

The hygrometer will show RH. Although the RH will not be exactly the same throughout the structure, one hygrometer is usually sufficient. It should be placed where the humidity symptoms are most obvious (e.g., in the room that you are most concerned about.)

Low Relative Humidity

Below 30 percent RH, people can be uncomfortable and can suffer from dry mucus membranes, which can lead to nosebleeds and infections. In general, low RH is only a problem during the winter months when the outside air contains very little moisture. It is this dry outside air entering through cracks and openings in the building shell that causes the inside air to become dry. The greater the amount of outside air that leaks into the building, the dryer the indoor air becomes. By air-sealing and using energy-efficient construction, uncontrolled air leakage is greatly reduced, a more controlled indoor environment is created, and RH can be maintained at acceptable levels without the use of a humidifier.

Humidifiers require maintenance to avoid becoming breeding grounds for biological contaminants. The effects of bacteria, viruses, fungi, respiratory infections, allergic rhinitis, asthma, and ozone production can be minimized by higher humidity levels. Studies have shown that wintertime operation at 68° F at 70% RH provides the same level of occupant comfort as does 72° F at 30% RH. Lower utility bills and a healthier environment are both benefits of controlled RH.

High Relative Humidity

High RH can lead to occupant discomfort, annoyances, and possibly serious health issues as they relate to bacteria, viruses, fungi, mites (dust mites and mold), allergic rhinitis, asthma, and chemical interactions with mold, dust mites, and other biological pollutants.

The air conditioning system and/or stand-alone dehumidifier are designed to remove moisture (latent load) and decrease the RH levels. Studies show that summertime operation at 78° F at 30% RH provides the same level of occupant comfort as does 74° F at 70% RH. The lower humidity level will provide increased comfort, lower utility bills and lessen the risk of health issues associated with high humidity.

Using exhaust fans in the bathrooms and kitchen can remove much of the moisture that builds up from everyday activities and help keep RH below 50%. Having a humidistat connected to an exhaust fan is required in bathrooms. This is an effective way to control RH in moisture prone areas. When using an adjustable humidistat, the setting should be adjusted according to the season: lower RH in the summer and higher RH in the winter. Another benefit to using kitchen and bathroom exhaust fans is removal of odors and pollutants. These fans can also be part of an active whole house ventilation system for the entire house and help to reduce humidity levels.

RAMMED EARTH ONLY ON-SITE INSPECTION SERVICES

PROJECT: **SHONTO YOUTH CENTER**
 SHONTO COMMUNITY GOVERNANCE
 SHONTO ARIZONA

DESCRIPTION:

1. Construction Inspection services though the installation of Rammed Earth material on a basis of 4 hours per day, 5 time a day, for a period of 10 weeks.
2. Construction Inspection activities include:
 - A. Pre-Construction Site visit.
 - B. Daily visits during the time of material installation not to exceed 110% of the proposed time
 - C. Weekly reporting to all participating parties.
 - D. Preparation of meeting minutes, reports, based on results obtained from laboratory and daily observations.

FEES:

Task A. - Pre-Construction site visit. (Up to 3 Hours On-Site)

Staff	Hours	Hourly Fee	Subtotal	Task
CA Inspector	10.00	\$ 90.00	\$ 900.00	Travel Time
CA Inspector	3.00	\$ 90.00	\$ 270.00	Pre-con Meeting
Reimbursable	Units	Cost/Unit	Subtotal	Notes
Mileage	518	\$ 0.545	\$ 282.31	Scottsdale-Shonto
M&IE (U.S. GSA)				
Breakfast	1	\$ 9.00	\$ 9.00	
Lunch	1	\$ 13.00	\$ 13.00	
Dinner	1	\$ 26.00	\$ 26.00	
Incidentals	1	\$ 5.00	\$ 5.00	
Kayenta Lodging	1	\$ 185.00	\$ 185.00	*As Required based on schedule

Task B. Site Visits Daily Visits - Schedule TBD - up to 4 hours on-site)

Staff	Hours	Hourly Fee	Subtotal	Task
CA Inspector	75.00	\$ 90.00	\$ 6,750.00	Travel Time
CA Inspector	200.00	\$ 90.00	\$ 18,000.00	On-Site Inspection
Reimbursable	Units	Cost/Unit	Subtotal	Notes
Mileage	3250	\$ 0.545	\$ 1,771.25	Kayenta-Shonto
M&IE (U.S. GSA)				
Breakfast	50	\$ 9.00	\$ 450.00	
Lunch	50	\$ 13.00	\$ 650.00	
Dinner	50	\$ 26.00	\$ 1,300.00	
Incidentals	50	\$ 5.00	\$ 250.00	
Kayenta Lodging	50	\$ 185.00	\$ 9,250.00	*As Required based on schedule

Task C. Final Punch List/Documentation (Schedule :TBD - up to 4 hours)

Staff	Hours	Hourly Fee	Subtotal	Task
CA Inspector	10.00	\$ 90.00	\$ 900.00	Travel Time
CA Inspector	4.00	\$ 90.00	\$ 360.00	On Site Review
Reimbursable	Units	Cost/Unit	Subtotal	Notes
Mileage	518	\$ 0.545	\$ 282.31	Scottsdale-Shonto
M&IE (U.S. GSA)				
Breakfast	1	\$ 9.00	\$ 9.00	
Lunch	1	\$ 13.00	\$ 13.00	
Dinner	1	\$ 26.00	\$ 26.00	
Incidentals	1	\$ 5.00	\$ 5.00	
Kayenta Lodging	1	\$ 185.00	\$ 185.00	*As Required based on schedule

Task D.Meeting Minutes/RFI's/ASI's (Schedule :TBD - up to 2 hours each, estimated 10 hrs total)

Staff	Hours	Hourly Fee	Subtotal	Task
Project Manager	20.00	\$ 85.00	\$ 1,700.00	Meeting Minutes, RFI's, ASI's.
Clerical	10.00	\$ 45.00	\$ 450.00	Minutes
Reimbursable	Units	Cost/Unit	Subtotal	Notes
Mileage	0	\$ 0.565	\$ -	In-Office work
M&IE (U.S. GSA)				
Breakfast	0	\$ 9.00	\$ -	In-Office Work
Lunch	0	\$ 13.00	\$ -	In-Office Work
Dinner	0	\$ 26.00	\$ -	In-Office Work
Incidentals	0	\$ 5.00	\$ -	In-Office Work
Lodging	0	\$ 220.00	\$ -	In-Office Work

DESIGN FEE TOTALS:

TASK A	Pre-Construction Visit	\$ 1,690.31
TASK B	Weekly Meetings (3)	\$ 38,421.25
TASK C	Punch List - Final review	\$ 1,780.31
TASK D	In-Office Minutes, RFI's ASI's	\$ 2,150.00

Subtotal: \$ 44,041.87Note:

The tabulated hourly charges do not include reimbursable direct project expenses such as expedited shipping, printing and title reports. These items will be billed in addition to the tabulated hourly rates. (This is not a complete listing of reimbursable expenses, but merely some examples to indicate the nature of these expenses.)

RFQ/RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES

SECTION V**SCOPE OF WORK****II. Description of work**

The selected firm will provide architectural/engineering (A/E) services in support of Re-Design requirements for the Youth Center building project, based on existing electronic BIM data generated for complete project. The A/E team will be responsible for assessing the conditions of the project; obtaining relevant background data; developing and implementing a methodical plan(s) for project completion; developing or amending overall project budget and construction budget; administer and monitor required permits, utility companies clearances and approvals, all construction, testing and inspection phases to final acceptance of the project.

The services of the selected firm are to be of a scope and quality generally performed in accordance with the highest standards of professionalism, skill, workmanship, and applicable industry standards and shall conform to all applicable codes and regulations.

JJ. Anticipated services

- a. Re-Design development and preparation for final construction documents.

The Architect/Engineer Team shall coordinate current project scope of work, previous project construction documents and study the project approach according to budget and site constraints. The architect will coordinate delegation of responsibilities to other professional consultants and stakeholders to develop Design Development Documents. The A/E team shall coordinate these documents with the consistent requirements of the different agencies involved in reviews and revisions of these documents, and secure written approval of the modifications and acceptance from each of the required agencies. These documents shall include the following:

1. Drawings illustrating scope of project
2. Landscape plans scope and character
3. Site plans essential design elements
4. Site elevations thru building to explain site improvements near building.
5. Updated specifications
6. Updated three dimensional line drawings
7. Updated Cost estimates and analysis
8. Engineering drawings
9. Recommendations for future phasing
10. Updated Site and Utility plan(s)
11. Design Development Site BIM Model

- b. Bidding, Construction and Contract Document Phase.

The A/E team shall prepare and assemble all bidding and contract documents (BIM and Hardcopy) using standard Navajo Nation bidding documents. It shall include in detailed and manner all applicable regulatory requirements, work to be performed; all material; workmanship; finishes and

RFQ/RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES

equipment required for the architectural, structural, mechanical, electrical, and site work; survey maps; and direct reproduction of any logs and subsurface soil investigations. These documents shall include and not limited to:

1. Solicitation for Bids
2. Technical Specifications
3. Form of Contract
4. BIM and Hardcopy Documents
5. Special Conditions
6. Updated Cost Estimates
7. General Conditions

c. Bidding and Award Phase.

The A/E team shall assist in administering the bidding and award of the Construction Contract. This shall include:

1. Responding to inquiries
2. Drafting and issuing addendum approved by the Owner and Owner representative.
3. Attending pre-bid conference(s)
4. Attending public bid openings
5. Reviewing and tabulations of bids
6. Evaluation and recommending list of eligible bids on set criteria
7. Recommending award
8. Negotiates award within the Estimated Construction Contract Cost

d. Construction Phase.

The A/E team shall in a prompt and timely manner administer the Construction Contract and all work required by the Bidding, Construction and Contract Documents. This shall include and not limited to:

1. Administer the Construction Contract.
2. Conduct pre-construction conference and attend dispute resolution conferences and other meetings when requested by the Owner and their representatives.
3. Review and approve contractor's shop drawings and other submittals for conformance to the requirements of the contract documents.
4. Advise and consult on interpretations of BIM model, drawings and specifications.
5. Make periodic visits to the project site as deemed necessary and in coordination with the owner and contractor's team.
6. Prepare any supplemental drawings or large-scale details needed to clarify the contract documents.
7. Advise and consult with Owner and issue Owner's instructions to the contractor.
8. Issue written Change Orders
9. Review the contractor's application for payment and issue certificates for payment.
10. Coordinate the process of rammed earth providing direct observation and test coordination with the materials test contractor; from the selection of rammed earth materials, admixtures and

RFQ/RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES

- recommendations according to specifications, borrow pit testing, mock-up / test walls, preparation and pouring, ramming techniques, form reviews, final appearance review and coordination for Owner's approvals.
11. Endeavor to guard the Owner against non-conformance rammed earth test results.
 12. Endeavor to guard the Owner against defects and deficiencies in the work of the Contractor.
 13. Reject work, which does not conform to the Contract Documents.
 14. Prepare a punch list of items to be completed by the Contractor.
 15. Issue Certificate of Substantial Completion
 16. Receive and transmit written guarantees and related documents assembled by the Contractor.

