



Sage Memorial Hospital

NAVAJO HEALTH FOUNDATION

Project Name: Tiny Homes Project

Ganado, AZ

CIP 2026.34000

**Civil Grading and Excavation, Asphalt Paving, Underground Utilities,
Electrical, Site Amenities, Concrete Construction, Fencing, Signage.**

Objective:

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

The detailed Technical Requirements 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 Project Site is located north of the New Sage Memorial Hospital in Ganado, Arizona. Sage Memorial Hospital is soliciting proposals from qualified General Contractors to provide construction services for the development and installation of fifteen (15) Tiny Homes in accordance with the requirements set forth in this Request for Proposals and associated Scope of Work.



Scope of Work:

- Site work, including grading, curbs, sidewalks, drainage improvements, signage, and site amenities.
- Installation and coordination of HVAC, electrical, and fire-suppression systems for the prefabricated Tiny Homes, also identified as Boxabl Homes.
 - Electrical engineering drawings are pending and shall be incorporated into the Contractor's scope upon issuance by the Owner.
- Boxabl Homes shall be procured by the Owner. The General Contractor shall provide all labor, materials, equipment, and supervision necessary to form, pour, and finish the required concrete pads for the Boxabl Homes.
 - The Contractor shall participate in three (3) days of training provided by Boxabl, as applicable to installation, coordination, and project requirements.
 - Structural drawings are pending and shall be reviewed and incorporated by the Contractor upon issuance.

The work will encompass the following:

1. General Conditions:

- The Contractor shall provide project management, supervision, coordination, site safety, site security, housekeeping, temporary utilities, and coordination with all applicable Authorities Having Jurisdiction.
- The Contractor shall perform scarification, recompaction, compaction testing, and pad certification as required by the Contract Documents and applicable project specifications.

2. Site Utilities (Underground), from a Point of Connection.

- The Contractor shall provide and install underground water service from the designated point of connection to each applicable unit or utility location.
- The Contractor shall provide and install underground sewer service from the designated point of connection to each applicable unit or utility location.
- The Contractor shall provide and coordinate underground electrical service from the designated point of connection to each applicable unit or service location in accordance with approved electrical drawings and applicable codes.

3. Concrete Site Work:

- The Contractor shall construct concrete curbs, sidewalks, and utility pads as required by the Contract Documents, approved plans, and applicable standards.

4. Concrete SOG

- The Contractor shall form, place, finish, and cure concrete slabs-on-grade and concrete pads for the Boxabl Homes in accordance with approved structural drawings, specifications, and applicable codes.

5. Roofing

- The Contractor shall furnish and install the secondary roof system as required by the Contract Documents, manufacturer requirements, and applicable building codes.

6. Electrical:

- The Contractor shall connect each unit to the electrical panel, test all LED light fixtures, verify proper operation, and complete all electrical work in accordance with approved electrical drawings, manufacturer requirements, and applicable codes.

7. HVAC

- The Contractor shall furnish all labor, materials, equipment, and supervision necessary to troubleshoot, install, and place the mini-split HVAC units into service in accordance with manufacturer requirements and applicable codes.

8. Plumbing:

- The Contractor shall install main water and sewer service lines to each Boxabl unit, including double cleanouts, in accordance with approved plans, specifications, and applicable plumbing codes.
- The Contractor shall install all required PEX piping systems in accordance with approved plumbing plans, manufacturer recommendations, and applicable plumbing codes.

9. Exterior Scope

- The Contractor shall complete exterior building finishes, including stucco and paint, in accordance with approved finish requirements and manufacturer recommendations.
- The Contractor shall prepare and paint the exterior trash enclosure in accordance with approved color, finish, and surface-preparation requirements.

10. Inspections

- Third-party inspections shall be required and shall be performed at the Owner's expense. The Contractor shall coordinate with and comply with all requirements of the third-party inspector, provide all requested documentation, and promptly correct all deficiencies, failed inspections, or nonconforming work identified through the inspection process. Payment applications, invoices, or requests for payment may be rejected, withheld, or returned without approval if identified deficiencies, failed inspections, or nonconforming work remain uncorrected.

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:

The Owner or Owner's representative shall conduct daily progress inspections throughout the duration of the Project. A final inspection shall be conducted upon completion of the Work to identify any deficiencies requiring correction. The Contractor shall promptly correct all identified deficiencies to the satisfaction of the Owner.

Conditional Use of Site:

- The Contractor shall confine all operations to the areas permitted under the Contract. Areas outside the immediate limits of work shall not be disturbed without prior written authorization from the Owner.
- The Contractor shall not unreasonably encumber the Project Site with materials, equipment, or vehicles. Material stockpiles shall be limited to approved areas and shall not interfere with daily traffic, access routes, or adjacent operations. Barricades, signage, and other protective measures shall be provided where necessary.
- The Contractor shall provide all equipment, tools, temporary facilities, personal protective equipment, first-aid supplies, and other resources necessary to safely and properly complete the Work.
- All Work shall be subject to inspection upon completion of each phase. The Contractor shall correct any deficiencies identified during such inspections in a timely manner and at no additional cost to the Owner.
- The Contractor shall maintain all work areas in a clean, orderly, and safe condition on a daily basis throughout the duration of the Project.

Proposal Requirements:

- 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 for 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 the Contract. The Contractor shall substantially complete all Work within the time period specified in the Contract Documents and shall submit a comprehensive project schedule identifying all activities and the anticipated completion date.

Contact Information:

For Question Regarding Scope of Work

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