



## **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:** 18217 Woodland Rd, 45047 Zhingwaak Ct Units C & D & 44708 Nibon Ct, Onamia MN

**TO:** QUALIFIED GENERAL CONTRACTORS

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

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The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed lump sum bids for four (4) residential renovations located at 18217 Woodland Rd, 45047 Zhingwaak Ct Units C & D and 44708 Nibon Ct, 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 11:30 am. Site visit will start at 18217 Woodland Rd and continue onto the 45047 Zhingwaak Ct then 44708 Nibon Ct sites.**

### **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.

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## 17218 Woodland Rd

### 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. 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.
4. Demo and replace damaged foundation flashing. Supply and install black dirt and seed around perimeter of foundation to correct grade and bring grade higher than the bottom of the flashing.
5. Remove and dispose of satellite dish. Caulk penetrations in roof deck.
6. Both detached garage and house: Pressure wash and clean all siding and exterior surfaces.
7. 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.
8. 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.
9. Both detached garage and house: Demo and replace damaged; or supply and install missing window screens.
10. Detached garage: Demo and replace any damaged; or supply and install missing interior light fixtures with Spec models. Supply and install all new LED light bulbs throughout.
11. Detached garage: Demo and replace any damaged; or supply and install any missing, damaged receptacle and switch covers.
12. Detached garage: Demo and replace service door and frame on detached garage. Supply and install spec entry door, aluminum clad wrap and brick mould around perimeter of door. Supply and install lock set per Spec Book.
13. Detached garage: Demo and replace bottom panel on overhead garage door. Demo and replace damaged; or supply and install missing overhead garage door/ railing components. Make any necessary adjustment. Demo and replace jamb flashing and weatherstripping.
14. Demo existing front entry door and frame. Supply and install spec entry door and frame, include aluminum clad wrapping and brick mould around perimeter of door. Supply and install new lock set per Spec Book.
15. 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 gray siding), insulation, vapor & air barriers per Spec Book. Finish per Spec Book. Supply and install new lock set.
16. All entry door lock sets to be keyed alike. Doors shall have satin chrome knobs not levers.
17. Supply and install spec storm doors to front and back entries with chain kits.
18. Both detached garage and house: Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
19. Both detached garage and house: Contractor shall clean out all gutters.
20. Both detached garage and house: Supply and install concrete splash pads per Spec Book.
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 ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
22. Move existing A/C condenser and install onto 5'x5' concrete pad. May need to drain, disconnect, reconnect and/ or recharge condenser.
23. Well – Demo and replace well pump. Contractor shall be responsible for disinfecting the existing well; and testing for coliform bacteria and nitrates.
24. Clean out all intake and exhaust vents.

25. Both detached garage and house: Demo and replace any damages; or supply and install any missing outlet box covers.
26. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
27. 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 and replace damaged; or supply and install missing interior light fixtures per Spec Book.
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 damaged squares of vinyl throughout (Damaged means: tears, gouges or holes through the vinyl). Existing congolement is Oasis Beige.
9. 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. Remove dishwasher. Supply and install 24" cabinet to replace. Match existing stain and hardware finishes.
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 models: oven# WFC150MOJW and refrigerator# WRT311FZDW.
14. Sand and refinish all bottom window extension jambs.
15. Demo and replace trim around all windows.
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 millwork not otherwise addressed in this work scope. Woodwork shall be free of water damage (blackened appearance or wrapping), cracking or paint. Match to existing finishes.
18. Demo and replace damaged; or supply and install missing hallway cabinet doors, hardware shelves or other components. Match existing stain and hardware finishes.
19. For each bathroom:
  - a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. (both bathrooms)
  - b. Thoroughly clean tub/ shower and caulk around surround. (hall bathroom)
  - c. Repair grout on bottom of tiled shower walls, at ceiling corners and another where else needed. (master bedroom bath)
  - d. Demo and replace toilet stool per Spec Book. (both bathrooms)
  - e. Clean up and refinish bath vanity. (both bathrooms)
  - f. Sand marble vanity top with fine sand paper to lessen the appearance of burn marks. (both bathrooms)
  - g. Demo and replace sink faucet. (both bathrooms)
  - h. Demo and replace shower trim set. (both bathrooms)
  - i. Demo and replace damaged; or supply and install missing bath accessories per Spec Book. (both bathrooms)

