STATEMENT OF WORK

FOR

KAYENTA HEALTH CENTER

OLD HOUSING RENOVATIONS

AT

KAYENTA HEALTH CARE CENTER

KAYENTA, ARIZONA

June 8, 2026

KAYENTA SERVICE UNIT

1. **Introduction:**
   1.1. Kayenta Health Center (KHC) is located south of Arizona State Highway 160 at milepost 364.3. The nearest town is a two-hour drive. The Kayenta Service Unit serves a population of ~20,000 people spread across a remote and sparsely populated area. Services are provided to ~200 patients each day. KHC provides walk-in clinics and a 24-hour, 7-day-per-week emergency room. KHC requires professional services and expertise to perform the following work:
   1.2. Renovate four modular housings that are structurally sound.

2. **PROJECT BACKGROUND**
   2.1. Kayenta Health Center currently has four modular homes that were place in 1992.
   2.2. The existing modular have worn interiors that require replacement.
   2.3. This health facility project requires the expertise of a responsible contractor that knows full house renovation.

3. **PROJECT DESCRIPTION:**
   3.1. The contractor shall prepare a proposal, and upon award, shall provide an accurate timeline to complete project and following will perform the work to completion.
   3.2. The contractor must submit all material to be used for renovation and be approved by KHC.
   3.3. Four modular homes to be renovated:
   Includes Inventory Listing for Each House:
   a. 3013: 1680 square feet, two baths, 3-bedroom, propane, built in 1978.
      House Perimeter 28' X 60'
      Interior Doors 4 - BR Doors - SZ 28 1/2'
      Bathroom DR 2 - BR Doors - 24" X 80"
      Closet Doors 2 swinging doors / 2 DR 24 X 80"
      Exterior Door Front DR 36" / Back DR 27" X 77"
      BR Sinks MBR & Guest RR sink SZ 17" X 20'
      Furnace Space 20" X 76" X 24
   b. 3015: 1680 square feet, two baths, 3-bedroom, propane, built in 1978.
      House Perimeter 28' X 60'
      Interior Doors 4 - BR Doors - SZ 28 1/2'
      Bathroom DR 2 - BR Doors - 24" X 80"
      Closet Doors 5 - Doors - SZ 24'
      Exterior Door Front DR 36" / Back DR 27" X 77"
      BR Sinks MBR & Guest RR sink SZ 17" X 20'
      Furnace Space 20" X 76" X 24"
   c. 3016: 1680 square feet, two baths, 3-bedroom, propane, built in 1978.
      House Perimeter 28' X 60'
      Interior Doors BR DR - 3 -28" X 80"
      Bathroom DR BR DR - 3 -28" X 80"
      Closet Doors 7 Closet DR - 24" X 80"
      Exterior Door FRT DR - 1 - 36" X 96" / Bk DR - 1 -31"
      BR Sinks 1 sink MBR / 1 Sink Guest RR
      Furnace Space
   d. 3025: 2160 square feet, two baths, 4-bedroom, propane, built in 1978.
      House Perimeter 73 ' X 30'
      Interior Doors 3 - BR DR - 28" X 80" / 1 - MSTR BR DR 36" x 80"
      Bathroom DR 2 - RR DR - 25" X 79"
      Closet Doors 5 - Closet DR - 24" X 80"

Exterior Door FRT DR - 36" X 78" / BK DR 32" X 80"
BR Sinks 1 - sinks - 22" X 97" / 1 - 22" X 25"

3.4. The project includes the following work:
   a. Replacements of front and back door and replace best lock.
   b. Replacement of flooring with luxury vinyl tile.
   c. Replacement of all cabinets in kitchen, restrooms, and utility room.
   d. Replacement of all sinks and faucets in restrooms and kitchen.
   e. Replacement of all counters.
   f. Replacement of bathtub with standing shower.
   g. Replace existing propane furnace with new propane furnace with split AC system.
   h. Replace crawl space HVAC flexible duct.
   i. KHC to run 220-volt power to AC condenser.
   j. Replace baseboards.
   k. Remove large tub at one location
   l. Replace utility room subflooring with ¾ inch plywood.
   m. Install one more layer of cinder block around modular home and replace vent panels.
   n. Contractor is to dispose of debris at approved EPA disposal location.

4. **CRITERIA:**
   4.1. Codes and Standards: the contractor shall perform work in accordance with best common practices and standards;
      a. Safety and Hazard Awareness (PPE, jobs specific hazards, Electrical isolation).
      b. Abide housing codes

5. **GENERAL REQUIREMENTS:**
   5.1. Contractor shall develop a set plan and accurate timeline to present to KHC project representative prior to the start date.
   5.2. Contractor is responsible for furnishing tools, materials and equipment to complete the project.
   5.3. A report and walk through the work area will be necessary after completion of project.
   5.4. Work area should be well kept and free of trash and debris after workdays.
   5.5. Finished work/product needs to function properly, be pristine and professional.
   5.6. The contractor shall perform work between the hours of 8:00am and 5:00pm Monday through Friday excluding Federal Holidays, weekend work and after-hours work may be necessary.
   5.7. Work hours need to be discussed and agreed upon with facility (contract officer, facility manager, security and ETC.).
   5.8. The contractor shall furnish a schedule of the dates agreed upon with the project officer and the facility manager at least two weeks in advance.
   5.9. Any foreseen or unplanned costs, workhours or changes that will affect or incur extra costs to KSU, needs to be brought to the attention of the KHC project representative before proceeding with this matter.
   5.10. The Contractor must be mindful of keeping normal business and patient care activities uninterrupted.
   5.11. Contractor is expected to be professional and efficient with his work.

6. **SPECIAL REQUIREMENTS**
   6.1. Proper demolition, and construction work methods in a health facility environment is needed to minimize construction and demolition material contamination to the department and facility.
   6.2. HVAC vents, exhaust hoods, and openings need to be covered and sealed to prevent fumes, dust, odors and other construction related activity contamination from escaping.

6.3. Fire safety systems such as sprinklers and smoke alarms need to be blocked, covered and/or protected to prevent damage and activation.
6.4. Contractors are required to obtain an identification badge (ID) before starting work at KSU. *This process can take up to 3 hours depending on the number of workers.
6.5. Contractor shall wear ID badge on KSU premises and check in with security every day.
6.6. Contractor to abide any latest COVID-19 requirements.

7. **ATTACHEMENTS**
   7.1. Existing quarters pictures

8. **Period of Performance**
   8.1. The period of performance shall commence immediately upon award.

9. **Contact information:**

10. **Warranty**
    10.1 Workmanship warranty for one years.
    10.2 Equipment warranty by manufacture, finish certificates.

Modular Home Pictures: