



## **Community Development** **REQUEST FOR PROPOSAL**

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

**DATE ISSUED:** April 14, 2022

**BID DATE:** May 4, 2022

**PROJECT:** 17415 Virgo Rd, 17479 Noopiming Lane & 16990 Ojibwe Dr, Onamia MN

**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 three residential renovations located at 17415 Virgo Rd, 17479 Noopiming Lane and 16990 Ojibwe Dr., all in Onamia MN. Bids will be due Wednesday, May 4, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday May 5, 2022 at 10:00 AM.

**A mandatory Pre-Bid site visit will be held on Thursday, April 21, 2022 at 10:00 am. Site visit will start at 17415 Virgo Rd and continue onto the 17479 Noopiming Lane then 16990 Ojibwe Dr houses.**

### 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.

# 17415 Virgo Rd

## Exterior:

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. 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. Create metal trim corner covers to be riveted to the existing foundation coil stock and installed to repair damaged corners. Demo and replace damaged foundation flashing. Match existing color.
5. Supply and install black dirt to repair grade around the perimeter after flashing replacement.
6. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing or siding after removal.
7. Pressure wash and clean all siding and exterior surfaces.
8. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
9. Demo existing windows and replace with Spec Thermotech vinyl windows that meet egress requirements.
10. Adjust siding to fit new windows. Install j-channel and 2" white brick mould and caulk around perimeter.
11. 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 concrete splash pads per Spec Book.
15. Demo front deck and ramp. Construct new porch with front posts, joist and handrail to be aligned with the front of the house with one (1) 4'x12" step down and handrails. The two 4"x4" front posts shall be spaced evenly and run from the piers to the soffit. Supply and install LP smart side to wrap the posts from decking to soffit. Include the cost of materials and labor to drill frost free concrete piers.  
**Bid Alternate #1:** Provide deduct if frost free piers are not needed, as there may be an existing foundation wall beneath proposed porch.
16. Demo existing sidewalk. Pour a 4' wide sidewalk from the edge of paved drive way to new front porch. Contractor shall provide grade corrections as needed and supply and install fill to prep area.  
**Bid Alternate #2:** Provide deduct if a new sidewalk is not needed.
17. Demo rear deck and concrete landing. Contractor supply and install fill and prep area to pour 6'x8' patio slab per Spec Book. Contractor shall install #4 re-bar reinforcement @ 24" o.c. Install expansion joint between foundation and patio slab. Contractor shall construct 4'x4' wood landing with one (1) 4'x12" step down and handrails, to be properly anchored to the concrete patio. Rear entry door shall be centered with patio slab. Contractor shall finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book. Supply and install black dirt and seed around perimeter to help stabilize grade.
18. Demo and replace front and rear entry 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 levers.
19. Supply and install storm doors with chain kits for front and rear entries per Spec Book.
20. Demo and replace any damaged shutters. Match existing color.
21. 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 1/2"x 3" Red Head anchor sleeves to the 5'x5' pad.
22. 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.

23. Clean out all intake and exhaust vents.
24. Supply and install any missing outlet box covers.
25. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
26. Supply and install 9-1-1 sign per Spec Book, mount on house.
27. Remove and disposal of miscellaneous yard debris.

