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# NAVAJO NATION – DIVISION OF COMMUNITY DEVELOPMENT (DCD) – COMMUNITY HOUSING AND INFRASTRUCTURE DEPARTMENT (CHID)

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Request for Qualifications (RFQ) No. DCD-CHID-2023-02-ARPA  
Housing (Design, Construction, and Delivery of Manufactured,  
Modular, and Custom-Built Homes)

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**Addendum No. 1 - Dated 12/13/2023**

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**This addendum forms a part of the RFQ and contract documents and modifies the original RFQ documents. Acknowledge receipt of this addendum in the proposal response. FAILURE TO DO SO MAY SUBJECT OFFEROR TO DISQUALIFICATION.**

**ADDENDUM MODIFICATION NO. 1:**

**Current Language in Section 3.A (Page 6):** The following information is not included in the 30-page limit: proposal front and back cover; cover letter on company letterhead; table of content; divider and/or tabs (as long as there is nothing on them), insurance certificate, non-collusive affidavit, non-debarment certificate, affidavit of responsibility for subcontractors, W-9, cost proposal, and maximum 1-page resumes of each key team member.

**Replace Language in Section 3.A (Page 6) with:** The following information is not included in the 30-page limit: proposal front and back cover; cover letter on company letterhead; table of content; divider and/or tabs (as long as there is nothing on them), insurance certificate, non-collusive affidavit, non-debarment certificate, affidavit of responsibility for subcontractors, W-9, cost proposal, *licenses/certifications*, and maximum 1-page resumes of each key team member.

**ADDENDUM MODIFICATION NO. 2:**

**Current Language in Section 4.D (Page 8):** Obligation Deadline for Funding: September 30, 2024

**Replace Language in Section 4.D (Page 8) with:** Obligation Deadline for Funding: June 30, 2024

**QUESTIONS:**

1. What is the anticipated amount of residential units (both traditional framed & modular) the Navajo Nation (NN) has programmed and intends to construct?

**Answer: This information is not available at the time of issuing this addendum.**

2. Have the exact locations of each home been identified for construction?

**Answer: DCD-CHID has conducted assessments across the Nation and has a preliminary list of applicants. Final applicants are under review with their respective Delegates / Chapters.**

3. Are the homes going to be built within a subdivision or on scattered homesites?

**Answer: Scattered.**

4. Are homes going to be built on tribal land or allotted land?

**Answer: Tribal Land**

5. Do all homesites have the proper homesite leases and ROWs?

Answer: Approved applicants will have approved homesite leases.

6. Has the infrastructure needs and scope of work been identified for each homesite being built?

Answer: The \$50M in housing funds identified in CJN-29-22 does not allow for utility costs to be included as part of the contracts for housing; therefore, DCD-CHID is carefully considering applicant(s) that either have access to existing utilities in their approved homesite lease or applicants that are very close to existing utilities to avoid the lengthy and expensive process to secure Right-of-Ways (ROWs). Other FRF funding sources may be available to offset utility costs that might be needed and are being reviewed on a case-by-case basis. This answer may not apply to future funding sources for housing projects and may vary.

7. Have the tribal utility providers been actively engaged for the infrastructure need of each homesite and to prepare for strict upcoming deadlines?

Answer: The \$50M in housing funds identified in CJN-29-22 does not allow for utility costs to be included as part of the contracts for housing; therefore, DCD-CHID is carefully considering applicant(s) that either have access to existing utilities in their approved homesite lease or applicants that are very close to existing utilities to avoid the lengthy and expensive process to secure Right-of-Ways (ROWs). Other ARPA - FRF funding sources may be available to offset utility costs that might be needed and are being reviewed on a case-by-case basis. This answer may not apply to future funding sources for housing projects and may vary.

8. Please quantify what a large-scale project is for the NN and what you would determine a strict deadline for delivery? Or is this something based on the firms experience that you would like us to provide you with the residential unit quantities and delivery timeframe?

Answer: Please provide what your team has experience completing.

9. Section B (Project Considerations) – Second Bullet states the NN will be “finalizing applicants and their locations during the project”. What timeframe should we expect the NN to be able to finalize applicants, locations, and quantity for construction?

