



Community Development REQUEST FOR PROPOSAL

OWNER: MILLE LACS BAND OF OJIBWE
43408 OODENA DRIVE
ONAMIA, MN 56359

DATE ISSUED: May 4, 2022

BID DATE: May 25, 2022

PROJECT: 15950 Migizi Drive, Onamia & 415 S. Main St., Wahkon

TO: QUALIFIED GENERAL CONTRACTORS

**THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED
HEREIN.**

The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed lump sum bids for two (2) residential renovations located at 15950 Migizi Dr., Onamia, MN and 415 S. Main St., Wahkon, MN. Bids will be due Wednesday, May 25, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday May 26, 2022 at 10:00 AM.

A mandatory pre-bid site visit will be held on Wednesday, May 11, 2022 at 1:00pm. Pre-bid will start at 15950 Migizi Drive and continue onto 415 S. Main Street, Wahkon.

General Notes:

1. It is the Contractors responsibility to identify any and all discrepancies in the scope of work, not meeting Industry Standards or that which is inconsistent with the International Residential Code (IRC), and Mille Lacs Band of Ojibwe 2016 MLB Project Specification Book.
2. All electrical wiring, apparatus and equipment for electric light, heat and power, technology circuits or systems shall comply with the rules of the Department of Commerce or the Department of Labor and Industry, as applicable, and be installed in conformity with accepted standards of construction for safety to life and property.
3. Contractor must reconnect all utilities, service panel or service feed. Also includes gas, propane. Include such equipment or materials identified in the pre-bid conference.
4. Contractor will secure all permits and fees.
5. Contractor is responsible for a thorough investigation of the scope of work.
6. Contractor will repair any damage to the property or structure created by the scope of work.
7. NO WORK SHALL BE PERFORMED UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED AND COPIES IN THE POSSESSION OF THE PROJECT COORDINATOR AND /OR MILLE LACS BAND BUILDING OFFICIAL.

Work Scope Description: Unless otherwise noted all work shall be completed according to the 2016 MLB Spec Book.

15950 Migizi Drive

Exterior:

1. Demo and replace all badly damaged siding, meaning it has been punctured or has numerous dents per strip. All new shall match existing.
2. Demo and replace damaged; or supply and install any missing channel, louvered vents and accessories. All new shall match existing.
3. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
4. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
5. Create pre-finished 26 gauge steel drip cap extending up the exterior wall 2", over the top of existing galvanized steel foundation flashing and down 2" with a hemmed edge. The remainder of the exposed galvanized steel shall be covered by aluminum coil stock. Coil stock to be tucked under drip cap and extend a minimum of 3" below grade. Steel drip cap and coil stock to be riveted to the existing galvanized flashing. Coil stock shall be Clay in color.
6. Supply and install black dirt to repair grade around the perimeter after flashing is recovered.
7. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing or siding after removal.
8. Pressure wash and clean all siding and exterior surfaces.
9. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
10. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation. Include demo and replace of front bedroom window on the main floor.
11. Demo any existing; supply and install all new window screens.
12. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
13. Contractor shall clean out all gutters.
14. Supply and install any missing concrete splash pads per Spec Book.
15. Demo front deck down to frame. Supply and install all new decking, stair treads, handrails, spindles, etc. to complete.
16. Demo and remove existing rear deck.
17. Demo patio door. Modify opening to fit a 36"x42" Thermotech window that meets egress requirements. Supply and install Thermotech window. Contractor shall finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book.
18. Demo and replace front entry door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock set. Doors shall have satin chrome knobs not levers.
19. Demo and replace front storm door, include chain kit per Spec Book.
20. Provide materials and labor to construct a 5'x5' concrete pad 4" thick.
21. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on existing concrete pad behind the house. Supply and install AC-Guard security cage model AC GU with AC-Guard Top Bar to be anchored with 1/2"x 3" Red Head anchor sleeves to the concrete pad.
22. Clean out all intake and exhaust vents.
23. Contractor shall supply and install any missing outlet box covers.
24. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
25. Remove and disposal of miscellaneous yard debris.
26. Detached garage:
 - a. Front of garage shall be aligned with the right front corner of the house. The left front corner of the garage shall be 25' away from the front of the house.
 - b. Prep site area for floating slab construction. Remove top soil and vegetation and install 6" sand cushion. Form and pour 4" Thickened edge slab with vapor barrier per drawing