- j. Demo wood baseboards. Supply and install 09 Clay vinyl base to replace. (both bathrooms)
  - 20. Demo any damaged; or supply and install missing wire shelving per Spec Bk throughout.
  - 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. Supply and install any missing door stops throughout.
  - 24. 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.
  - 25. Service existing furnace and HRV unit.
  - 26. Demo and replace laundry tub faucet.
  - 27. Supply salt for existing softener. Complete water conditioning test and set existing softener hardness accordingly.
  - 28. Contractor shall have all ductwork cleaned.
  - 29. Demo and replace damaged; or supply and install missing floor vents, wall registers, diffusers and return air covers.
  - 30. Clean and paint mechanical/ laundry room floor per Spec Book. Supply and install new vinyl base in mechanical room. Vinyl base selection: 09 Clay.
  - 31. Supply and install washer valve box trim.
  - 32. Insulate exposed plumbing pipes in mechanical room per Spec Book.
  - 33. Remove and dispose of misc. debris in the home and garage.
  - 34. Thoroughly clean all interior surfaces.
  - 35. 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.
  - 36. 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.

## **45047 Zhingwaak Ct Unit C**

### **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 unit. Contractor shall 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. Demo and replace damaged foundation flashing. Supply and install black dirt and seed around perimeter of foundation to correct grade and bring grade higher than the bottom of the flashing.
- 5. Remove and dispose of satellite dish(es). Caulk penetrations in roof deck or siding.
- 6. Pressure wash and clean all siding and exterior surfaces.
- 7. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
- 8. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
- 9. Demo and replace damaged; or supply and install missing window screens.

10. Demo and replace overhead garage door weatherstripping and jamb flashing. Demo and replace damaged; or supply and install missing overhead garage door/ railing components. Make any necessary adjustments.
11. Demo and replace front entry door and frame per Spec Book. Include aluminum clad wrap and brick mould around perimeter of door. Supply and install lock set per Spec Book.
12. 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. If old sash(es) and/ or hardware are complete and functional, contractor shall save for Housing Maintenance to pickup.
13. All entry door lock sets to be keyed alike. Doors shall have satin chrome knobs.
14. Supply and install spec storm doors to front and back entries with chain kits.
15. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards. Align downspout located at the front of the garage with underground drain tile discharge.
16. Contractor shall clean out all gutters. Cleanout underground drain tile for downspout located at the front corner of the garage.
17. Supply and install missing concrete splash pads per Spec Book.
18. 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.
19. Demo existing condenser. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
20. Clean out all intake and exhaust vents.
21. Demo and replace any damages; or supply and install any missing outlet box covers.
22. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
23. 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. Match existing finishes.
3. Patch, texture, prime and paint all damaged interior drywall surfaces. Spray blackened areas of sheetrock with Concrobium mold inhibitor and cleanoff per product instructions. If sheetrock is rotten, demo and replace rotted section. Patch, paint and finish per interior item #3. 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 and replace garage service door and frame. To be keyed alike front and rear entry doors. Doors shall have satin chrome knobs not levers.
6. Demo and replace any damaged; or supply and install missing interior light fixtures with Spec models.
7. Demo ceiling fan and controller in living room. Supply and install surface mounted fixture per Spec Bk.
8. Supply and install all new LED light bulbs throughout per Spec Book schedule.
9. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
10. Demo all existing carpeting. Supply and install Congoleum Sunstone vinyl in living room and to replace carpet on the upper level. Clean and repaint mechanical room floor.
11. Supply and install vinyl stair treads and riser covers.