### **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 existing ceiling fan. Supply and install new surface mount light fixture per Spec Book and controller.
5. Demo all interior light fixtures except existing recessed lighting. Supply and install new interior light fixtures per Spec Book. Demo and replace trim kits for recessed lighting.
6. Supply and install all new LED light bulbs throughout per Spec Book schedule.
7. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
8. Demo and replace flooring throughout with spec sheet vinyl, to include supply and install spec underlayment with floor leveler. Congoleum selection: Oasis Beige.
9. Supply and install pvc colonial base boards in baths and mechanical rooms.
10. Demo and replace damaged; or supply and install missing kitchen cabinet doors, drawers, hardware shelves or other components. Demo and replace toe kicks. Stain and hardware finish to match existing. Supply and install liner for bottom of kitchen cabinet.
11. Demo and replace all kitchen countertops. Countertop selection: 7732-58 Butterum Granite.
12. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
13. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
14. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
15. Demo all window extension jambs. Supply and install materials and labor to finish all windows with sheetrock return jambs and cultured marble sill, include installation of drywall zip strips at window abutments. Finish sheetrock per interior item #2. Cultured Marble Selection: Dusty Sand 125.
16. Demo any existing; supply and install all new window blinds per Spec Book.
17. 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.
18. 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. Demo existing tub/shower in hall bathroom and replace with WR 330 with factory installed grab bars. Demo shower stall in bathroom off the master bedroom and replace with WR 852 with factory installed grab bars.
  - c. Demo and replace toilet stool per Spec Book. (both bathrooms)
  - d. Supply and install vertical and horizontal grab bars for toilet stool in smaller bath off master bedroom.
  - e. Demo sink and faucet in hall bathroom and replace with 36" vanity with cultured marble top and Spec faucet. Demo and replace bath vanity, countertop and faucet in bathroom off master bedroom.

- f. Demo and replace shower trim set. (both bathrooms)
  - g. Demo existing bath accessories and supply new per Spec Book. (both bathrooms)
  - h. Verify all grab bars are securely and properly installed. Tighten or correct install if needed. (both bathrooms)
19. Demo and replace any damaged; or supply and install missing wire shelving per Spec Bk.
  20. Demo and replace all damaged pre-hung interior doors (except on bedroom closets), frames and hardware. Damaged means cracked, water damaged/ stained, marked that cannot be removed, holes on doors/ frames from extra locks installed by past tenants. Doors stained to match existing finishes, hardware to have satin chrome finish. Demo existing bedroom closet doors and frames. Supply and install wood trim and jambs to finish each opening. Match existing finishes. Adjust all doors.
  21. Demo and replace any damaged; or supply and install missing door hardware. All hardware should have satin chrome finish. All doors shall have levers.
  22. Demo and replace any damaged; or supply and install any missing door stops.
  23. Demo and replace furnace and A-coil.
  24. Supply and install new furnace thermostat model: Honeywell T6 Pro Series TH6210U2001.
  25. Contractor shall have all ductwork cleaned.
  26. Demo and replace all floor vents, wall registers, diffusers and return air covers with spec products.
  27. Insulate exposed plumbing pipes in mechanical room per Spec Book.
  28. Supply and install new Whirlpool washer# WTW4855HW and dryer# WED4850HW.
  29. Service existing HRV unit.
  30. Demo and replace water heater with Spec model.
  31. Supply and install water softener per Spec Book with salt.
  32. Contractor shall complete water conditioning test and set softener hardness accordingly.
  33. Demo and replace; or supply and install new sump pump with discharge pvc pipe long enough to direct discharge away from foundation.
  34. Remove and dispose of misc. debris in the home, garage and within crawl space.
  35. Thoroughly clean all interior surfaces.
  36. Include a \$10,000 contingency allowance to be used at Owner's discretion for needed repairs discovered after the project has commenced. No work shall be compensated if it was not approved by the Owner prior to completion.
  37. Construction shall be permitted through the MLBO.

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

### **17479 Noopiming Lane**

#### **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. Demo and replace damaged flashing along Novabrik by front entry and overhead garage door.
3. Remove old backboard above overhead garage door. Contractor shall 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 shall match existing.
5. Remove and dispose of cable wires secured around the exterior of the house. Contractor shall caulk holes in the siding after removal with color matching caulk.
6. Remove and dispose of the existing dishes installed on the roof. Contractor shall caulk screw holes or repair any damage to the roof.
7. Demo exterior lights mounted on the side of the garage. Repair soffit after removal.
8. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.

28. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
9. Supply and install missing; or demo and replace damaged window screens.
10. Pressure wash, scrub and clean all siding and exterior surfaces.
11. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
12. Contractor shall clean out all gutters.
13. Demo any existing splashpads. Supply and install concrete splashpads per Spec Book.
14. Demo and replace front entry door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter.
15. Demo patio door. Save any working hardware to be returned to Housing Maintenance. Modify the opening to fit 3' entry door per Spec Book. Supply and install spec entry door and frame, including aluminum clad wrap and brick mould. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book. Finish per Spec Book.
16. Supply and install new lock sets for both front and rear entry doors. All entry door lock sets to be keyed alike. Doors shall have levers not knobs with Satin Chrome finish.
17. Demo existing front storm door. Supply and install spec storm doors to front and back entries with chain kits.
18. Demo and replace overhead garage door wood header and side jambs. Supply and install metal jamb flashing and weatherstripping. Match existing color. Make any necessary door adjustments.
19. Demo and replace damaged foundation flashing. New flashing shall match the existing.
20. Repair grade around the perimeter of the home next to the foundation flashing, including installation of black dirt and seeding.
21. Supply and install any missing outlet box covers.
22. Contractor shall clean out intake and exhaust vents.
23. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
24. Supply and install spec AC unit condenser, controller and lineset.
25. Demo existing condenser pad. 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.
26. Demo existing garage apron and corner sidewalk section. Contractor shall supply and install any clean fill necessary and compact to prep the area. The new concrete shall match the elevation of the existing adjacent concrete and asphalt elevations.
27. Supply and install 9-1-1 sign above the overhead garage door.

**Interior:**

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Remove and dispose of any remaining belongings or trash within the house.
3. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
4. Install sheet rock for modified rear entry door opening. Texture, paint and finish, including installation of pvc baseboard.
5. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding, such as in the mechanical, laundry and kitchen. 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.
6. Demo and replace garage service door and frame, including aluminum clad wrap. Demo and replace door lock set. To be keyed alike the front and rear entry doors. Remove and dispose of existing storm door.
7. Supply and install 2"x6" to sister up to damaged framing member on the front wall of the garage to the left of the overhead door.

8. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
9. Demo and replace all grilles, diffusers, return air covers and floor vents with spec products.
10. Demo all existing security system components.
11. Demo existing ceiling fan in the living room. Supply and install flush mount fixture and controller.
12. Demo and replace any damaged or non-Spec interior light fixtures; or supply and install any missing interior light fixtures per Spec Book.
13. Install new LED bulbs throughout the interior.
14. Demo any existing flooring; and supply and install Congoleum Sunstone vinyl flooring throughout except in mechanical room.
15. Demo all baseboards. Supply and install pvc baseboards throughout except in the mechanical room. PVC baseboard shall be colonial style and be left as unfinished white.
16. Demo and replace countertop, sink, lower kitchen and island cabinets. New countertop to be 7735-58 Butterum Granite. Demo and replace upper kitchen cabinet doors. Supply and install new knobs to match existing. Demo and replace damaged; or supply and install missing cabinet components. Stain finish and hardware to match existing.
17. Demo and replace faucet and side sprayer per Spec Book.
18. Demo existing range hood and replace with Spec model. Contractor shall include venting to exterior and conceal.
19. Demo existing dishwasher and replace with Whirlpool model: WDF520PADW per Spec Book.
20. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
21. Demo all window extension jambs. Supply and install materials and labor to finish all windows with sheetrock return jambs and cultured marble sill, include installation of drywall zip strips at window abutments. Finish sheetrock per interior item #2. Cultured Marble Selection: Matte White on White.
22. Demo and replace any damaged; or supply and install any missing window components.
23. Thoroughly clean all window surfaces.
24. Provide and install window blinds throughout with Spec product. Dispose of any existing.
25. Demo and replace all interior pre-hung doors and frames. Remove and dispose of bi-fold closet doors and hardware; and supply and install pre-hung double doors on front entry closet, front bedroom and laundry closets. Adjust all doors.
26. Supply and install all new door hardware and levers in Satin Chrome finish.
27. Supply and install missing door-stops.
28. Demo and replace any damaged; or supply and install any missing millwork not otherwise addressed in this work scope. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or paint. Match to existing finishes.
29. Bathroom:
  - a) Demo and replace bath vanity and top. Supply and install new knobs. Match existing finishes and hardware.
  - b) Demo and replace bath faucet.
  - c) Demo and replace toilet stool. Supply and install vertical and horizontal grab bars for the toilet stool.
  - d) Thoroughly clean tub/ shower and recaulk. Ensure grab bars are secure.
  - e) Demo and replace shower trim set.
  - f) Demo existing bath accessories; supply and install new per Spec Book.
30. Demo any existing shelving. Supply and install new wire shelving per Spec Book.
31. Clean and paint mechanical/ laundry room floor per Spec Book. Supply and install vinyl base in mechanical room. Vinyl base selection: 80 Fawn.
32. Service existing furnace and HRV unit.
33. Inspect existing in-floor heating system. If system seems complete, supply and install new controller to fully test system's function. Report any issues to Owner.
34. Demo any remaining plumbing lines for now removed water softener.
35. Ensure that water meter is hooked up and functioning.
36. Provide and install Whirlpool washer model: WTW4855HW with hose and Whirlpool dryer model: WED4850HW with cord.