Answer: For the \$50M in funding, DCD-CHID intends to start releasing applicants through work orders within the 2<sup>nd</sup> quarter of the calendar year; however, is unable to provide the exact projections at the time of issuing this addendum. The selection of applicant with ARPA funding may extend into 2025 / early 2026 contingent on additional funding being made available.

10. Is this application process currently being executed? If so, how many applications are finalized and ready for construction?

Answer: DCD-CHID executed the applicant process over a year ago. DCD-CHID is unable to provide how many applicants are ready for construction at the time of issuing this addendum.

11. Does this application process identify what type (traditional frame/modular) of residential home will be built, the size, and any special need requirements?

Answer: The application process identifies family composition and special need requirements among other information. The final construction medium selected for applicants will be determined by the Nation.

12. Timely payments must occur with strict deadlines to effectively meet large scale production. What are your current typical payment timeframes?

Answer: The Nation will make every effort to process payments within 30 – 60 days from receipt of each payment application.

13. These are all scattered home thru out Navajo, do they have approved homesite lease?

Answer: Yes

14. Are some of these homes going to be built within a city limit?

Answer: No.

15. Do these HSL have utilities within the property?

Answer: The \$50M in housing funds identified in CJN-29-22 does not allow for utility costs to be included as part of the contracts for housing; therefore, DCD-CHID is carefully considering applicant(s) that either have access to existing utilities in their approved homesite lease or applicants that are very close to existing utilities to avoid the lengthy and expensive process to secure Right-of-Ways (ROWs). Other ARPA - FRF funding sources may be available to offset utility costs that might be needed and are being reviewed on a case-by-case basis. This answer may not apply to future funding sources for housing projects and may vary.

16. If you bring utilities to the property there is ROW that need to be obtain from NTUA. This is a very lengthy process. Septic tanks approval need to go thru NEPA also and this is a lengthy process.

Answer: The \$50M in housing funds identified in CJN-29-22 does not allow for utility costs to be included as part of the contracts for housing; therefore, DCD-CHID is carefully considering applicant(s) that either have access to existing utilities in their approved homesite lease or applicants that are very close to existing utilities to avoid the lengthy and expensive process to secure Right-of-Ways (ROWs). Other ARPA - FRF

funding sources may be available to offset utility costs that might be needed and are being reviewed on a case-by-case basis. This answer may not apply to future funding sources for housing projects and may vary.

17. How many homes are you plan on building?

Answer: To be determined for each work order and contingent on final unit sizes needed and final pricing per unit.

18. Do you have clients now ready to start building?

Answer: Yes.

19. Are you going to require the GC to bond this project?

Answer: No

20. Is there going to be a budget set for each home?

Answer: To be determined for each work order.

21. Is there going to be a time frame to complete one unit?

Answer: To be determined for each work order. All homes will have to be designed/constructed/delivered no later than June 30, 2026, utilizing ARPA-FRF funding. This answer may not apply to future funding sources for housing projects.

22. How will the typical design process go? Will the Design team meet with each owner to come up with a floor plan or will there be a program and budget given to base design?

Answer: The Nation will work with the CMAR team(s) to come up with a standard (base) design for each size of home (1-bedroom, 2-bedroom, etc.). It is not anticipated that each owner will have a unique floor plan.

23. Can you clarify the insurance limits to meet Navajo Nation Risk management requirement?

Answer: Not currently.

24. Is a specific super structure desired? For instance, is a stick-built construction preferred over modular construction?

Answer: No preference has been determined. This will be on a case-by-case basis and will be determined prior to issuing work orders.

25. Is priority (1 or 2) status allocated points?

**Answer: No. Priority is applied in the opening of the qualifications.**

26. Can you clarify the other funding sources that may be under consideration for this project? For example, New Mexico funding, or other Navajo Nation funding? Each funding source has deadlines to be spent and other requirements.

**Answer: Other funding sources are not yet determined. As stated during the pre-proposal meeting, additional ARPA funds could be reauthorized to increase the ARPA FRF housing funds, but this is currently unknown. This RFQ and any contract awarded as a result of this RFQ is intended to be open to any other qualifying funding sources that are not yet identified.**

All other Request for Qualification requirements shall remain the same, except as modified herein. This addendum contains 6 pages in its entirety.