

DIVISION OF COMMUNITY DEVELOPMENT

Report On:

Resolution CO-43-24

Prepared For:

**Health, Education, and Human Services
Committee**

Presented By:

Candice Yazzie, Division Director

Michele Peterson, Department Manager, CPMD

Virgil Loretto, Project Manager, CPMD

December 22, 2025

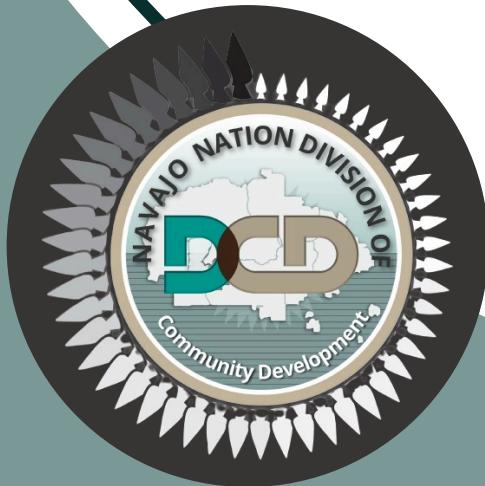


TABLE OF CONTENTS

1. Summary
2. Exhibits
3. Schedule
4. Questionnaire



1. Summary

DCD-CPMD Senior Center Development Update

This summary was prepared by Virgil Loretto, Senior Project Manager. The approach described below is a high-level view of the direction that NDOH and DCD has compiled to begin the planning for new construction of senior centers across the Navajo Nation per legislation CO43-24. An overall completion date for each senior center will be developed as planning continues.

NDOH – DALTCS and DCD-CPMD are collaborating in addressing the development of 19 new senior centers located in the following Chapters: Aneth, Rock Point, Kayenta, Bodaway Gap, Coppermine, Inscription House, Jeddito, Sawmill, Lupton, Leupp, Manuelito, Red Rock, Nageezi, Many Farms, Pinon, Whippoorwill, Tonalea, Kaibeto, Round Rock, and Sanostee. Funding for these projects is currently with CPMD and is available for immediate use as needed. In addition, building programming requirements will be addressed for the Senior Centers

NDOH – DALTCS and DCD-CPMD is requested to prepare for the senior center builds with a targeted start date of December 2025. Gleaming Cube has been designated as the contractor responsible for performing the assessments. CPMD will manage, coordinate, and communicate with Gleaming Cube as required, acting on behalf of NDOH – DALTCS to ensure the successful execution of these projects.

DCD -CPMD will deliver the program in five phases—one phase per agency—to keep decisions local and move the 19 newbuild senior centers forward in parallel. Delivery will use the DesignBuild method and two standardized senior center designs from our IDIQ A&E partner: a 3,000 square foot model and a 6,000 square foot model, adapted as needed for site conditions and to meet safety and ADA requirements. Gleaming Cube will complete site and utility assessments, with results feeding directly into design, permitting, and scheduling.

NDOH – DALTCS and DCD - CPMD will manage scope, schedule, and risk using the existing Project Management Information System (PMIS) - Procore and maintain an integrated master schedule with regular reporting to CPMD and Chapters. The Project Management Office (PMO) will coordinate project processes and provide clear recommendations to CPMD.

Budgeting will rely on existing new construction information at this time and will be refined with CPMD as assessments and design progress.

Renovation and security scope are excluded in this summary . Renovations will be addressed separately as the assessments are completed and reviewed by NDOH and DCD CPMD.

A Questionnaire was developed to aid in compilation of vital start-up information. This Questionnaire is attached. Be advised this Questionnaire is in development and intended to be distributed between DCD CPMD and NDOH DALTCS.

