



# REQUEST FOR PROPOSAL

BUILDING RENOVATION FOR CRIT BROADBAND FACILITY

1405 S. Joshua Ave.  
Parker, Arizona 85344

COLORADO RIVER INDIAN TRIBES

03/06/2026

ISSUED BY:

Colorado River Indian Tribes  
Tribal Council  
26600 Mohave Rd.  
Parker, AZ 85344

# **Colorado River Indian Tribes**

## **Building Renovation for CRIT Broadband Facility**

### **Request for Proposals**

#### **PROJECT SUMMARY**

The Colorado River Indian Tribes (CRIT) is seeking proposals from qualified contractors to renovate and retrofit an existing building located at 1405 S. Joshua Ave, Parker, AZ for use as a permanent CRIT Broadband Operations Facility.

The renovation is intended to transform the existing structure into a secure, functional, and code-compliant broadband operations center that will house network equipment, staff offices, a Network Operations Center (NOC), warehouse space, and meeting areas to support CRIT's broadband deployment and ongoing operations.

The selected contractor will be responsible for demolition (as needed), construction, electrical upgrades, HVAC improvements, structured cabling pathways, security upgrades, interior buildout, exterior repairs, and site improvements in accordance with industry standards, applicable building codes, and CRIT requirements.

#### **PURPOSE OF REQUEST**

The purpose of this Request for Proposals ("RFP") is to solicit qualified contractors capable of completing a comprehensive building renovation that meets CRIT's technical, operational, and security needs for a broadband facility.

Proposers must demonstrate experience with commercial or government building renovations, electrical systems for IT facilities, and compliance with tribal, state, and federal construction requirements.

## **PROJECT LOCATION**

Project Address:  
1405 S. Joshua Ave  
Parker, AZ 85344

The site currently consists of an existing building and surrounding property owned by CRIT.  
**Contractors are expected to conduct a site visit prior to submitting a proposal.**

## **SCOPE OF WORK**

### **A. General Requirements**

The selected contractor shall:

- Provide all labor, materials, equipment, and supervision necessary to complete the renovation.
- Comply with all applicable building codes, electrical codes, fire codes, OSHA standards, and tribal requirements.
- Coordinate regularly with CRIT Broadband staff and designated project representatives.
- Maintain a safe, secure, and clean worksite throughout construction.
- Provide as-built drawings at project completion.

### **B. Specific Renovation Requirements**

#### **1. Interior Demolition and Buildout**

Contractor shall:

- Remove any existing interior walls, flooring, or fixtures as directed by CRIT.
- Construct new interior walls to create the following spaces:
- Main Distribution Room (MDF) / Server Room
- Staff offices (minimum 3 offices)

- Conference room
- Warehouse / storage space
- Break room / kitchenette
- ADA-compliant restroom (if not already existing or not up to code)

## 2. Electrical Upgrades

The contractor must:

- Upgrade the building's electrical service to support broadband and IT equipment.
- Install dedicated electrical circuits for:
  - Network racks
  - Servers
  - Fiber termination equipment
  - Battery backup systems (UPS)
- Install additional power outlets throughout the facility, especially in:
  - Equipment room
  - NOC room
  - Offices
- Provide conduit pathways for future network expansion.

## 3. HVAC and Cooling System

Because network equipment generates significant heat, the contractor shall:

- Install a dedicated HVAC or cooling system for:
  - The main equipment room
  - The NOC room
- Ensure temperature control capable of maintaining industry-standard conditions for IT equipment (approximately 68–72°F).
- Provide backup cooling or ventilation options if primary system fails.