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SECTION VI

RESPONSIBILITIES

KK. Firm responsibilities

- a. Basic Services. The A/E Team shall provide the Basic Service set out in SECTION V – SCOPE OF WORK.
- b. General Responsibilities. The PM Firm(s) shall be responsible for the professional quality, technical accuracy, and coordination of all project stakeholders, drawings, specifications, and other services, furnished under the contract. SCG and Navajo Nation's review, approval, acceptance of, or payment for A/E team's service shall not be construed as a waiver of any rights under the contract or of any cause of action for damages caused by A/E Firm's negligent performance under the contract. Furthermore, the contract shall not restrict or limit any rights or remedies otherwise afforded SCG, Navajo Nation or A/E Firm by law.
- c. Designing within Funding Limitations. The A/E Firm shall perform services required under the contract in such a manner so as to cause an award of a Construction Contract(s) that does not exceed the total budget amount to be provided by SCG or other contributing resources prior to the commencement of A/E Firm's service. This fixed limit shall be called the Project Budget. The amount may be increased by SCG, but only with written notice. If the increase results in a change to the scope of work SCG has the right to require the A/E Firm to re-bid and other services necessary to cause an award of the Construction Contract within the Project Budget without additional compensation or reimbursement.
- d. Compliance with Laws, Codes, Ordinances and Regulations. The A/E Firm shall adhere to, conform with and apply all applicable Federal, State and local laws, codes, ordinances and regulations except as modified by any waivers which may be obtained with the approval of SCG. These Projects are within the Navajo Nation, and Navajo Nation laws, codes and regulations shall be substituted for state and local laws, codes, ordinances and regulations. However, on such SCG Projects, SCG and Navajo Nation may additionally designate that some or all state and local codes shall apply. In some of these circumstances, a model national building code may be selected by the Navajo Nation, DES or SCG. The A/E Firm shall certify that Contract Documents will conform to all applicable laws, codes, ordinances and regulations. The A/E Firm shall coordinate all construction documents required for approval by all governmental agencies having jurisdiction over the project. The A/E Firm shall make all changes in the Bidding and Construction Documents necessary to obtain governmental approval without additional compensation or reimbursement, the A/E Firm shall be entitled to additional compensation and reimbursements for any additional cost resulting from such changes through approved contract modification. The A/E Firm, however, is obligated to notify SCG of all significant code or regulatory changes within sixty (60) days of their change, and such notification shall be required in order for the A/E Firm to be entitled to any additional compensation or reimbursement.

RFQ/RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES

e. Attendance at Conferences.

The A/E Firm and other designated representative shall attend all project conferences and meetings involving matters related to basic services covered under this contract. Attendance at community wide meetings shall be considered an additional service and identified in the contract documents.

f. Duties to Furnish. SCG, A/E firm and Navajo Nation will provide the items listed below:

- i. The SCG shall provide Survey and Property Restrictions.
- ii. The SCG shall provide electronic existing BIM drawings and construction documents generated for the overall project; architect-engineer surveys, test reports, and any other written information that it may have in its possession and that it might reasonably assume affects the work.
- iii. Waiver. The SCG shall provide any information it may have obtained on any waivers of local codes, ordinances, or regulations or standards affecting the Project.
- iv. Tests. The contractor shall procure, acquire and furnish all necessary structural, mechanical, chemical or other laboratory tests, inspections and reports required for the Project.
- v. Additional Services. When required under the contract or agreed to as set out in Part B, below the A/E Firm shall provide Additional Services on the Project.

LL. Additional services

- a. Additional Services. When required under the contract or agreed to, the A/E Firm shall provide Additional Services on the Project.
- b. General. If any of the following additional services are ordered in writing by SCG, they shall be paid for by SCG.
- c. Plan/Specification and Document Revisions. Major revisions of previously approved drawings, specifications, and other documents, due to causes beyond the control of the A/E Firm or its consultant(s) and not due to any error or omission by him/her or failure to carry out his/her obligations under this agreement.
- d. Contract Default. Arranging for the work to proceed should any contractor on the project default.
- e. Duplication of Services. Duplicating required services in site selection, on any sites other than the sites, which were selected at the Design Phase and for which the A/E Firm's consultant had performed such services.
- f. Extended Services. Providing prolonged services during construction when, due to no fault of the A/E Firm, the contract time, exclusive of Lawns and Planting, is extended beyond the construction period.
- g. Work Not in Project Scope. Observing and inspecting the replacement or repair of any work damaged by causes not attributable to the A/E Firm's responsibility under the agreement.
- h. Witnessed Proceedings. Preparing to serve or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.