- detail. Include ½ course 6" perimeter block around perimeter of slab to ensure 6" separation between bottom plate and finished grade. Contractor shall field measure garage for exact slab sizing, door opening locations, etc.
- c. Relocate detached 24 x 28' garage located next door at 15930 Migizi Drive.
 - d. Install garage on new slab.
 - e. Include electrical as shown on plan, and power to existing home panel. Install sub panel in garage with (2) 20 amp circuits. Install tandem breakers in house panel as needed to free up space for new garage electrical. Run 10-3 feeders underground to garage.
 - f. Provide and install overhead garage door per spec. book. Door color shall be Sandstone.
 - g. Demo and replace jamb flashing and weather stripping. New flashing shall be Clay in color.
 - h. Supply and install spec entry door and frame. Provide new lock set.
 - i. Demo and replace all damaged; or supply and install any missing siding, channel and accessories. All new shall match existing garage siding.
 - j. Demo and replace existing garage fascia flashing and soffits. New fascia and soffit color shall be Clay.
 - k. Supply and install gutters, downspouts, leaf guards and splash pads. Gutters to discharge at rear of garage. (Match fascia/ soffit color)
 - l. Demo and replace damaged; or supply and install missing siding, channel and accessories. Match existing garage siding color.
 - m. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH. Include supply and install of all new LED bulbs.
 - n. Include 4' garage apron sloped down to right edge of driveway.
27. Pour concrete sidewalk from front deck to garage apron abutment. Include reinforcement per Spec Book and control joints no more than every 4'. Include an expansion joint at garage apron abutment.
28. Have tree located in the middle of the driveway cut down and removed from site, including stump per Spec Book.
29. Driveway Construction: Contractor shall sawcut and remove the existing asphalt driveway at edge of Migizi Drive. Removal and dispose of old asphalt materials. Contractor shall construct new driveway as follows: Subcut for driveway base. Contractor is responsible for removal and export of any excess soils or fill quantities that cannot be used onsite. Contractor shall install 6" of class 5 material with 2" topping of reclaimed asphalt or crushed concrete. New driveway shall include a flared approach to the garage and a backup area.
30. Contractor is responsible for regrading and seeding any areas of the yard that they damage.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding. Sand any existing drywall areas of texture or seams which do not blend-in well. Repair any noticeably damaged corners. All (new and existing) texturing to match as closely as possible. Prime all drywall with Zinsser mold killing primer. Repaint all drywall surfaces Dover White. When complete, the expectation is that all the paint and texturing looks as uniform as possible.
3. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
4. Demo and replace damaged; or supply and install missing interior light fixtures per Spec Book.
5. Supply and install all new LED light bulbs throughout per Spec Book schedule.
6. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
7. Demo and replace flooring throughout with spec sheet vinyl, to include supply and install spec underlayment with floor leveler. Congoleum selection: Sunstone.
8. Supply and install missing vinyl base in bath and mechanical rooms.
9. Demo and replace damaged; or supply and install missing upper kitchen cabinet doors, drawers, hardware shelves or other components. Demo and replace lower cabinets. Stain and hardware finishes to match existing.