12. Demo and replace any damaged; or supply and install missing kitchen cabinet doors, drawers, hardware shelves or other components. Match existing stain finishes. Demo existing brass hardware and replace with satin nickel finish hardware.
13. Demo and replace kitchen sink faucet and side sprayer per Spec Book.
14. Demo existing dishwasher. Supply and install 24" cabinet to replace. Match existing finishes.
15. Demo and replace range hood, vented to exterior per Spec Book.
16. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
17. Sand and refinish all damaged and/ or water stained window extension jambs.
18. Demo and replace any damaged; or supply and install missing window blinds per Spec Book.
19. Demo and replace any damaged; or supply and install any missing baseboards, trim, casing, jambs or millwork. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
20. For each 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 and caulk around surround.(upper bath)
  - c. Demo and replace toilet stool per Spec Book. (both bathrooms)
  - d. Thoroughly clean and adjust bath vanity cabinet door and drawer fronts. Demo existing brass hardware and replace with satin nickel finish hardware.
  - e. Demo and replace sink faucet. (both bathrooms)
  - f. Demo and replace shower trim set.
  - g. Demo existing bath accessories; or supply and install all new bath accessories per Spec Book.
21. Demo existing wood shelving. Supply and install wire shelving throughout per Spec Bk.
22. Demo and replace damaged pre-hung interior doors, 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. Stained to match existing finishes. All hardware shall have satin chrome finish. Doors shall receive knobs. Demo sliding bedroom closet doors and hardware. Bedroom closets will remain as cased openings with no doors. Demo sliding upper hallway closet door and hardware. Supply and install double pre-hung doors.
23. Demo all existing gold door hardware. Supply and install satin chrome finish door hardware, including hinges, knobs, levers and stops.
24. Adjust all doors.
25. Service existing furnace and HRV unit. Supply and install new A-coil for new 410A condenser.
26. Demo and replace laundry tub faucet.
27. Insulate exposed plumbing pipes in mechanical room per Spec Book.
28. Ensure proper function of water meter.
29. Contractor shall have all ductwork cleaned.
30. Demo and replace any damaged; or supply and install missing floor vents, wall registers, diffusers and return air covers.
31. Thoroughly clean all interior surfaces.
32. 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.
33. 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.

**45047 Zhingwaak Ct Unit D**  
**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. Contractor shall 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. Demo and replace damaged foundation flashing. Supply and install black dirt and seed around perimeter of foundation to correct grade and bring grade higher than the bottom of the flashing.
5. Remove and dispose of satellite dish(es). Caulk penetrations in roof deck or siding.
6. Pressure wash and clean all siding and exterior surfaces.
7. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
8. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
9. Demo and replace damaged; or supply and install missing window screens.
10. Demo and replace overhead garage door weatherstripping and jamb flashing. Demo and replace damaged; or supply and install missing overhead garage door/ railing components. Make any necessary adjustment.
11. Demo and replace cracked section of sidewalk. Supply and install any clean fill necessary to prep the area. The new section shall match the elevation of the existing sections of sidewalk at each abutment.
12. Demo existing front entry 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.
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. If old sash(es) and/ or hardware are complete and functional, contractor shall save for Housing Maintenance to pickup.
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 replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
17. Contractor shall clean out all gutters.
18. Supply and install missing concrete splash pads per Spec Book.
19. 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.
20. Demo existing condenser. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
21. Clean out all intake and exhaust vents.
22. Demo and replace any damages; or supply and install any missing outlet box covers.
23. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
24. 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 pvc colonial style baseboard.
3. Patch, texture, prime and paint all damaged interior drywall surfaces. Spray blackened areas of sheetrock with Concrobium mold inhibitor and cleanoff per product instructions. If sheetrock is rotten, demo and replace rotted section. 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 and replace garage service door and frame. Include aluminum clad wrapping and brick mould around perimeter of door. Supply and install lock set per Spec Book. To be keyed alike front and rear entry doors. Doors shall have satin chrome levers.
6. Thoroughly clean garage floor and reseal concrete.
7. Demo and replace damaged; or supply and install missing interior light fixtures per Spec Book.
8. Demo ceiling fan and controller in living room. Supply and install surface mounted fixture per Spec Bk.
9. Supply and install all new LED light bulbs throughout per Spec Book schedule.
10. Demo and replace damaged; or supply and install missing, damaged or painted receptacle and switch covers.
11. Demo all existing flooring, baseboards and base. Supply and install Congoleum Sunstone vinyl throughout, except in the mechanical room. Clean and repaint mechanical room floor. Supply and install pvc colonial style baseboard throughout except mechanical room. Supply and install vinyl base 80 Fawn in mechanical room.
12. Demo and replace all kitchen countertops. Countertop selection: 7732-58 Butterum Granite.
13. Cut lower cabinets between sink and lazy susan corner cabinet. Demo and replace this lower section of cabinets to match existing. Supply and install missing kitchen cabinet doors, drawers, hardware shelves or other components. Match existing stain and hardware finishes.
14. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
15. Supply and install ADA compliant undersink pipe wrap/ guards/ shrouds.
16. Demo existing dishwasher. Supply and install new Whirlpool dishwasher model# WDF550SAHW. If specified Whirlpool units are unavailable, contractor shall purpose substitute models to Owner for consideration.
17. Supply and install Whirlpool washer model# WFW560CHW and dryer model# WED562DHW. If specified Whirlpool units are unavailable, contractor shall purpose substitute models to Owner for consideration.
18. Demo and replace range hood vented to exterior per Spec Book.
19. Demo existing refrigerator. Supply and install new Whirlpool refrigerator# WRT311FZDW.
20. Sand and refinish all damaged and/ or water stained window extension jambs.
21. Demo and replace trim around all windows. Match existing finish.
22. Demo any existing; supply and install all new window blinds per Spec Book.
23. Demo and replace damaged; or supply and install 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.
24. 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 and caulk around surround.
  - c. Supply and install seat in shower stall.
  - d. Demo and replace toilet stool per Spec Book.
  - e. Demo and replace ADA roll under bath vanity, cultured marble top and sink faucet. Supply and install ADA compliant undersink pipe wrap/ guards/ shrouds.
  - f. Demo and replace shower trim set.
  - g. Ensure all grab bars are secure. Tighten any loose bars.
  - h. Thoroughly inspect grout in shower. Repair grout as needed throughout, including side and bottom corners.
  - i. Demo existing bath accessories; or supply and install all new bath accessories per Spec Book.
  - j. Spray blackened sheetrock with Concrobium 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 trim board, then do so throughout bathroom. Otherwise supply and install pvc colonial style baseboard after sheetrock is cleaned up and finished.