RFQ/RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES

MM. Reimbursable expenses

- a. Actual and Necessary Expenditures. Reimbursable Expenses include actual and necessary expenditures of the A/E Firm's, associates, or technical personnel incurred in the interest of the project.
- b. Basic Services Expenditures. Allowable reimbursable expenses associated with the provision of Basic Services include the following only:
 - i. Long distance telephone calls and telegrams, which must be identified and documented as being reasonable and necessary to the work.
 - ii. Reproduction of drawings, specifications and other documents submitted to SCG and other agencies for review and approval; and reproduction of Bidding and Construction Documents required for bidding and construction purposes; and postage for mailing documents for bidding purposes only.
 - iii. Fees required to be paid for securing approval of regulatory agencies having jurisdiction over the project.
 - iv. All reasonable expenses for office facilities, equipment, and supplies required at the site in connection with the performance of services.
- c. Additional Services Expenditures. Allowable reimbursable expenses associated with the site in connection with the performance of services.
 - i. Long distance telephone calls and telegrams, which must be identified and documented as being reasonable and necessary to the work.
 - ii. Reproduction of drawings, specifications, and other documents submitted to SCG and other agencies for review and approval, and reproduction of Bidding and Construction Documents required for bidding and construction purposes.
 - iii. Fees required to be paid for securing approval of regulatory agencies having jurisdiction over the project.
 - iv. All reasonable expenses for office facilities, equipment, and supplies required at the site in connection with the performance of services.
 - v. Expense of transportation to the project, and living expenses while in travel status provided that prior written authorization or approval for such travel is given by SCG.
 - vi. Allowable living expenses while in travel status shall not exceed allowances as adopted by SCG for its own employees. Bi-monthly construction visits and attendance at construction meetings are not additional services and therefore SCG will not pay for the A/E Firm's travel expenses associated with such visits and meetings.
- d. Non-Allowable Expenditures. There shall be no allowable reimbursable associated with the provision of consultant services.
- e. Reimbursable Limit. The Maximum estimated cost of reimbursable expenses will be negotiable and identified in the contract documents. The A/E firm shall not incur reimbursable costs in excess of the above negotiated estimate unless a revised higher amount has been justified and approved in writing by SCG

NN. Invoicing and Payments (approval of expenditures will be identified in the final approved contract documents)

- a. A/E Firm's Reimbursable Payment Schedule. All payments shall require a written invoice from the A/E Firm. Invoices shall be made no more frequently

RFQ/RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES

- than on a monthly basis. Payments for Basic Services shall be in proportion to services completed within each phase of work. When requesting such payment, the invoice shall identify the phase and the portion completed. All invoices shall state the project, name and address to which payment shall be made, the services completed and the dates of completion, and whether the invoice requests payment for Basic Services, Reimbursable or Additional Services. Invoices seeking payment for Reimbursable or Additional Services must provide detailed documentation.
- b. Consultants Reimbursable Payment Schedule. SCG shall pay the A/E Firm amounts equal to actual expenses incurred for consultant studies and investigations. Such expenses will be supported by actual billings from professional consultants before SCG may make payments to the A/E Firm. These payments shall not exceed the amounts listed in the original signed Contract unless otherwise approved in writing by SCG.
- c. Time of Payment. Upon the A/E Firm's proper submission of invoices for work performed or reimbursable expenses, SCG and Navajo Nation shall review and, if the work is in conformance with the terms of the contract, make payment within fifteen (15) days of SCG's receipt of the invoice.
- d. Billing Requirements. Payments for Additional Services as defined in part LL – Additional Services, and in Part MM – Reimbursable Expenses shall be made monthly upon presentation of the A/E Firm statement of services rendered, accompanied by evidence of disbursements. The A/E Firm shall not incur costs in excess of the estimated maximum cost for any Additional Services or Reimbursable Expenses unless a revised higher amount has been approved in writing by SCG.

JUSTICE COURT

PRECINCT FOUR



NAVAJO COUNTY

Susie Nelson
JUDGE

Pam Searls
Court Collections

Esther Leah Grass
Lead Clerk

Elizabeth W. Benally
Constable

March 19, 2018

Shonto Community Governance
Post Office Box 7800
Shonto, Arizona 86054

RE: Shonto Youth Center

Dear Mr. Black:

Please accept this letter of support for the proposed Shonto Youth Center. A youth center is a greatly needed for Shonto and surrounding communities for our youth, leaders of our future.

I already envision the many leaders and instructors that can come to the youth center to teach traditional, educational and spiritual values which we are vastly losing among our youth. Our children and grandchildren will have a place to go to learn, obtain useful skills and many important values to grow up to be responsible citizens. Many activities can be scheduled after school, during spring and summer breaks, when school is not in session.

Unfortunately, some of our youth are getting into trouble and going through the court system at an early age. With proper supervision and guidance, they can be deterred from criminal activities and have a place to go.

I appreciate the dedication of our leaders in our community for the ongoing support of the youth in our community.

Thank you for your attention to this matter and hoping for a favorable response to this very important endeavor for our youth.