37. Thoroughly clean all interior surfaces.
  38. Contractor shall have all ductwork cleaned.
  39. Include a \$10,000 contingency allowance to be used at Owner's discretion for needed repairs discovered after the project has commenced. No work shall be compensated if it was not approved by the Owner prior to completion.
  40. Construction shall be permitted through the MLBO.
- 

## 16990 Ojibwe Drive

### Exterior:

1. Both detached garage and house: 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. Contractor shall caulk holes in the siding after removal with color matching caulk.
3. Remove and dispose of satellite dish(es). Caulk penetrations in roof decking or siding.
4. Both detached garage and house: Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
5. Demo and replace damaged foundation flashing.
6. Repair grade around the perimeter of the home next to the foundation flashing, including installation of black dirt and seeding.
7. Both detached garage and house: Pressure wash and clean all siding and exterior surfaces.
8. Both detached garage and house: Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
9. Both detached garage and house: Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
10. Both detached garage and house: Demo and replace any damaged; or supply and install missing window screens.
11. Detached garage: Demo service door and frame. Supply and install spec entry door, aluminum clad wrap and brick mould around perimeter of door. Supply and install lock set per Spec Book. Doors shall have satin chrome lever.
12. Demo existing front entry door, sidelight and storm door. Modify the opening to fit 3' entry door per Spec Book. Supply and install spec entry door, aluminum clad wrap and brick mould around perimeter of door. Supply and install lock set per Spec Book. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book.
13. Demo patio door. Modify the opening to fit 3' entry door per Spec Book. Supply and install spec entry door and frame, including aluminum clad wrap and brick mould. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book. Finish per Spec Book. Supply and install new lock set.
14. All entry door lock sets to be keyed alike. Doors shall have satin chrome levers.
15. Supply and install spec storm doors to front and back entries with chain kits.
16. Demo and dispose of deck. Supply and install black dirt and seed to correct grade after removal, if needed.
17. Both detached garage and house: Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
18. Both detached garage and house: Contractor shall clean out all gutters.
19. Both detached garage and house: Supply and install concrete splash pads per Spec Book.
20. Demo and replace overhead garage door, jamb flashing and weatherstripping.
21. Supply and install garage door opener and replace with Liftmaster 8365W, including 2 remotes, push button at wall inside garage and exterior key pad.
22. Supply and install blue 911 sign above garage overhead door.

23. 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.
24. 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.
25. Clean out all intake and exhaust vents.
26. Demo and replace any damages; or supply and install any missing outlet box covers.
27. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
28. Remove and disposal of miscellaneous yard debris.