25. Demo existing wood shelving. Supply and install wire shelving throughout per Spec Bk.
26. Demo and replace bedroom and bathroom pre-hung interior doors (except bedroom closets), frames and hardware. Adjust all doors. Doors shall be stained to match existing finishes, hardware to have satin chrome finish. Doors shall receive satin chrome levers. Demo sliding bedroom closet doors and hardware. Bedroom closets will remain as cased openings with no doors.
27. Demo all existing gold door hardware, including hinges, levers and stops. Supply and install new satin chrome hardware.
28. Adjust all doors.
29. Service existing furnace and HRV unit. Demo and replace A-coil for new R410A condenser
30. Demo and replace laundry tub faucet.
31. Insulate exposed plumbing pipes in mechanical room per Spec Book.
32. Ensure proper water meter function.
33. Contractor shall have all ductwork cleaned.
34. Demo and replace all floor vents, wall registers, diffusers and return air covers.
35. Remove and dispose of misc. debris in the home and garage.
36. Thoroughly clean all interior surfaces.
37. 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.
38. 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.

#### **44708 Nibon Ct**

##### **Exterior:**

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. All new siding shall match existing.
2. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces shall match existing.
3. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
4. Supply and install missing; or demo and replace damaged window screens.
5. Pressure wash, scrub and clean all siding and exterior surfaces.
6. 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.
7. Remove and dispose of the existing dishes installed on the roof. Contractor shall caulk screw holes or repair any damage to the roof.
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 downspout and gutter on the right side of the garage. Supply and install a new gutter with a corner and gutter run above the front stoop. Supply and install a 4"x4" post on the outside corner of the stoop and wrap with LP Smart side. Supply and install downspout to be attached to the new post.
10. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
11. Contractor shall clean out all gutters.
12. Supply and install concrete splashpads per Spec Book.
13. Demo and replace section of sidewalk next to the front stoop. Supply and install any clean fill necessary to prep the area. New section shall have a slight incline to match the elevation of the existing stoop and remaining sidewalk at abutments.

14. Demo and replace front entry door and frame per the Spec Book. Include aluminum clad jambs 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 per the Spec Book. Include aluminum clad jambs and brick mould 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.
16. Supply and install new lock sets for both front and rear entry doors. All entry door lock sets to be keyed alike. All doors shall receive satin chrome lever handles.
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, including railing, metal jamb flashing and weatherstripping. Match existing colors.
19. Demo and replace damaged Novabrik on the front of the garage. Match existing.
20. Demo and replace damaged foundation flashing. New flashing shall match the existing.
21. Repair grade around the perimeter of the home next to the foundation flashing, including installation of black dirt and seeding.
22. Supply and install any missing outlet box covers.
23. Contractor shall clean out intake and exhaust vents.
24. 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 1/2"x 3" Red Head anchor sleeves to the 5'x5' pad.
25. 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.
26. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
27. Repair broken sewer inspection pipe/cap. Cut pipe as needed. Supply and install new inspection cap.
28. Remove and dispose of any miscellaneous yard debris.