10. Demo and replace all kitchen countertops. Countertop selection: 7732-58 Butterum Granite.
 11. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
 12. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
 13. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
 14. Sand and refinish any water stained lower window extension jambs.
 15. Demo any existing; supply and install all new window blinds per Spec Book.
 16. Demo and replace any damaged; or supply and install any missing baseboards, baseshoe, trim, jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
 17. For bathroom:
 - a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
 - b. Thoroughly clean tub/ shower. Caulk around surround perimeter.
 - c. Demo and replace toilet stool per Spec Book.
 - d. Demo and replace bath vanity, countertop and faucet.
 - e. Demo and replace shower trim set.
 - f. Demo existing bath accessories and supply new per Spec Book.
 18. Demo and replace any damaged; or supply and install missing wire shelving per Spec Bk.
 19. Demo and replace all damaged pre-hung interior doors, frames and hardware with spec product, doors stained to match existing finishes, hardware to have satin chrome finish. Include replacement of all interior doors on lower level.
 20. Demo and replace any damaged door hardware. All hardware should have satin chrome finish. All doors shall have knobs not levers.
 21. Demo and replace any damaged; or supply and install any missing door stops.
 22. Demo and replace hand rail on stairs from main level to entry door. New hand rail should be cut short so the front entry door doesn't hit the end of it.
 23. Sand and refinish cap boards on lower level as needed.
 24. Demo and reconstruct egress steps in lower level bedrooms.
 25. Demo and replace furnace and A-coil per Spec Book.
 26. Supply and install new furnace thermostat model: Honeywell T6 Pro Series TH6210U2001.
 27. Contractor shall have all ductwork cleaned.
 28. Demo and replace all floor vents, wall registers, diffusers and return air covers with spec products.
 29. Supply and install cut copper lines in mechanical room for plumbing and including gas line.
 30. Insulate exposed plumbing pipes in mechanical room per Spec Book.
 31. Service existing HRV unit and furnace.
 32. Supply and install new water meter. Supply and install cut water lines and valves to complete system.
 33. Demo and replace water heater. Include supply and install of missing plumbing lines.
 34. Demo and replace laundry tub and faucet.
 35. Clean out sump basket. Demo and replace sump pump. Seal basket cover.
 36. Demo and replace sewage lift pump.
 37. Thoroughly clean all interior surfaces.
 38. Include a \$10,000 contingency allowance to be used at Project Coordinator's discretion for needed repairs discovered after the project has commenced.
 39. Construction shall be permitted through the MLBO.
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Work Scope Description: Unless otherwise noted all work shall be completed according to the 2016 MLB Spec Book.

415 S. Main St., Wahkon

Exterior:

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. **Supply and install new one-piece siding on all corners.** All new shall match existing.
2. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
3. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
4. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing or siding after removal.
5. Pressure wash and clean all siding and exterior surfaces.
6. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
7. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
8. Demo any existing; supply and install all new window screens.
9. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
10. Contractor shall clean out all gutters.
11. Supply and install any missing concrete splash pads per Spec Book.
12. Demo and replace overhead garage door weatherstripping. Demo and replace damaged; or supply and install missing overhead garage door/ railing components. Make any necessary adjustment.
13. Demo and dispose of deck. In-fill siding and house wrap as needed.
14. Demo patio door. Modify the opening, supply and install Thermotech 60"x42" slider window. Install j-channel and 2" white brick mould and caulk around perimeter. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book.
15. Demo and replace front entry and rear garage service doors and frames per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock sets to be keyed alike. Doors shall have satin chrome knobs not levers.
16. Supply and install storm door with chain kit for front entry and rear garage service doors per Spec Book.
17. Provide materials and labor to construct a 5'x5' concrete pad 4" thick. Supply and install AC-Guard security cage model AC GU with AC-Guard Top Bar to be anchored with ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
18. Demo existing a/c condenser. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
19. Clean out all intake and exhaust vents.
20. Contractor shall supply and install any missing outlet box covers.
21. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
22. Remove and disposal of miscellaneous yard debris, including old ice house.
23. Remove dead tree and stump by old ice house per Spec Book.
24. Well – Demo and replace well pump. Contractor shall be responsible for disinfecting the existing well; and testing for coliform bacteria and nitrates.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Install sheet rock for modified patio door opening. Texture, paint and finish, including installation of pvc baseboard.
3. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding. Sand any existing drywall areas of texture or seams which do not blend-in well. Repair any noticeably damaged corners. All (new and existing) texturing to match as closely as possible. Prime all drywall with Zinsser mold killing primer.

- Repaint **all** drywall surfaces Dover White. When complete, the expectation is that all the paint and texturing looks as uniform as possible.
4. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
 5. Demo and replace garage service door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock sets to be keyed alike. Doors shall have satin chrome knobs not levers. Remove and dispose of existing storm door.
 6. Demo and replace damaged; or supply and install missing light fixtures per Spec Book.
 7. Supply and install all new LED light bulbs throughout per Spec Book schedule.
 8. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
 9. Demo and replace flooring throughout with spec sheet vinyl, to include supply and install spec underlayment with floor leveler. Congoleum selection: Oasis Beige. Except in mechanical room, where floor shall be cleaned and painted.
 10. Demo wood baseboards in bath and mechanical rooms. Supply and install 80 Fawn vinyl base.
 11. Demo and replace damaged; or supply and install missing kitchen cabinet doors, drawers, hardware shelves or other components. Match existing stain and hardware finishes. Demo dishwasher. Supply and install new 24" cabinet in its place.
 12. Demo and replace all kitchen countertops. Countertop selection: 3522 Perlato Granite.
 13. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
 14. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
 15. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
 16. Sand and refinish all water stained window extension jambs.
 17. Demo any existing; supply and install all new window blinds per Spec Book.
 18. Demo and replace any damaged; or supply and install any missing baseboards, baseshoe, trim, jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or paint. Match to existing finishes.
 19. For each bathroom:
 - a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1. (both bathrooms)
 - b. Clean tub/ showers and recaulk around surround. (both bathrooms)
 - c. Demo and replace toilet stool per Spec Book. (both bathrooms)
 - d. Demo and replace bath vanity in upper bath. Existing cultured marble top may be reinstalled on new cabinet. Demo and replace sink faucet. / Demo and replace bath vanity cultured marble top and sink faucet in lower bath. Match existing finishes.
 - e. Demo and replace shower trim set. (both bathrooms)
 - f. Demo damaged; or supply and install missing bath accessories per Spec Book. (both bathrooms)
 20. Demo any damaged; or supply and install missing wire shelving per Spec Bk.
 21. Demo and replace all damaged pre-hung interior doors, frames and hardware with spec product, doors stained to match existing finishes, hardware to have satin chrome finish. Damaged means cracked, water damaged/ stained, marked that cannot be removed, holes on doors/ frames from extra locks installed by past tenants. Doors shall receive knobs not levers. Adjust all doors.
 22. Remove all bi-fold closet doors and hardware. Bedroom closets shall be finished as cased openings with no doors. Other closets shall have double pre-hung doors installed.
 23. Demo and replace any damaged door hardware. All hardware should have satin chrome finish. All doors shall have knobs not levers.
 24. Demo and replace any damaged; or supply and install any missing door stops.
 25. Contractor shall have all ductwork cleaned.
 26. Demo and replace all floor vents, wall registers, diffusers and return air covers.
 27. Insulate exposed plumbing pipes in mechanical room per Spec Book.
 28. Service existing furnace and HRV unit. Demo and replace A-coil for new a/c condenser.
 29. Demo and replace laundry tub faucet.

30. Supply and install water softener per Spec Book with salt.
31. Contractor shall complete water conditioning test and set softener hardness accordingly.
32. Thoroughly clean all interior surfaces.
33. Include \$10,000 allowance in base bid for concealed damages. Allowance shall only be used for changes to the work scope which have been approved by Carla Dunkley, the MLBO Project Coordinator, prior to execution of work.
34. Construction shall be permitted through the MLBO.

Both Rehabs:

1. Housing will maintain utilities throughout the duration of the renovation.
2. Contractor shall include 0.5% TERO tax fee in base bid. Submission of receipt for paid TERO fee is required with application for final payment.

Specified Product Substitutions: All proposed product substitutions must be approved by the Project Coordinator 5 days prior to bid. Any approved substitutions, will be made available to all bidders.

Bid Alternate #1 (Migizi Drive): Provide added cost to construct a concrete driveway as follows instead of a class 5 driveway with a 2" topping as described in exterior work scope item #29 with a concrete sidewalk as described in exterior item #27.

Contractor shall sawcut and remove the existing asphalt driveway at edge of Migizi Drive. Removal and dispose of old asphalt materials. Contractor shall construct new driveway as follows: Subcut for driveway base. Contractor is responsible for removal and export of any excess soils or fill quantities that cannot be used onsite. Install 6" of clean washed sand properly tamped and compacted to a density of 98%. Contractor shall pour 6" concrete surface with #5 rebar reinforcement 24" o.c. grid. Rebar must be set on chairs during pour. Concrete should align corners of the driveway apron and flare out to match the corners of the garage apron and front sidewalk. Expansion joint shall be placed between new concrete surface and at each abutment. Control joints shall be spaced no more than 8' apart in either direction. Taper shoulders of driveway. Driveway elevation shall match the existing asphalt elevation at sawcut and concrete garage apron elevation at abutment.