## 4. Structured Cabling and Conduit

The contractor must:

- Install cable trays or conduit pathways within the building for:
  - Fiber optic cabling
  - Ethernet cabling
    - Power cabling

- *Ensure pathways run from the NOC/MDF/equipment room to:*
  - Offices
  - Conference room
  - Warehouse
  - Exterior of building for future fiber connections

## 5. Security Upgrades

The building must be secured as a critical infrastructure site. Contractor shall:

- Install secure exterior doors with controlled access (keypad or card access).
- Install interior locking doors for:
  - Equipment room
  - NOC room
- Install exterior lighting around the building.
- Install security cameras and cabling pathways (if cameras are provided by CRIT, contractor must prepare wiring).
- Install new steel fencing for storage and parking yard
  - Automated gate opener

## 6. Roof, Exterior, and Structural Repairs

Contractor shall:

- Inspect and repair roof for any leaks or damage.
- Repair any exterior wall damage or deterioration.
- Paint exterior of building as directed by CRIT.
- Ensure proper drainage around building to prevent flooding.

## 7. Flooring

Contractor shall:

- Install durable flooring in:
  - Equipment room (industrial or raised flooring preferred)
  - NOC room
  - Offices
- Ensure flooring can support heavy equipment racks.

## 8. Site Improvements

Contractor shall:

- Improve parking area if needed.
- Ensure safe entry and exit to the building.
- Address any accessibility (ADA) issues.

## **MATERIALS AND STANDARDS**

All materials must be:

- All materials shall be new, unused, and compliant with applicable industry standards.
- Provide manufacturer specifications, packing lists, certifications, and warranties with each delivery.
- All materials shall be free from defect and meet required specifications.
- Maintain clear labeling and documentation
- Supply digital records of material shipments, lot numbers, and serial numbers as applicable.
- Support CRIT in processing warranty claims, replacements, or returns throughout the warranty period.
- Commercial-grade or industrial-grade where applicable
- Compliant with applicable building and electrical codes
- Suitable for an IT and telecommunications facility

All responsibilities under this scope shall be carried out in close coordination with CRIT and its selected vendor to ensure timely delivery, installation, testing, and compliance with any other requirements, and uninterrupted progress of the broadband building renovation.

## **MINIMUM QUALIFICATIONS**

Proposers must provide:

1. Contractor name, address, and contact information
2. Description of experience with similar building renovations
3. At least three (3) comparable past projects
4. At least three (3) professional references

5. Proof of required licenses and insurance
6. Proposed project timeline

## **PROPOSAL & SUBMISSION REQUIREMENTS**

### **Proposals must include:**

- Itemized cost estimate
  - Cost estimate shall include CRIT Sales Tax and CRIT Tribal Employment Rights Fee
- Construction schedule
- Description of approach to project
- List of subcontractors (if any)
- Statement of understanding of project scope

1. Vendor Bid Package should be submitted to CRIT and, at a minimum, shall adhere to the following standards and shall be submitted as follows:

- a. All responses to this RFP shall be submitted via mail or drop-off. Electronic submittals shall not be accepted. The address for the mail-in or drop-off is as follows:

**Attn: Thai Yang**

**Broadband Department**

26600 Mohave Rd

Parker, AZ 85344

Phone: (928) 667-5002

**Subject line: CRIT Broadband RFP –Building Renovation for Broadband Facility**

### **Format and Instructions to Submitter**

Vendors proposal should be submitted to CRIT and, at a minimum, shall adhere to the following standards and shall be submitted as follows:

1. Clearly label the envelope package and subject line: **“CRIT Broadband RFP – Building Renovation for Broadband Facility”**. No faxed, emailed, or telephone responses will be accepted.

2. Envelopes shall be sealed and tamper proof prior to bid opening and received no later than the due date.
3. All responses must be received by **Tuesday, April 7<sup>th</sup>, 2026 by 2:00 PM Arizona Time**, at which time they will be opened.
4. Submit one original, twelve (12) hard copies, plus one electronic copy on a flash drive of your proposal in sufficient detail to allow for thorough evaluation and comparative analysis. In the event of a conflict between the original and any hard copy or disk copy, the original shall control
5. Proposals should be 12-point font, single-sided, minimum 1-inch margins.
6. Proposals should include the completed minimum qualifications and submission requirements with signature from authorized personnel of submitting firm.
7. This solicitation will be posted for a minimum of 30 days prior to the due date. No proposal received after the submission deadline will be considered.
8. Bids will be opened on **Tuesday, April 7<sup>th</sup>, 2026 by 2:00 PM Arizona Time at a location to be determined and issued as part of the addendum.**
9. All proposals will be valid for a period of ninety (90) days from the date the proposals are received by CRIT.
10. Responses should be clear, concise, and adhere to the Minimum Qualifications and Requirements section of this RFP. Promotional materials are not necessary.

**Use of CRIT seal, flag, or four tribal seals on proposals is not permitted.**

#### **QUESTIONS AND PRE-BID MEETING**

Colorado River Indian Tribes  
RFP: CRIT Broadband Building Renovation

A pre-proposal site visit will be held at:

**1405 S. Joshua Ave. Parker, AZ 85344**

**Date: March 18, 2026**

**Time: 10:00 AM Arizona Time**

Respondents may submit written questions in advance to [thai.yang@crit-nsn.gov](mailto:thai.yang@crit-nsn.gov) no later than **Wednesday, March 18<sup>th</sup>, 2026 at 10 AM Arizona Time**. Questions submitted after this deadline will not be considered.

### 1. Evaluation Factors

<b>Evaluation Factors</b>	<b>Description</b>	<b>Points</b>
Cost Competitiveness	Unit and total pricing.	35
Delivery Schedule	Ability to meet required schedules, handling of long-lead items, logistics planning.	15
Construction Schedule	Ability to meet required project schedules for construction, testing, and handoff to CRIT	15
Contractor Qualifications	Contractor experience and similar projects will be reviewed to determine contractor's capability to complete the project.	20
Indian Preference	15% of the total score is reserved for evaluation of Indian Preference in accordance with the Procurement Policy of the Colorado River Indian Tribes.	15
<b>Base Score</b>		<b>100</b>

**No late proposals will be accepted.**

### 2. General Provisions

2. Confidentiality: In the course of this solicitation, it is possible that certain confidential information will be revealed to the Vendor by the CRIT or that Vendor will obtain knowledge of such confidential information through other sources. Likewise, CRIT may become acquainted with certain techniques and procedures used by the Vendor, which the Vendor considers confidential. The Vendor and CRIT will maintain the confidentiality of, and will not release or allow access to, any information, documents, or material that is confidential to the Vendor or CRIT, except to the extent required per the funding source.

3. Applicable Law/Jurisdiction: Any disputes arising under any contract to be negotiated hereunder or out of the proposal submitted in response to this RFP shall be governed by the laws of the Colorado River Indian Tribes. The Vendor agrees to submit to the jurisdiction of the courts of the Colorado River Indian Tribes to enforce the provisions of any contract entered into. The Firm agrees to comply with CRIT law, including but not limited to obtaining a business license under CRIT's Business and Professions Code. Nothing within this RFP shall be construed as a waiver of the sovereign immunity of the Colorado River Indian Tribes or its enterprises, officers, agents, and the same term shall bind employees, and the Vendor under any contract negotiated as a result of their response to the RFP.
3. Reservation of Rights: Receipt of proposals and interviews with the Vendor does not obligate CRIT to award a contract or pay any costs incurred in preparing said proposals. CRIT reserves the right to reject any proposals for any reason, waive irregularities, request additional information from any company, revise the RFP, extend or modify any timeframes indicated herein, and to re-issue requests for proposals.

CRIT reserves the right to disqualify, at its sole discretion, any company that fails to provide information or data requested herein or who provides materially inaccurate or misleading information or data. CRIT reserves the right, at its sole discretion, to disqualify any Vendor based on a real or apparent conflict of interest that is disclosed by the company or discovered by CRIT.