My best,

Susie Nelson
Justice of the Peace



TEEC NOS POS CHAPTER

P. O. Box 106, Teec Nos Pos, Arizona, Navajo Nation 86514
Highway 160 BIA School Road #5114 Chapter Government Building
Telephone #928-656-3662 Fax#928-656-3661

March 23, 2018

Elsie Smallcanyon
Shonto Community Governance
Shonto AZ

RE: Supporting Letter

Dear Division of Community Development staff, and Navajo Nation Oversight Committee,

This supporting letter is requesting your Capital Project Management Department consider match funding for the Youth Center Project in Shonto, Arizona. Youth Centers have been considered an "absolute necessity" in communities across the United States.

These type of canters provide a creative and innovative time in the field of public education, and it engages learning opportunities for children. It helps participating children address social issues they often face in society today. Statistically, 15 million children school-age (26%) are latch-key children or own their own, and if after-school centers were available the anticipated participation rate would be evident.

After school-centers studies have shown that communities that have such Youth Centers have seen:

- Improvement in class attendance and positive behavior among children.
- Significant gains in standardized testing.
- Increased homework completion and class participation.
- Provide a safe place to learn and grow.

This is only a few benefits that are right off the tip of my mind, but what brings to mind is what one Utah State legislator said, "The best investment I ever supported was education-based funding for our youth."

I hope these few words of encouragement and support are sufficient in providing match funding for Navajo Youth in the western part of the Navajo Nation. If there any questions I can reached at 928.656.3662.

Sincerely yours,

Kenny Victor, MSW, TeecNosPos Vice-President
PO Box 1072
TeecNosPos AZ 86514

CHAPTER OFFICERS

Alfred L Jim Kenny Victor Daron Yellowhorse Dale Redhouse
President Vice President Secretary/Treasurer Grazing Officer

ADMINISTRATION:

Davis Filfred Steven Benally Matilda Begay
Council Delegate Chapter Coordinator Accountant Maintenance Specialist



March 13, 2018

Via Email: rblack@navajochapters.org

Robert Black
Shonto Community Governance

Re: Letter of Support for Shonto Youth Center

Dear Mr. Black:

This letter is written in support of the Shonto Community Governance and its application for grant funding to construct a community youth center for the youth that reside in its area. Many of the children and youth that live in this area attend the Page Unified School District and have long bus rides both to and from school each day.

It is hoped that this youth center will be an affordable and safe place for the children of this community when they are not in school to be mentored by encouraging adults while doing fun activities. It would also be nice to see a place where the students will not only have the opportunity to experience a positive environment, but also have access to items that can assist with their education, such as computers with internet access which many do not have at home.

I believe that the community center will enrich the lives of the children and young who reside in the community of Shonto during the hours after school as well as benefit working families. Centers such as this can offer youth a place where they have the opportunity to be in a safe environment when otherwise they can often be victims of crime or engaged in criminal activity themselves.

I fully support the efforts of the Shonto Community Governance in their attempts to meet the needs of the children and young people of its community by seeking to build this community center.

Sincerely,

Robert B. Varner, Ed.S.

rbv:lh

Governing Board				
Desiree Fowler President	Ed Franklin Clerk	Sandra Kidman Member	Robert Candelaria Member	Dee McKerry Member

Robert Varner, Superintendent ♦ Page Unified School District #8
P.O. Box 1927 ♦ Page, AZ 86040
OFFICE: 928-608-4117 ♦ FAX: 928-645-0067



THE NAVAJO NATION

RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE PRESIDENT

Kim Fragua, Police Lieutenant
Kayenta Police District
P.O. Box 2460
Kayenta, Arizona 86033

March 21, 2018

Re: Letter of Support for Shonto Youth Center

To whom it may concern,

This letter is written in behalf of the Kayenta Police Department in support of the Shonto Community Governance and its efforts to establish a community youth center for the youth in the surrounding community of Shonto, Arizona.

The Kayenta Police Department fully supports the efforts of the Shonto Community Governance and their attempt to meet the needs of the youth within the Shonto Community by building and establishing this community center.

This community center in return will help the youth within the Shonto area to have a safe place to engage in positive activities.

Sincerely,

Kim Fragua



Dr. Bryce Anderson
Kayenta Unified School District
P.O. Box 337
Kayenta, AZ 86033

23rd Navajo Nation Council
P.O. Box 3390
Window Rock, AZ 86515

23rd Navajo Nation Council,

I am writing this letter on behalf of Kayenta Unified School District to express our full support for the Shonto Youth Center Project.

Kayenta Unified School District provides educational services to students from the community and the area surrounding Shonto, AZ. Kayenta Unified School District's Transportation Department, transport one hundred forty-five students daily to Kayenta Unified School District.

Shonto Community Governance has a vision to address the needs of the youth in their community through the development of a youth center. The need has been identified and funds to support the Shonto Youth Center are being pursued. There is a vision to provide a safe place for youth and to support their well-being within the community and the surrounding areas of Shonto. Shonto Community Governance recognizes the crucial period between childhood and adulthood and the need for the youth to acquire skills that will carry them toward successful adulthood. The youth need to avoid choices and behaviors that limit their potential future and by developing the Shonto Youth Center, the youth will have the supports necessary to assist them in reaching their potential.

Shonto Community Governance supports the mission of the Navajo Nation Office of Dine Youth, "To advocate, educate, and develop resilient, healthy generations of youth through partnerships to balance and live in a diverse society." In addition, Shonto Community Governance would like to partner with the Navajo Nation of Dine Youth to develop "positive attitudes, enhance positive self-image, confidence, maturity and pride in being a productive member of society.

Therefore, it is without hesitation that Kayenta Unified School District supports and recommends this project. If you have any questions or if I can be of further assistance please contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "Dr. Bryce Anderson", written over a horizontal line.

Dr. Bryce Anderson
Superintendent
Kayenta Unified School District

JUDICIAL BRANCH OF THE NAVAJO NATION
KAYENTA DISTRICT COURT
P.O. Box 2700
Kayenta, Arizona 86033
Phone (928) 697-5541 • FAX (928) 697-5546



JUDICIAL BRANCH OF THE NAVAJO NATION
KAYENTA FAMILY COURT
P.O. Box 2700
Kayenta, Arizona 86033
Phone (928) 697-5550 • FAX (928) 697-5546

March 15, 2018

Robert Black
Chapter Manager
Shonto Community Governance
Post Office Box 7800
Shonto, Arizona 86054

Dear Mr. Black:

The Kayenta Judicial District was informed of the Shonto Community Governance plan to build a Shonto Youth and Wellness Center for the community's youth and low-income families. It is with great enthusiasm that I write a letter of support for this endeavor. There is a critical need in our communities to support our youth and to assist them in improving their skills and to give them direction, opportunity, and guidance so they will be healthy and successful adults. Too many of our *Diné* youth are falling through the cracks because they lack any type of mentorship programs. The Shonto Youth and Wellness Center will provide that "helping hand" to lift them up and create for them greater opportunities for a successful future.

It is imperative delinquency among the youth within the Kayenta Judicial District's seven communities be addressed by each community. Programs such as academic and college counseling, job placement, substance abuse, violence prevention education, crisis intervention, leadership development, and technology training will assist in improving self-esteem which will in turn minimize behavioral problems occurring within our communities. The Shonto Youth and Wellness Center will no doubt help to curb delinquency; it is a pipeline to a place where the youth will engage in positive behavior.

The Shonto Community Governance has the full support of the Kayenta Judicial District for the development of a Community Youth and Wellness Center. I am sure the Center will not only serve the community of Shonto but surrounding communities. With the improvement of the health and safety of the Shonto community, surrounding communities may decide to develop youth centers of their own.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina Tsinigine'.

Hon. Tina Tsinigine, Judge
Kayenta Judicial District



NAVAJO TRIBAL UTILITY AUTHORITY

AN ENTERPRISE OF THE NAVAJO NATION

November 15, 2016

Cassandra Alejandro, EIT III
COE & VAN LOO CONSULTANTS, INC.
4550 N. 12th Street
Phoenix, Arizona 85014

RE: Water and Wastewater Construction Plans Acceptance, Shonto Youth Center Building, Shonto,
Navajo County, AZ

Dear Ms. Alejandro,

The Navajo Tribal Utility Authority has accepted the 100% construction plan set regarding water and wastewater facilities for the Youth Center building as sealed by Mr. Eric Lauren from your office on 5/25/2016. The contractor may proceed with construction on the site water and wastewater utilities as designed. Please schedule a preconstruction meeting with the NTUA Civil Engineering Department and Tuba City District Water-Wastewater Department at least 3 days prior to construction.

The fire storage tank, pumps, the entire fire system, and the lift station along with the force main will be the responsibility of the building owner. The contractor when onboard shall send material submittals for the water and wastewater lines for NTUA approval.

Any questions contact me at (928) 729-6233. We look forward to working with you.

Sincerely,

Gary Yellowhair, P.E.

NTUA Civil Engineering Department

CC: Thomas Bayles, Manager, Water & Wastewater ECO Division, NTUA HQ
Chester Whiterock/Jimmy Dugi, Field Superintendent/W-WW Foreman, NTUA Tuba City District Office
Ramsey Singer, Navajo Housing Authority

Home Office:
P.O. BOX 170
FT. DEFENCE, AZ 86504

KAYENTA
P.O. BOX 37
KAYENTA, AZ 86033

TUBA CITY
P.O. BOX 398
TUBA CITY, AZ 86045

SHIPROCK
P.O. BOX 1749
SHIPROCK, NM 87420

CHINLE
P.O. BOX 549
CHINLE, AZ 86503

FORT DEFENCE
P.O. BOX 587
FT. DEFENCE, AZ 86504

DILCON
HC 63 BOX D
WINSLOW, AZ 86047

CROWNPOINT
P.O. BOX 1825
CROWNPOINT, NM 87313

CALL 800-528-5011 OR 928-729-5721 FOR ALL OFFICES.



NAVAJO TRIBAL UTILITY AUTHORITY
AN ENTERPRISE OF THE NAVAJO NATION

September 27, 2016

Gardel Engineering, LLC
441 S 48th St. Suite 101
Tempe, AZ 85281

RE: Notice to Proceed Letter for Shonto Youth Center | Shonto, Arizona

Dear Gardel Engineering, LLC,

This letter shall signify that the Shonto Youth Center Project has been approved for electric utility construction by the Navajo Tribal Utility Authority based on the final review of the submitted plans. During construction, your office will need to coordinate the project with the NTUA Electric Systems Engineering Department and the NTUA Kayenta District Office.

