



Sage Memorial Hospital

NAVAJO HEALTH FOUNDATION

Project Name: Nursing Home Tenant Improvement

Exhibit A

Ganado, AZ

CIP 2026.31050

Selective Demolition, Interior/Exterior Concrete Work, Interior Decoration, HVAC Commissioning, Architectural, Kitchen Equipment, Site Amenities

Objective:

Sage Memorial Hospital (“SMH”) is seeking qualified Contractors and Vendors to provide services for the above-referenced project located in Ganado, AZ, within the Navajo Nation.

The detailed Technical Requirements, Specifications, and Project Description are set forth within this Scope of Work (“SOW”). Proposers shall be solely responsible for reviewing, understanding, and complying with all requirements, conditions, and obligations contained in this SOW and all attached exhibits or referenced documents. All labor; materials, equipment, and services provided under this SOW shall conform to all applicable licensing requirements, life-safety codes, healthcare regulations, and governing authority standards necessary to support future occupancy and obtain applicable state certification and approvals.

The building is located 2.5 miles North-West of the Sage Memorial Hospital. SMH is looking to renovate and update the entire 7800 sf living space.



Scope of Work:

The following areas within the space will be renovated:

- (12) Bedrooms
- (5) Bathrooms [4 large bathrooms, 1 small bathroom]
- Entry space (Living Area, Dining, Nurse Stations,
- Kitchen (including Freezer and Pantry)
- Utility Rooms (Mechanical, Electrical, Janitor, Storage, and Laundry Room)
- Sanctuary Rooms (2 rooms, 433 sf open space)
- Site (Grading, Curbs, Sidewalks, Drainage, and site amenities)
- Commissioning of existing HVAC/Electrical/Fire Suppression or replacement of equipment of similar specifications or equivalent.

The work will encompass the following phases:

1. General Conditions:

- o Project management, supervision, coordination, site safety, security, housekeeping, temporary utilities, and AHJ coordination.

2. Selective Demolition:

- o Removal of existing finishes, flooring (including glue), wall coverings (if applicable), select fixtures and casework scheduled for replacement. Demolition is limited to non-structural elements.

3. Concrete SOG Work:

- o Existing conditions have been evaluated and a proposed repair based on findings (crack repair, slab stabilization, surface restoration) has been provided.
- o See Drawings by WYCO E&C for stem wall repair and slab stabilization details.

4. Architectural / Finish Improvements

- o Interior gypsum board replacement, interior painting; new flooring; wall base; corner guards; acoustic ceiling tile replacement; door and hardware refinishing or replacement;

signage updates; minor millwork repairs to closet woodwork; window replacement as required.

5. Toilet and Shower Rooms:

- Replacement of accessories and fixtures (like-for-like), tile repairs, painting and finish upgrades. Removal and disposal of existing fixtures will be required by contractor.

6. Electrical:

- Testing and Replacement of light fixtures, switches, receptacles, cover plates, and exit/emergency lighting.

7. Mechanical

- Contractor shall provide all labor and materials to troubleshoot and repair the HVAC heating malfunction in Unit. The repair will restore the system to manufacturer's operational standards.
- Any new equipment will be of equal or greater capacity (tonnage), identical fuel/voltage type, and similar efficiency, while matching the existing footprint and operational design.
- Parts and labor will include a workmanship warranty (30 to 90 days for repairs, 1 to 10 years for replacements).

8. Plumbing:

- All materials, fixtures, and equipment provided under this Agreement shall be of equivalent quality, function, and specification to the original items being replaced. The Contractor is not obligated to provide "new for old" improvements or code-upgrade additions unless explicitly noted in the Scope of Work. Any deviation to premium materials or upgraded systems shall be subject to a mutually agreed-upon with owner.
- Replacement of plumbing fixtures (toilets, faucets, shower, valves (as needed)). All Sewer lines to be snaked and cleaned.
- Septic tank and distribution box to be pumped, and removal of accumulated solids and effluents.
- Existing water tank to be drained and pumped of all effluent.