### **Interior:**

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Install sheet rock for modified rear entry door opening. Texture, paint and finish, including installation of baseboard and shoe stained to match existing finish.
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. Supply and install all new smoke detectors with spec combo smoke c/o detector to meet code compliance.
5. Demo existing ceiling fan. Supply and install Samantha 3 light semi-flush mounted light fixture model: cf57517sn and controller.
6. Demo and replace any damaged; or supply and install missing interior 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 all existing flooring. Supply and install new vinyl flooring throughout except mechanical room floor. Congoleum selection: Sunstone.
10. Demo and replace damaged; or supply and install missing kitchen cabinet doors, drawers, hardware shelves or other components. Demo and replace all cabinet toe kicks. Demo and replace bottom of sink cabinet. Supply and install liner for the bottom of sink cabinet. Match existing finishes.
11. Demo and replace all kitchen countertops. Countertop selection: 3522 Perlato Granite.
12. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
13. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
14. Remove and dispose of existing appliances. Supply and install new Whirlpool models: oven# WFC150MOJW, refrigerator# WRT311FZDW, dishwasher# WDF550SAHW, washer# WTW4855HW and dryer# WED4850HW.
15. Demo all window extension jambs. Supply and install materials and labor to finish all windows with sheetrock return jambs and cultured marble sill, include installation of drywall zip strips at window abutments. Finish sheetrock per interior item #2. Cultured Marble Selection: Matte White on White.
16. Demo any existing; supply and install all new window blinds per Spec Book.
17. Demo all baseboards. Supply and install pvc baseboards throughout except in the mechanical and bathrooms, include install around the bottom of all kitchen base cabinets. PVC baseboard shall be colonial style and be left as unfinished white.
18. Demo and replace any damaged; or supply and install any missing millwork not otherwise addressed in this work scope. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
19. For each bathroom:
  - a. Remove pocket door from bathroom off master bedroom. Supply and install pre-hung door.

- a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1. (both bathrooms)
  - b. Thoroughly clean tub/ shower and caulk around surround. (both bathrooms)
  - c. Demo and replace toilet stool per Spec Book. (both bathrooms)
  - d. Supply and install vertical and horizontal grab bars for the toilet stool. (both bathrooms)
  - e. Demo and replace bath vanity, cultured marble top and faucet. (both bathrooms)
  - f. Demo and replace shower trim set. (both bathrooms)
  - g. Demo existing bath accessories and supply new per Spec Book. (both bathrooms)
  - h. Verify all grab bars are securely and properly installed. Tighten or correct install if needed. (Both bathrooms)
  - i. Demo existing baseboards. Spray sheetrock with Concrobiom mold inhibitor and cleanoff per product instructions. If bottom of sheetrock is rotten, demo and replace rotted section. Patch, paint and finish per interior item #3. If rotted bottom only extends to a height that can be cut off and the bottom gap to floor can be covered by a taller unfinished pvc baseboard, then do so. Otherwise supply and install pvc colonial style boardboard after sheetrock is cleaned up and finished.
20. Demo existing wood shelving; supply and install wire shelving per Spec Bk throughout.
  21. Demo and replace all damaged pre-hung interior doors and frames. Damaged means cracked, water damaged/ stained, marked that cannot be removed, holes on doors/ frames from extra locks installed by past tenants. Stained to match existing finishes.
  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. Stained to match existing finishes.
  23. Adjust all doors.
  24. Demo and replace all damaged; or supply and install missing door hardware, including levers, hinges, strike plates and stops. All hardware to have satin chrome finish. Doors shall receive levers.
  25. Inspect existing in-floor heating system. If system seems complete, supply and install new controller to fully test system's function. Report any issues to Owner.
  26. Service existing furnace and HRV unit. Demo and replace A-coil for new 410A condenser.
  27. Demo and replace laundry tub faucet.
  28. Contractor shall have all ductwork cleaned.
  29. Demo and replace all floor vents, wall registers, diffusers and return air covers.
  30. Clean and paint mechanical/ laundry room floor per Spec Book. Supply and install vinyl base in mechanical room. Vinyl base selection: 80 Fawn.
  31. Insulate exposed plumbing pipes in mechanical room per Spec Book.
  32. Remove and dispose of misc. debris in the home and garage.
  33. Thoroughly clean all interior surfaces.
  34. Include a \$10,000 contingency allowance to be used at Owner's discretion for needed repairs discovered after the project has commenced. No work shall be compensated if it was not approved by the Owner prior to completion.
  35. Construction shall be permitted through the MLBO.
- 