The following are required information we will need for project construction:

Electric:

- All underground electrical installations will need to be inspected by an NTUA representative. Please contact the Kayenta District Electric Line personnel when scheduling. Please give 3 days' advance notice.
- An Electrical Affidavit for all units will need to be turned in to the Kayenta District prior to meter loop inspection scheduling.
- Please contact the Kayenta District for meter service request.
- All electrical facilities shall be installed as shown on the approved plans and contractor shall adhere to all notes shown on the approved plans.
- The Kayenta District can be reached at 800-528-5011.
- Any utility modifications or adjustments not shown on prior approved plans by NTUA will need to be reviewed and approved before changes are made.
- An estimate will be sent to your office for the overhead and underground electric system extension. A commitment will be needed from your office before any construction can begin on the electric system extension.

Home Office:
P.O. BOX 170
FT. DEFENCE, AZ 86504

KAYENTA
P.O. BOX 37
KAYENTA, AZ 86033

TUBA CITY
P.O. BOX 398
TUBA CITY, AZ 86045

SHIPROCK
P.O. BOX 1749
SHIPROCK, NM 87420

CHINLE
P.O. BOX 549
CHINLE, AZ 86503

FORT DEFENCE
P.O. BOX 587
FT. DEFENCE, AZ 86504

DILCON
HC 83 BOX D
WINSLOW, AZ 86047

CROWNPOINT
P.O. BOX 1825
CROWNPOINT, NM 87313

CALL 800-528-5011 OR 928-729-5721 FOR ALL OFFICES.

Letter to Gardel Engineering
RE: Notice to Proceed letter for Shonto Youth Center
Date: September 27, 2016

For additional information on our commercial specifications, please visit www.ntua.com. Should you have any questions, please contact me at (928) 729-6213. Thank you.

Sincerely,



Dustin Sagg, Electrical Engineer
Electric System Engineering Department

U.S. Department of Housing and Urban Development



Northern Plains Office of
Native American Programs

Region VIII, East
1470 Broadway Street
Denver, Colorado 80202-2450

Phone: 303-726-7000
Fax: 303-726-7000
Web: www.hud.gov

June 25, 2014

The Honorable Ben Shelly
President
Navajo Nation
P.O. Box 9000
Window Rock, AZ 86515



Dear President Shelly:

Subject: Indian Housing Block Grant Number 55IH0402810
Shonto Youth Center
Shonto, Arizona
Environmental Clearance to Release Funds

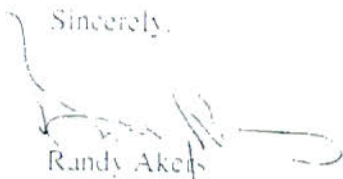
We received the Navajo Housing Authority's (NHA) form HUD 7015.15, "Request for Release of Funds and Certification", as well as evidence of the publication of a "Notice of Intent to Request Release of Funds" for the above project on May 27, 2014. We received no objections to the RROF or to the Certification within the 15-day waiting period.

The regulations at 24 C.F.R. Part 58 requiring a Release of Funds (ROF) by HUD have been met. The release date for this project is June 11, 2014. NHA can begin obligating and expending funds as of this date subject to all terms and conditions of the grant agreement executed for the project. This determination applies only to the project identified above. Any other activities or projects under this grant that may require HUD's environmental clearance (a.k.a., Release of Funds) must have a separate, written release.

Please file this letter for proper record keeping, audit, and inspection purposes. NHA must also ensure any required environmental mitigation is adequately incorporated into all pertinent agreements to ensure proper grant implementation. NHA agrees to abide by the special conditions, procedures and requirements of an environmental review and are to advise the responsible entity (President) of any proposed changes in the scope of the projects or any changes in environmental conditions in accordance with 24 C.F.R. Part 58.71(b).

If we may be of further assistance regarding environmental clearance concerns, please contact me at (303) 672-5160, or at Randy Akers, Chief of A.

Sincerely,



Randy Akers
Administrator

cc: Aneva J. Yazzie, CEO, NHA
Thomasita Morris, NHA

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 19, AND THAT PART OF THE NORTH HALF OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 16 EAST, OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO TRIBAL LANDS AT SHONTO, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BUREAU OF LAND MANAGEMENT BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE BUREAU OF LAND MANAGEMENT BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 89°42'33" WEST, A DISTANCE OF 2629.40 FEET;

THENCE NORTH 89°42'33" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 17.67 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 78°59'13" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 280.20 FEET;

THENCE NORTH 17°59'46" EAST, A DISTANCE OF 810.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY FOR THE BUREAU OF INDIAN AFFAIRS ROUTE N 128;

THENCE SOUTH 72°00'14" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,035.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY FOR THE BUREAU OF INDIAN AFFAIRS ROUTE N 224, LYING ON A 5,804.58 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 72°16'29" EAST;