Contacts:

Interested bidders shall contact Carla Dunkley at 320-630-2495 or by email at carla.dunkley@millelacsband.com to be included on the bidder's list in the event that any addendums are issued for this project.

Note: Depending on bid results, the Owner reserves the right to divide the rehabs into individual projects, if it is in the Band's financial best interest to do so.

Mobilization and Project Schedule:

1. The Contractor shall be capable of mobilizing his equipment, crews, and subcontractors within 30 days of a fully executed contract.
2. Project will be substantially complete within 180 days of fully executed contract. Weather dependent exterior items may be allowed to exceed this timeframe with prior approval of project coordinator.
3. General contractor expected to immediately, upon receipt of fully executed contract, source all required materials and products required for the project. Contractor must immediately notify project coordinator of items with long lead times that may impact project schedule.
4. Contractor shall provide means and methods for all building phases of construction.
5. Liquidated damages for exceeding specified timeframes will be in all contracts.

COMMUNITY DEVELOPMENT/PROJECT MANAGEMENT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS FOR ANY REASON.

COMMUNITY DEVELOPMENT WILL, TO THE GREATEST EXTENT FEASIBLE, GIVE PREFERENCE IN THE AWARD OF CONTRACT TO INDIAN ORGANIZATIONS AND INDIAN-OWNED ECONOMIC ENTERPRISES.

Bidding notes:

1. Submit proposal in lump sum (supply and install), not to exceed amount.
2. All Contractors (including subcontractors) must comply with Davis Bacon wage requirements.
3. All Contractors must provide the following along with their bid submittal:
 - a. Completed and signed MLB Community Development Construction Bid Form
 - b. Completed schedule of values (billing worksheet page 2) for each house.
 - c. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - d. A copy of Current Insurance Certificate
 - e. Completed and signed copy of the TERO Compliance Plan
 - f. A copy of Subcontractor/Material Supplier list
 - g. A copy of valid State of Minnesota Contractor's License
 - h. A copy of Authorized Signature Sheet (submitted with first bid submittal)
4. All Contractors must comply with all Mille Lacs Band of Ojibwe American Indian Employment requirements (see 18 MLBSA § 5). Contact Lori Trail at (320) 532-4778.

All proposals must be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: 15950 Migizi & 415 S. Main Rehabs
PO Box 509
Onamia, MN 56359**

****Please note that the bids submitted via mail to the P.O. Box. FedEx and UPS will not deliver to a P.O. Box and the Onamia post office will not accept hand delivered items. Please plan accordingly to ensure the timely receipt of your bid submittal. Do not require delivery signature.****

****The Band reserves the right to reject any bid that it is unable to collect at the Onamia post office by the bid deadline date and time, provided that the Band has made diligent and reasonable efforts to collect the bid. The Band reserves this right even in the event that the bid has been postmarked before the deadline.**

PROPOSALS NOT SUBMITTED IN THIS MANNER WILL BE REJECTED.

Licensing:

Firms must be licensed with the Mille Lacs Band of Ojibwe. A copy of this license (or the license application) must accompany each bid. Licensing process can take several weeks. If you are not currently licensed with the MLBO, please submit a copy of your license application along with your proposal. Contact Elizabeth Thornbloom at (320)532-8274 or via email at EThornbloom@grcasinos.com with questions regarding licensing and for the license application.

PERMIT AND CONTRACTOR REQUIREMENTS:

Permits: Contractors are responsible to attain all necessary permits for all work, including Mille Lacs Band of Ojibwe (MLBO) Permits.

Bonding Requirements: In accordance with Mille Lacs Band Title 7 as updated in Band Ordinance 07-22. Please note that bonding requirements on Mille Lacs Band Funded Residential projects has changed.

Band Ordinance 07-22 states the following:

For all Band funded residential construction projects, a performance bond is required for contracts in excess of \$100,000.00.