2. Exhibits

	Chapter	Project	Navajo Agency	Project Type	Budget CO-43-24 Exhibit A	Budget CO-43-24 Exhibit B & C	Budget CO-43-24 Exhibit D	Budget CO-43-24 Exhibit E	Business Unit Number Amount per memo dated 3.14.25 from OMB
42	Naschitti	Naschitti Senior Center	Ft. Defiance	Equipment			\$4,000.00	\$4,000.00	\$4,000.00
44	Nazlini	Nazlini Senior Center	Chinle / Central	Equipment			0	\$100,000.00	\$100,000.00
81	Tselani/ Cottonwood	Cottonwood Senior Center	Chinle / Central	Equipment			\$24,650.00	\$24,650.00	\$24,650.00
	3								
	Equipment Total								
2	Aneth	Aneth Senior Center	Shiprock / Northern	Plan, Design, and Construct			\$4,000,000.00	\$4,000,000.00	\$4,000,000.00
8	Bodaway/Gap	Bodaway/Gap (New Site)	Tuba City / Western	Plan, Design, and Construct			\$0.00	\$4,312,700.00	\$4,312,700.00
14	Coppermine	Coppermine Senior Center (New Site)	Tuba City / Western	Plan, Design, and Construct			\$160,000.00	\$4,312,700.00	\$4,312,700.00
27	Jeddito	Jeddito Senior Center (new building)	Ft. Defiance	Plan, Design, and Construct			\$3,000,000.00	\$3,000,000.00	\$3,000,000.00
28	Kaibeto	Kaibeto Senior Center	Tuba City / Western	Plan, Design, and Construct			\$87,000.00	\$4,312,700.00	\$4,312,700.00
29	Kayenta	Kayenta Senior Center (new building)	Tuba City / Western	Plan, Design, and Construct			\$4,000,000.00	\$6,000,000.00	\$6,000,000.00
32	Leupp	Leupp Senior Center(new building)	Ft. Defiance	Plan, Design, and Construct			\$4,000,000.00	\$4,500,000.00	\$4,500,000.00
35	Manuelito	Manuelito Senior Center	Crownpoint / Eastern	Plan, Design, and Construct			\$0.00	\$5,000,000.00	\$5,000,000.00
36	Many Farms	Many Farms Senior Center	Chinle / Central	Plan, Design, and Construct			\$695,041.00	\$6,000,000.00	\$6,000,000.00
39	Nageezi	Nageezi Senior Center	Shiprock / Northern	Plan, Design, and Construct			\$135,000.00	\$6,200,000.00	\$6,200,000.00
49	Pinon	Pinon Senior Center	Chinle / Central	Plan, Design, and Construct			\$150,000.00	\$5,000,000.00	\$5,000,000.00
53	Rock Point	Rock Point Senior Center	Chinle / Central	Plan, Design, and Construct			\$150,000.00	\$5,000,000.00	\$5,000,000.00

	Chapter	Project	Navajo Agency	Project Type	Budget CO-43-24 Exhibit A	Budget CO-43-24 Exhibit B & C	Budget CO-43-24 Exhibit D	Budget CO-43-24 Exhibit E	Business Unit Number Amount per memo dated 3.14.25 from OMB
55	Round Rock	Round Rock Senior Center	Chinle / Central	Plan, Design, and Construct			\$150,000.00	\$5,000,000.00	\$5,000,000.00
56	Sawmill	Sawmill Senior Center (new building)	Ft. Defiance	Plan, Design, and Construct			\$3,000,000.00	\$3,000,000.00	\$3,000,000.00
70	Tonalea	Tonalea Senior Center	Tuba City / Western	Plan, Design, and Construct			\$14,700.00	\$4,312,700.00	\$4,312,700.00
73	Tsah Bi Kin (Inscription House)	Inscription Hse/Shonto Senior Center	Tuba City / Western	Plan, Design, and Construct			\$34,300.00	\$4,100,000.00	\$4,100,000.00
75	Tse Alnoaztii (Sanostee)	Sanostee Senior Center	Shiprock / Northern	Plan, Design, and Construct			\$300.00	\$6,000,000.00	\$6,000,000.00
79	Tse Lichii (Red Rock)	Red Rock Senior Center	Crownpoint / Eastern	Plan, Design, and Construct			\$2,500,000.00	\$8,000,000.00	\$8,000,000.00
80	Tse Si Ani (Lupton)	Lupton Senior Center	Crownpoint / Eastern	Plan, Design, and Construct			\$66,436.32	\$4,000,000.00	\$4,000,000.00
84	Whippoorwill	Whippoorwill Senior Center	Chinle / Central	Plan, Design, and Construct			\$0.00	\$5,000,000.00	\$5,000,000.00
20									
Plan, Design, Construct Total									
1	Alamo	Alamo Senior Center	Crownpoint / Eastern	Park Lot / HVAC			\$195,557.00	\$195,557.00	\$195,557.00
86	Whitehorse Lake	Whitehorse Lake Senior Center	Crownpoint / Eastern	Renovation of HVAC			\$4,500.00	\$4,500.00	\$4,500.00
5	Bahastlah (Twin Lakes)	Twin Lakes Senior Center	Ft. Defiance	Renovation			\$38,700.00	\$38,700.00	\$38,700.00
6	Beclabito	Beclabito Senior Center	Shiprock / Northern	Renovation			\$5,500.00	\$250,000.00	\$250,000.00
9	Cameron	Cameron Senior Center	Tuba City / Western	Renovation			\$500,000.00	\$750,000.00	\$750,000.00
11	Chichiltah	Chichiltah Senior Center	Crownpoint / Eastern	Renovation			\$466,998.00	\$466,998.00	\$466,998.00
13	Church Rock	Church Rock Senior Center	Crownpoint / Eastern	Renovation			\$50,717.00	\$50,717.00	\$50,717.00