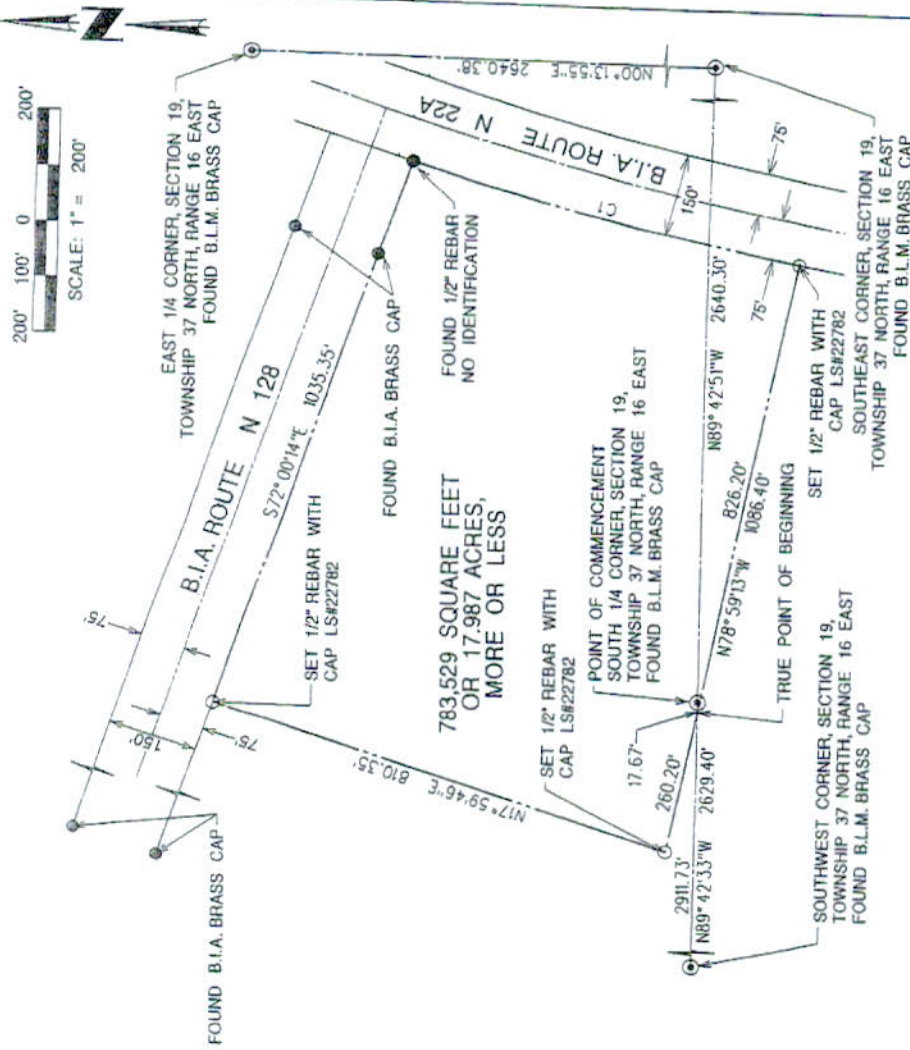
THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°42'44", A DISTANCE OF 680.02 FEET;

THENCE NORTH 78°59'13" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 826.20 FEET TO THE TRUE POINT OF BEGINNING.

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE (1) SHEET, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2011, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
602-264-6831
CVLSURVEY@CIVILCL.COM



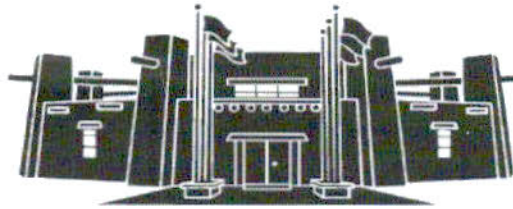
CURVE TABLE

RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
5804.58	680.02	006°42'44"	340.40	679.63	S14°22'09.0"W

SHONTO
LAND SURVEY
GOVERNMENT SERVICES COMPLEX

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831



MEMORANDUM

TO: Honorable Herman M. Daniels
24rd Navajo Nation Council Delegate

THRU: 
Candace French, Attorney
Office of Legislative Counsel

FROM: 
Khrystle Wilson, Legal Intern
Office of Legislative Counsel

DATE: June 25, 2019

RE: AN ACTION RELATING TO THE RESOURCES AND DEVELOPMENT COMMITTEE, BUDGET AND FINANCE COMMITTEE, NAABIK'ÍYÁTI' COMMITTEE, AND THE NAVAJO NATION COUNCIL; ALLOCATING \$9,565,000 FROM THE SÍHASIN FUND TO THE OFFICE OF DINÉ YOUTH AND APPROVING AND ADOPTING THE SHONTO YOUTH CENTER FUND EXPENDITURE PLAN PURSUANT TO 12 N.N.C. §§ 2501- 2508.

Per your request, attached is the above-reference proposed resolution and associated legislative summary sheet. Based on existing law, the resolution drafted is legally sufficient. However, as with all legislation, the proposed resolution is subject to review by the courts in the event of a challenge.

The Office of Legislative Counsel recommends the appropriate standing committee(s) reviews 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).

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: 0173-19

SPONSOR: Herman M Daniels

TITLE: An Action Relating To The Resources And Development Committee, Budget And Finance Committee, NAABIK'IYATI' Committee, And The Navajo Nation Council; Allocating \$9,565,000 From The Shashin Fund To The Office Of Diné Youth And Approving And Adopting The Shonto Youth Center Fund Expenditure Plan Pursuant To 12 N.N.C. §§ 2501 - 2508

Date posted: June 28, 2019 at 4:54 PM

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.: 0173-19

SPONSOR: Honorable Herman M Daniels


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Posted: June 28, 2019 at 04:54 PM

5 DAY Comment Period Ended: July 03, 2019

Digital Comments received:

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



Legislative Tracking Secretary
Office of Legislative Services

7/6/19 3:27pm
Date/Time