9. Kitchen Equipment:

- Contractor shall review existing refrigerators, ovens, and kitchen furnishing to be repaired or a recommended replacement.
- Contractor shall prioritize the repair of kitchen equipment; however, if the cost of repairs exceeds 50% of the equipment's current replacement value, Contractor shall replace the unit with a new or refurbished model of equivalent functionality, with owners approval.

10. Exterior Scope

- Repair exterior building finish (Stucco and Paint)
- Repair / replace parking asphalt, repair / replace exterior concrete sidewalk as needed, exterior window replacement as required.
 1. Review existing concrete sidewalks for replacement with Owners.
- Drainage basing to be regraded and all piping to be cleaned and grates to be installed for maintenance
- Install bollards at existing gas tanks.
- Paint exterior trash enclosure.
- Fencing repair and Gate replacement

Notes

• All installation work shall be performed in strict accordance with all applicable trade standards, project plans, specifications, manufacturer recommendations, and governing codes and regulations. All work shall be subject to inspection by the Owner and/or Owner's representative throughout the duration of the project, and the Contractor shall promptly correct any deficiencies identified at no additional cost to the Owner.

• The Contractor shall furnish and maintain, throughout the duration of the project, valid certificates of general liability insurance covering all employees, agents, subcontractors, and operations associated with the work. The Contractor shall also provide proof of vehicle and equipment insurance for all vehicles,

machinery, and equipment utilized in connection with the project. Evidence of such coverage shall be submitted to the Owner prior to commencement of work.

- The Contractor shall be responsible for the daily removal and proper disposal of all debris, rubbish, waste materials, and loose materials generated as a result of the work performed under this contract. All transportation, handling, and disposal of waste materials shall be conducted in accordance with all applicable federal, state, local, and environmental regulations, including disposal at a licensed and EPA-approved landfill or disposal facility.
- The selected Contractor shall provide and maintain comprehensive general liability insurance coverage in amounts acceptable to the Owner and shall furnish satisfactory proof of workers' compensation insurance coverage in compliance with all applicable federal and state laws prior to the start of any work under this contract.

Inspections:

Daily Progress Inspections, by the owner, shall be performed during the duration of each project and final inspection shall be performed to determine any deficiency items for immediate correction.

Conditional Use of Site:

- Confine operations at the site to the areas permitted under this contract. Areas, other than immediately adjacent to the work site, are not to be disturbed.
- Do not unreasonably encumber the site with materials or equipment. Confine stockpiling of materials to areas where it will not interfere with daily traffic adjacent to work areas. Barricades shall be used where necessary.
- Reasonable use of utilities - the contractor shall provide all necessary equipment to complete the job. This includes PPE, first aid kit for all staff.
- All work shall be inspected at completion of each phase. If there are any deficiencies, it shall be corrected accordingly.
- All Work areas shall be daily general cleaning and the work site must be in clean safe working condition.

Proposal Requirements:

SMH Facilities Department is requesting contracted services Sage Memorial Nursing Home TI.

- Contractor shall provide a cost proposal
- Cost proposal shall include 6% Navajo Nation Sales Tax
- Any rental of equipment to complete a detailed scope of work shall be included in cost proposal.
- Contractor shall provide Certificate of insurance, signed and completed w9 form, Navajo Nation Business Regulatory license or Navajo Preference Certification and staff adhere to SMH Vendor/Contractor's hospital certification completed and signed.
- The Contractor shall prepare and submit a detailed project schedule to the Owner prior to commencement of work. The schedule shall identify all major phases of work, anticipated start and completion dates, milestone activities, and overall project duration. The Contractor shall maintain the project schedule throughout the duration of the work and shall promptly notify the Owner of any anticipated delays or deviations from the approved schedule. Failure to maintain

progress in accordance with the approved schedule may constitute grounds for corrective action by the Owner.

- Time is of the essence under this Contract. The Contractor agrees to substantially complete all work within the time period specified in the Contract Documents. Contractor to provide schedule with all activities labeled and completion date.

Contact Information:

For Question Regarding Scope of Work

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