	Chapter	Project	Navajo Agency	Project Type	Budget CO-43-24 Exhibit A	Budget CO-43-24 Exhibit B & C	Budget CO-43-24 Exhibit D	Budget CO-43-24 Exhibit E	Business Unit Number Amount per memo dated 3.14.25 from OMB
15	Cove	Cove Senior Center	Shiprock / Northern	Renovation			\$15,500.00	\$250,000.00	\$250,000.00
16	Crownpoint	Crownpoint Senior Center	Crownpoint / Eastern	Renovation	\$450,000.00	\$450,000.00	\$270,000.00	\$450,000.00	\$450,000.00
17	Crystal	Crystal Senior Center	Ft. Defiance	Renovation			\$250,000.00	\$500,000.00	\$500,000.00
18	Dennehotso	Dennehotso Senior Center	Tuba City / Western	Renovation			\$80,000.00	\$80,000.00	\$80,000.00
20	Ft. Defiance	Ft. Defiance Senior Center	Ft. Defiance	Renovation			\$0.00	\$750,000.00	\$750,000.00
22	Ganado	Ganado Senior Center	Ft. Defiance	Renovation			\$300,000.00	\$300,000.00	\$300,000.00
23	Hard Rock	Hard Rock Senior Center	Chinle / Central	Renovation			\$114,000.00	\$114,000.00	\$114,000.00
24	Huerfano	Huerfano Senior Center	Crownpoint / Eastern	Renovation			\$50,000.00	\$50,000.00	\$50,000.00
33	Low Mountain	Low Mountain Senior Center	Chinle / Central	Renovation			\$189,607.00	\$250,000.00	\$250,000.00
34	Lukachukai	Lukachukai Senior Center	Chinle / Central	Renovation			\$150,000.00	\$200,000.00	\$200,000.00
41	Nahodishgish	Nahodishgish Senior Center	Crownpoint / Eastern	Renovation			\$140,000.00	\$140,000.00	\$140,000.00
43	Navajo Mountain	Navajo Mtn. Senior Center	Tuba City / Western	Renovation			\$152,818.00	\$152,818.00	\$152,818.00
45	Newcomb	Newcomb Senior Center	Shiprock / Northern	Renovation			\$150,000.00	\$150,000.00	\$150,000.00
47	Ojato	Ojato Senior Center	Tuba City / Western	Renovation			\$200,000.00	\$200,000.00	\$200,000.00
51	Red Mesa	Red Mesa Senior Center	Shiprock / Northern	Renovation			\$127,600.00	\$127,600.00	\$127,600.00
57	Sheep Springs	Sheep Springs Senior Center	Shiprock / Northern	Renovation			\$3,500.00	\$250,000.00	\$250,000.00
60	St. Michaels	St. Michaels Senior Center	Ft. Defiance	Renovation			\$0.00	\$1,000,000.00	\$1,000,000.00
61	Tachee/Blue Gap	Blue Gap Senior Center	Chinle / Central	Renovation			\$150,000.00	\$500,000.00	\$500,000.00

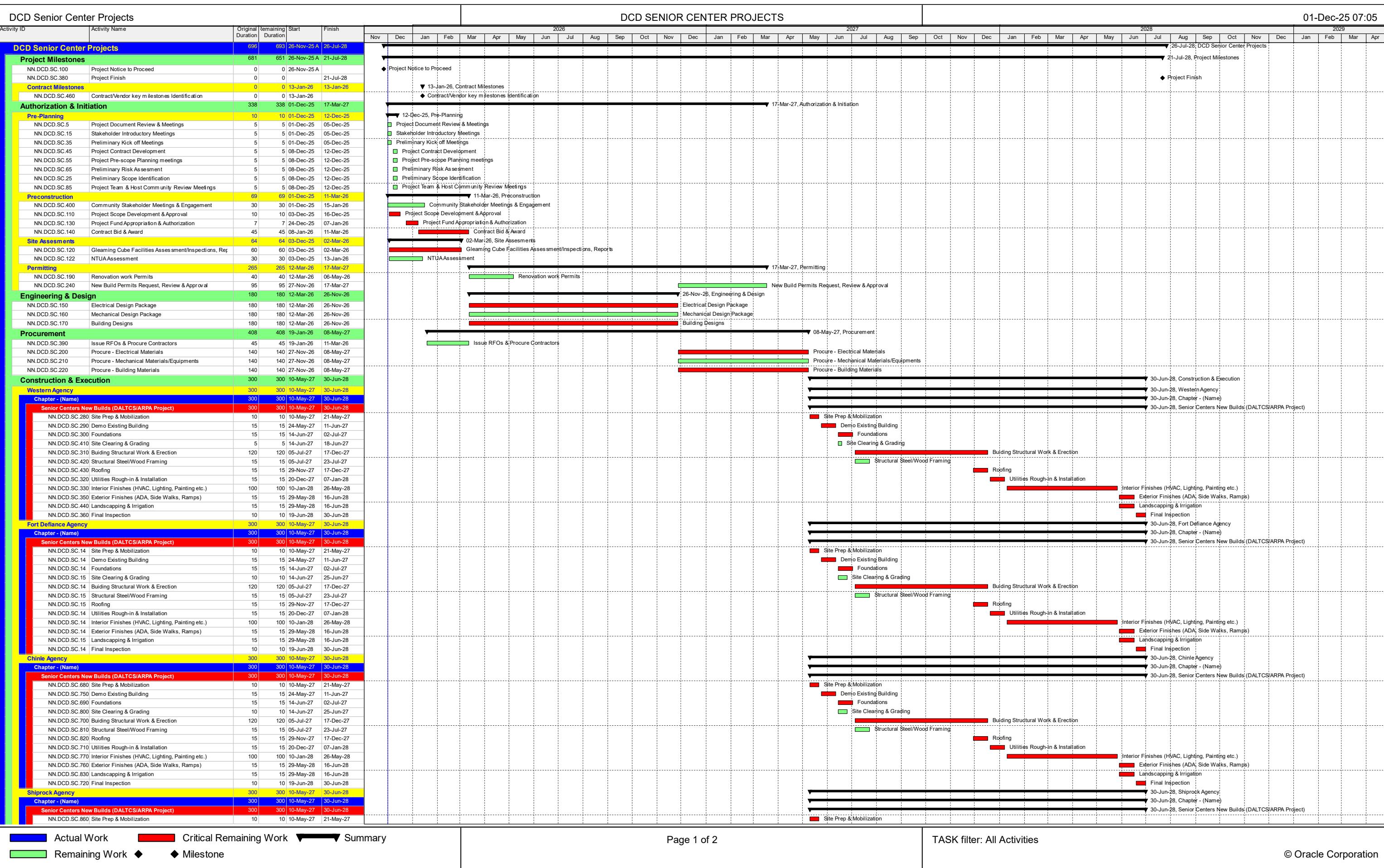
	Chapter	Project	Navajo Agency	Project Type	Budget CO-43-24 Exhibit A	Budget CO-43-24 Exhibit B & C	Budget CO-43-24 Exhibit D	Budget CO-43-24 Exhibit E	Business Unit Number Amount per memo dated 3.14.25 from OMB
63	Teesto	Teesto Senior Center	Ft. Defiance	Renovation			\$75,000.00	\$75,000.00	\$75,000.00
64	Thoreau	Thoreau Senior Center	Crownpoint / Eastern	Renovation			\$8,000.00	\$8,000.00	\$8,000.00
65	Toadlena/Two Grey Hills	Two Grey Hills Senior Center	Shiprock / Northern	Renovation			\$22,100.00	\$250,000.00	\$250,000.00
67	Tohatchi	Tohatchi Senior Citizen Center	Ft. Defiance	Renovation			\$150,000.00	\$150,000.00	\$150,000.00
68	Tolani Lake	Tolani Lake Senior Center	Ft. Defiance	Renovation			\$700,000.00	\$900,000.00	\$900,000.00
69	Tolikan	Sweetwater Senior Center	Shiprock / Northern	Renovation			\$145,000.00	\$145,400.00	\$145,400.00
76	Tse Ch' Izhi (Rough Rock)	Rough Rock Senior Center	Shiprock / Northern	Renovation			\$150,000.00	\$200,000.00	\$200,000.00
77	Tse Daa Kaan (Hogback)	Hogback Senior Center	Shiprock / Northern	Renovation			\$50,500.00	\$50,500.00	\$50,500.00
78	Tse Liahii (Standing Rock)	Standing Rock Senior Center	Crownpoint / Eastern	Renovation			\$198,561.00	\$198,651.00	\$198,651.00
82	Tsidii To'ii (Birdsprings)	Birdsprings Senior Center	Ft. Defiance	Renovation			\$300,000.00	\$500,000.00	\$500,000.00
83	Upper Fruitland	Upper Fruitland Senior Center	Shiprock / Northern	Renovation			\$7,500.00	\$7,500.00	\$7,500.00
85	White Cone	White Cone Senior Center	Ft. Defiance	Renovation			\$150,000.00	\$150,000.00	\$150,000.00
37									
Renovation Total									
58	Shiprock	Shiprock Senior Center	Shiprock / Northern	Renovation & Equipment			\$12,200.00	\$31,400.00	\$31,400.00
7	Black Mesa	Black Mesa	Chinle / Central	Renovation and Equipment			\$500,000.00	\$500,000.00	\$500,000.00
19	Forest Lake	Forest Lake Senior Center	Chinle / Central	Renovation and Equipment			\$150,000.00	\$150,000.00	\$150,000.00
31	LeChee/Coppermine	LeChee/Coppermine Senior Center	Tuba City / Western	Renovation and Equipment			\$160,000	\$160,000.00	\$160,000.00
52	Red Valley	Mitten Rock	Shiprock / Northern	Renovation and Equipment			\$500,000.00	\$500,000.00	\$500,000.00