**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 baseboard and shoe stained to match existing finish.
5. 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.
6. Demo and replace garage service door and frame. Demo and replace door lock set. To be keyed alike the front and rear entry doors. Demo existing mini ramps at existing garage service door threshold.
7. Demo overhead garage door opener. Supply and install garage door opener Liftmaster 8365W, including 2 remotes, push button at wall inside garage and exterior key pad.
8. Demo and replace damaged; or supply and install missing, damaged or painted receptacle and switch covers.
9. Demo and replace damaged; or supply and install missing grilles, diffusers and return air covers with spec products.
10. Demo and replace damaged; or supply and install missing interior light fixtures per Spec Book schedule.
11. Supply and install all new LED bulbs throughout the interior, including LED tubes for kitchen.
12. Demo and replace all kitchen countertops. New selection: 7732-58 Butterum Granite.

13. Demo and replace all lower kitchen cabinets and the island. Demo and replace damaged; or supply and install missing upper kitchen cabinets components, including doors, shelves and hardware. Stain finish and hardware to match existing.
  14. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
  15. Demo range hood and replace with with Spec model. Include venting to the exterior and conceal cabinet.
  16. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
  17. Demo existing dishwasher and install with Whirlpool Spec model WDF520PADW.
  18. Demo and replace any damaged; or supply and install any missing baseboards, trim, jambs or casing. If existing wood is reused, it should be free of water staining, wrapping, cracking and paint. Match to existing finishes.
  19. Sand and refinish all water stained/ damaged window extension jambs. Match existing finish.
  20. Thoroughly clean all window surfaces.
  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.
  22. Demo all existing bi-fold closet doors and hardware. Supply and install double pre-hung closet doors on front entry and laundry room closets. Finish front bedroom closet as a cased opening.
  23. Demo and replace damaged; or supply and install missing interior door hardware, including: levers, strike plates, hinges; door stops; supply and install new per Spec Book. All doors shall have satin chrome finish levers.
  24. In the Bathroom:
    - a. Demo existing bath vanity and top. Supply and install new vanity with cultured marble top. Match existing stain and hardware finishes.
    - b. Demo and replace bath sink faucet.
    - c. Demo and replace toilet stool.
    - d. Thoroughly clean tub/ shower and recaulk.
    - e. Demo and replace shower trim set.
    - f. Demo and replace damaged; or supply and install missing bath accessories per Spec Book.
    - g. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
  25. Demo existing wood baseboard in mechanical, laundry and bathroom; and supply and install vinyl base to replace. Vinyl selection: 29 Moon Rock
  26. Clean and paint mechanical room floor per Spec Book.
  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 410A condenser.
  29. Repair furnace switch.
  30. Contractor shall test existing in-floor heating system. If system is not functioning, contractor shall abandon all of system's components. If boiler is in good condition, keep onsite for Housing Maintenance to pick up.
  31. Provide and install Whirlpool washer model: WTW4855HW with hose and Whirlpool dryer model: WED4850HW with cord.
  32. Demo and replace laundry tub faucet.
  33. Demo any existing wood shelving; supply and install wire shelving per Spec Book.
  34. Provide and install window blinds throughout with Spec product. Dispose of any existing.
  35. Thoroughly clean all interior surfaces.
  36. Contractor shall have all ductwork cleaned.
  37. 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.
  38. 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.

*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: 18217 Woodland, 45047 Zhingwaak & 44708 Nibon  
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:** 18217 Woodland, 45047 Zhingwaak & 44708 Nibon

**LUMP SUM PRICE (18217 Woodland Rd):**

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

**LUMP SUM PRICE (45047 Zhingwaak Ct Unit C):**

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

**LUMP SUM PRICE (45047 Zhingwaak Ct Unit D):**

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

**LUMP SUM PRICE (44708 Nibon Ct):**

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

**TOTAL LUMP SUM PRICE (Woodland Rd, Zhingwaak Ct Units C & D & 44708 Nibon Ct):**

\_\_\_\_\_ \$ \_\_\_\_\_  
(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:** \_\_\_\_\_