**All 3 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.

**Bid Alternate #1 (17415 Virgo Rd):** Supply deduct if frost free concrete piers are not needed to construct the front porch.

**Bid Alternate #2 (17415 Virgo Rd):** Provide deduct if a new sidewalk is not needed.

**Bid Alternate #3 (17479 Noopiming Lane):** Provide unit cost for each: demo existing HRV and replace with Spec model; demo existing furnace with and thermostat and replace with Spec model furnace, including A-coil and thermostat model: Honeywell T6 Pro Series TH6210U2001.

**Bid Alternate #4 (17479 Noopiming Lane):** Provide cost to demo existing garage door opener and replace with Liftmaster 8365W, including 2 remotes, push button at wall inside garage and exterior key pad.

*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.*

**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.

### **Contacts:**

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

### **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: 17415 Virgo, 17479 Noopiming & 16990 Ojibwe  
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](mailto: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.

# SECTION II – BIDDING FORMS

Bidding Requirements and Contract Forms

COMMUNITY DEVELOPMENT  
PROJECT MANAGEMENT

## FY 2022 CONSTRUCTION BID FORM REQUIRED FOR ALL BIDS

**FIRM NAME:** \_\_\_\_\_

**JOB/PROJECT:** 17415 Virgo, 17479 Noopiming & 16990 Ojibwe

**LUMP SUM PRICE (17415 Virgo Rd):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**LUMP SUM PRICE (17479 Noopiming Lane):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**LUMP SUM PRICE (16990 Ojibwe Drive):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**LUMP SUM PRICE (All 3 Rehabs):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**BID ALTERNATE #1 (Deduct for Deleting Concrete Piers Under Porch at 17415 Virgo Rd):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**BID ALTERNATE #2 (Deduct for Deleting Sidewalk at 17415 Virgo Rd):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**ALTERNATE #3 (17479 Noopiming Lane HRV & Furnace):**

**HRV** \_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**FURNACE** \_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**ALTERNATE #4 (17479 Noopiming Lane Garage Door Opener):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(Written Value) (Dollar Amount)

**Acknowledgement of Addendum(s):** 1) \_\_\_\_\_ date 2) \_\_\_\_\_ date 3) \_\_\_\_\_ date

**BID GUARANTEE PERIOD:**

I agree to hold this bid open for a period of **90 days** after the bid opening. If this bid is accepted I agree to execute a Contract and/or a Purchase Order with the Mille Lacs Band of Ojibwe along with furnishing all required bonding (if required) and insurances.

**TERO COMPLIANCE:**

I understand that this company, its subcontractors and all employees performing work on this project will be expected to comply with all Mille Lacs Band TERO Compliance Regulations. Upon being informed that I will be awarded a contract for this project, I will submit all required TERO Compliance Plans directly to the MLB TERO Office for review and approval.

**Acknowledgement of TERO Compliance:** \_\_\_\_\_

**ATTACHMENTS REQUIRED: Failure to provide any of these attachments will result in bid disqualification.**

- MLB BID FORM (MUST BE SIGNED)
- MLBO VENDOR LICENSE
- COPY OF CURRENT INSURANCES

- LETTER FROM BONDING SURETY
- COPY OF MINNESOTA CONTRACTOR'S LICENSE
- SUB-CONTRACTOR LISTS (Include values)

**NAME:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**FIRM NAME:** \_\_\_\_\_ **TELEPHONE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_