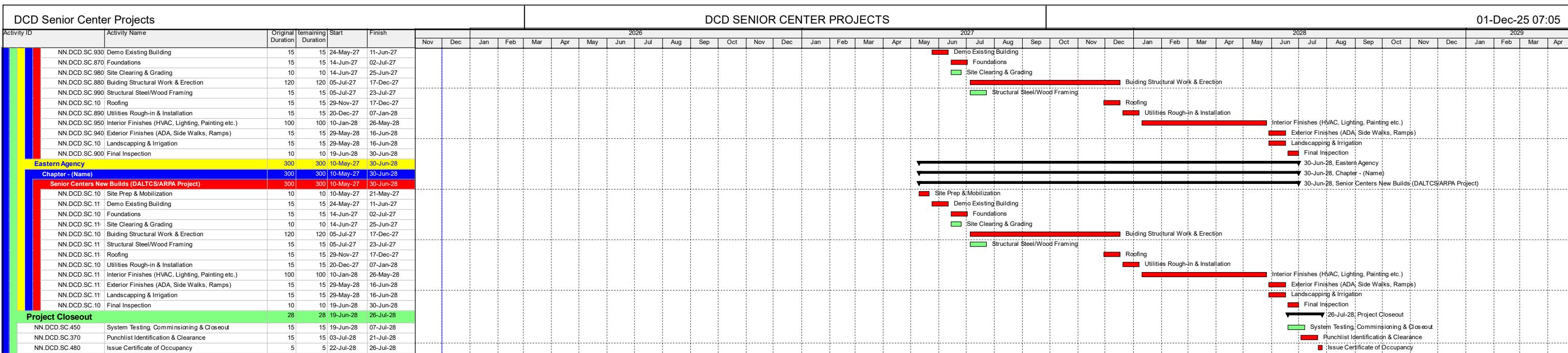
	Chapter	Project	Navajo Agency	Project Type	Budget CO-43-24 Exhibit A	Budget CO-43-24 Exhibit B & C	Budget CO-43-24 Exhibit D	Budget CO-43-24 Exhibit E	Business Unit Number Amount per memo dated 3.14.25 from OMB
			5						
			Renovation & Equipment Total						
72	Torreón/Star Lake	Torreón Senior Center	Crownpoint / Eastern	Renovation and Services			\$341,764.00	\$341,764.00	\$341,764.00
38	Mexican Water	Mexican Water Senior Center	Shiprock / Northern	Renovation, Equipment and Supplies			\$500,000.00	\$500,000.00	\$500,000.00
4	Baca/Prewitt	Baca Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$27,000.00	\$27,000.00	\$27,000.00
10	Casamero Lake	Casamero Lake Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$760,043.00	\$760,043.00	\$760,043.00
26	Iyanbito	Iyanbito Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$1,001,200.00	\$1,001,200.00	\$1,001,200.00
30	Lake Valley	Lake Valley Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$150,000.00	\$150,000.00	\$150,000.00
46	Ojo Encino	Ojo Encino Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$120,000.00	\$120,000.00	\$120,000.00
48	Pinedale	Pinedale Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$537,000.00	\$537,000.00	\$537,000.00
59	Smith Lake	Smith Lake Senior Center	Crownpoint / Eastern	Renovation, Equipment, and Security			\$14,721.00	\$14,721.00	\$14,721.00
3	Baahaali	Breadsprings Senior Center	Crownpoint / Eastern	Renovation, Equipment, Supplies and Security			\$1,350,000.00	\$1,350,000.00	\$1,350,000.00
12	Chinle	Chinle Senior Center	Chinle / Central	Renovation, Fire Safety, and security			\$534,508.00	\$534,508.00	\$534,508.00
			11						
			Renovation, Equipment, Security, Etc. Total						

	Chapter	Project	Navajo Agency	Project Type	Budget CO-43-24 Exhibit A	Budget CO-43-24 Exhibit B & C	Budget CO-43-24 Exhibit D	Budget CO-43-24 Exhibit E	Business Unit Number Amount per memo dated 3.14.25 from OMB
40	Nahata Dzil	Nahata Dzil Senior Center	Ft. Defiance	Repair & Maintenance			\$4,404.00	\$500,000.00	\$500,000.00
66	Tohajilee	Tohajilee Senior Center	Crownpoint / Eastern	Repair & Maintenance			\$1,535,000.00	\$1,535,000.00	\$1,535,000.00
74	Tsaile/ Wheatfields	Tsaile Senior Center	Chinle / Central	Repair & Maintenance			\$0.00	\$50,000.00	\$50,000.00
	All Senior Centers and Chapter Collobaration			Repair & Maintenance Supplies and Furniture			\$4,050,000.00		\$4,050,000.00
4									
	Repair & Maintenance, Supplies, Furniture Total								
21	Gadiyah/Tokoi	All Senior Center	Shiprock	Security			0	\$4,000,000.00	\$4,000,000.00
	Cudei Senior Center (building new)						\$0.00	\$250,000.00	\$250,000.00
2									
	Security & Other								
								\$0.00	
	Grand Total								

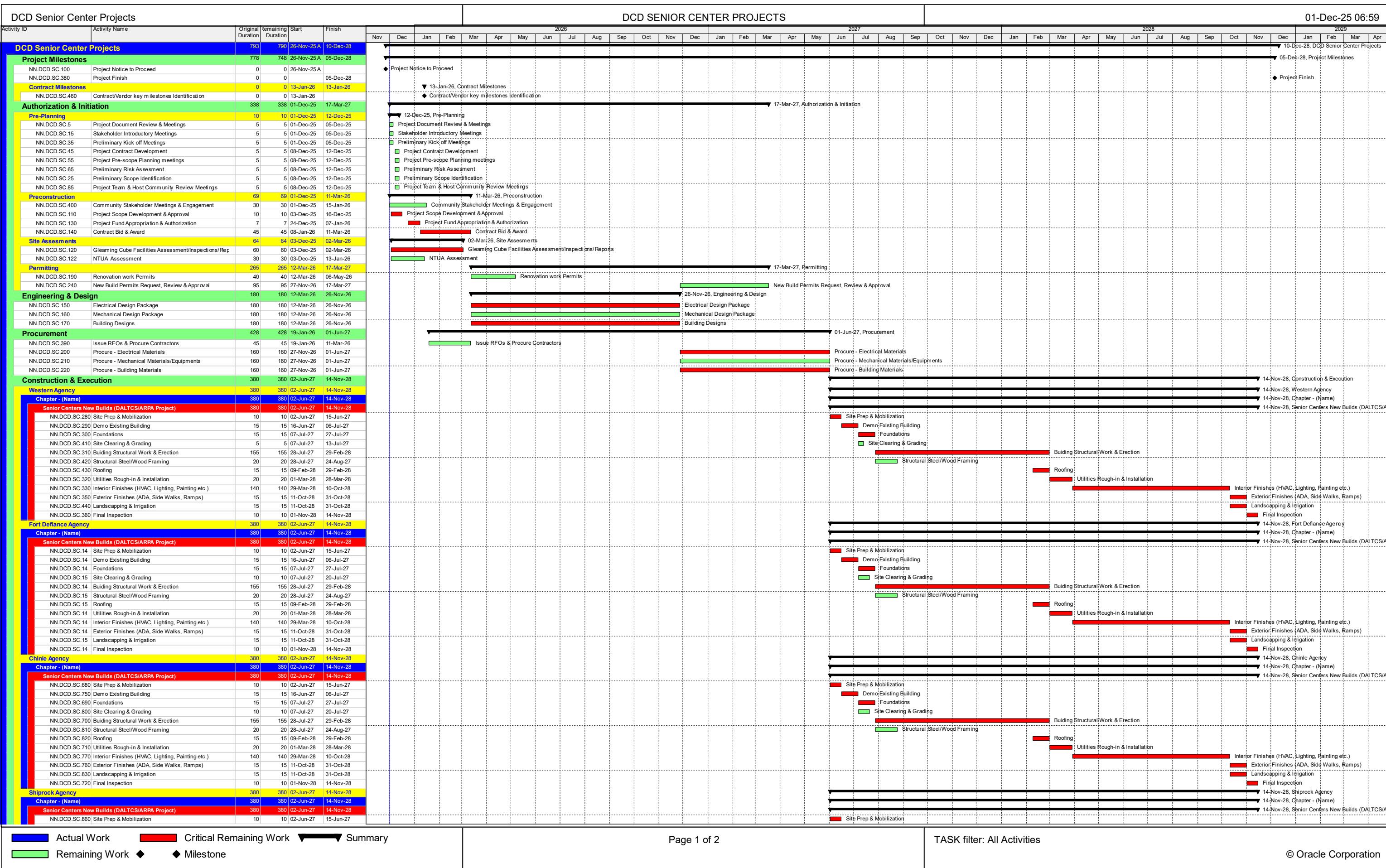
3. Schedule

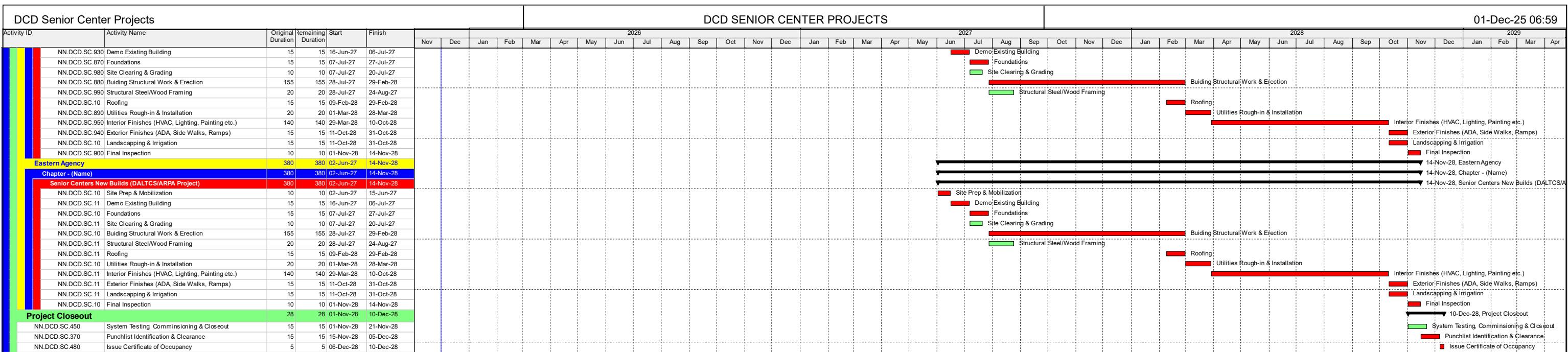
3,000 Square Foot Building Timeline





6,000 Square Foot Building Timeline





4. Questionnaire

Senior Center Questionnaire

This Questionnaire is intended to be answered by NDOH DALTCS, DCD CPMD, Chapter Staff.

1. Community needs and uses profile
 - What services will the center provide (e.g., congregate meals, wellness activities, crafts, education)?
 - How many elders do you serve on a typical day and at peak events? What growth do you anticipate over 5–10 years?
 - What days/hours will the center operate? Are there seasonal patterns we should plan for?
 - Which building size (3,000 SF or 6,000 SF) best fits your needs and why?
 - Which spaces are most important (dining/multipurpose, commercial kitchen, offices, meeting rooms, storage, restrooms, wellness/fitness)?
2. Site selection and land status
 - What is your preferred site (address/GPS, parcel map, photos)?
 - What is the land status (tribal trust, community use area, other)? Is a site/business lease required or already in place?
 - Do you have boundary surveys, legal descriptions, plats, or recorded easements?
 - Do you have any other studies, surveys available? Like geo-technical, feasibility?
 - Are there grazing permits, rights-of-way, encumbrances, or disputes that could affect the site?
 - If the preferred site is delayed, what is your alternate site?
3. Utilities and service capacity
 - Water: Source (NTUA/community/well)? Available capacity/pressure? Any recent constraints?
 - Wastewater: NTUA connection, lagoon, or septic? Any capacity letters or prior approvals?
 - Power: Provider; distance to service; need for upgrades; three-phase availability?
 - Communications: Fiber/copper/wireless options; reliability considerations?
 - Do you have utility maps, capacity letters, prior correspondence, or contacts at NTUA/other providers?
4. Environmental, cultural, and permitting
 - Any known cultural resources, avoidance areas, burial sites, or traditional use areas near the site?
 - Floodplain, drainage, erosion, or sensitive habitat concerns?
 - Has any environmental screening or NNEPA coordination begun? Expected permit timelines?
 - Are there seasonal restrictions or cultural observances that could affect field work?
5. Access, logistics, and construction constraints
 - Current road conditions to the site (paved/gravel/unimproved); improvements needed for year-round access?

- Limitations on heavy equipment routes, oversize deliveries, staging/laydown areas?
- Community events or blackout dates that could affect access or construction hours?
- Preferred construction traffic routes and staging locations acceptable to the Chapter?

6. Procurement and materials (CPMD-led)
 - Are there local vendors/contractors the Chapter recommends we notify for outreach (acknowledging CPMD will conduct all procurements under Navajo Nation policy)?
 - Is there secure space for receiving/temporarily storing owner-procured materials or equipment if needed?
 - Are there community workforce or apprentice programs we should coordinate with for outreach?
7. Schedule, approvals, and points of contact
 - Primary and alternate Chapter points of contact (names, roles, phone, email)?
 - What Chapter approvals/resolutions are required and how often does the Chapter meet?
 - Are there target dates we should plan around (community events, funding milestones)?
 - Are there recent projects with lessons learned the Chapter would like us to consider?