



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: October 30, 2023

BID DATE: November 20, 2023

PROJECT: 18834 460th St., Garrison, 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 a residential renovation located at 18834 460th St., Garrison, MN. Bids will be due on Monday, November 20, 2023 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Tuesday November 21, 2023 at 10:00 AM.

A mandatory pre-bid site visit will be held on Wednesday, November 8, 2023 at 10:30am.

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

Exterior:

1. Demo and replace all damaged siding. All new shall match existing as close as possible.
2. Pressure wash and clean all siding and exterior surfaces.
3. Demo existing main level windows and replace with Spec Thermo-Tech vinyl single hung windows that meet egress requirements. Modify the openings for each of the 3-lite windows to be replaced with two single hung windows side by side separated by a mullion. Adjust siding to fit new windows. Install j-channel and caulk around perimeter. Color selection: white.
4. Demo all existing shutters. Replace with Mid-America standard open louver shutters. Color selection: 078 Wineberry.
5. Demo and replace front and side entry doors and frames per Spec Book. Include install of Frontline Building aluminum clad wrap per Spec Book. Provide and install new lock set. New hardware shall be satin chrome. New entry door shall be Therma-Tru steel entry door, ½ lie, collection/line: profile steel, 2 panel flush with Saratoga decorative glass. Door color selection: Cabernet; frame selection: white.
6. Supply and install Larson Evanston Multi-vent Midview storm doors on each front and side entries. Include chain kits. Color selection: white.
7. Supply and install polycarbonate egress well cover.

Interior:

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
2. Provide and install all new window extension jambs and trim for the windows Include spray foam during installation. Match existing finishes.
3. **Flooring**
 - a. Demo living room, hallway, bathroom and rear bedroom flooring and underlayment. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed. Supply and install Shaw Mineral Core Cattitude flooring. Install per manufacturer's specifications. Color selection: Ethereal 01069. Include supply and install all new spec underlayment.
 - b. Provide and install transition strips at bedrooms and dining area abutments.
4. Demo and replace 4 door slabs: 3 bedrooms and basement stairway entry. Match existing finish. New doors maybe flush hollow core, same as existing. Supply and install all new satin chrome finish hardware.
5. Provide and install all new satin chrome finish door hardware throughout the home.
6. Adjust all doors.
7. **Upper Bathroom**
 - a. Demo and replace tub/shower. If not Warm Rain remodeler unit, provide manufacturer for review.
 - b. Provide materials and labor to complete any necessary carpentry or sheetrock adjustments. As well as any subsequent finish work such as priming and painting to match existing.
 - c. Demo and replace shower trim kit per Spec Book.
 - d. Demo and replace toilet stool per Spec Book.
 - e. Demo existing baseboards and replace with new white pvc boards to match style of existing baseboards throughout the home.
 - f. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
 - g. Demo existing bath vanity and top. Supply and install Wyndham Collection Daria 30"x22" dark gray vanity with white cultured marble top and rectangular undermount bowl with chrome finish hardware; or similar vanity model.

- h. Demo and replace bath faucet per Spec Book.
 - i. Provide materials and labor for any necessary plumbing adjustments throughout room.
 - j. Demo existing mirror/ medicine cabinet. Supply and install Zenna Home 24"x26" white framed tri-view medicine cabinet; or similar unit.
 - k. Demo existing wall cabinet above toilet. Supply and install Wyndham Collection Daria 25"x9"x30" dark gray wall cabinet with chrome finish hardware; or similar cabinet.
- 8. Lower Bathroom**
- a. Demo existing flooring. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed. Supply and install Shaw Mineral Core Cattitude flooring, Install per manufacturer's specifications, Color selection: Ethereal 01069.
 - b. Demo existing baseboards and replace with new white pvc boards to match style of existing baseboards throughout the home.
 - c. Demo and replace toilet stool per Spec Book.
 - d. Demo and replace shower. New shower shall not include a seat. If not Warm Rain remodeler unit, provide manufacturer for review.
 - e. Provide and install framed sliding shower door with frosted glass. Frame shall be satin chrome finish or similar color. Include \$750 for purchase of the door itself and provide credit back if a cheaper model is selected. Provide manufacturer and model for review.
 - f. Provide materials and labor to complete any necessary carpentry or sheetrock adjustments. As well as any subsequent finish work such as priming and painting to match existing.
 - g. Demo and replace shower trim kit per Spec Book.
 - h. Provide materials and labor for any necessary plumbing adjustments throughout room. Ensure that shower is not bypassed by the water softener.
 - i. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model. Include Condensation Module FV-CSVK1.
9. 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.
10. Construction shall be permitted through the MLBO. Please ensure that you bid according to the updated permit fee schedule.

***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: Demo and replace patio door. New door to be Thermo-Tech sliding french style with energy guard triple insulated glass. Color selection: white.

Bid Alternate #2: Demo deck down to the frame. Make adjustment to level the deck (as it's slightly sloping). Provide labor and materials to reconstruct with all new decking, handrails, spindles and side step. Delete existing front facing step.

Bid Alternate #3: Provide materials and labor to finish grouting the existing kitchen and dining area tile.

Bid Alternate #4: Provide materials and labor to lift gazebo; demo floor; complete necessary framing repairs; install new floor; and reinstall gazebo. All new materials shall be treated.

Bid Alternate #5: Provide materials and labor to demo concrete sidewalk section between deck and front stoop and sidewalk section constructed of pavers. Provide sand and properly prep area to pour new 2 piece "T" sidewalk with expansion joints at each abutment: at "T", concrete stoop and foundation. Ensure that new sidewalk has no more than a 7 ¾" step up to front stoop and the section running perpendicular to the house matches elevation to wood railroad tie step abutment.

Bid Alternate #6: Provide added cost to include all new white pvc window extension jambs and trim for all windows.

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.

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 should 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).
 - c. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - d. A copy of Current Insurance Certificate
 - e. A copy of valid State of Minnesota Contractor's License
 - f. A copy of Authorized Signature Sheet (submitted with first bid submittal)*Bidder may be required to provide schedule of values before a contract is awarded, as such inclusion is to their advantage.
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: 18834 460th St., Garrison
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.

SECTION II – BIDDING FORMS

Bidding Requirements and Contract Forms

COMMUNITY DEVELOPMENT
PROJECT MANAGEMENT

FY 2024 CONSTRUCTION BID FORM REQUIRED FOR ALL BIDS

FIRM NAME: _____

JOB/PROJECT: 18834 460th St., Garrison

LUMP SUM PRICE:

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

BID ALTERNATE #1 (Add for Patio Door Replacement):

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

BID ALTERNATE #2 (Add for Deck Repairs):

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

BID ALTERNATE #3 (Add for Kitchen/ Dining Area Grout):

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

BID ALTERNATE #4 (Add for Gazebo Floor/ Frame Work):

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

BID ALTERNATE #5 (Add for Sidewalk):

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

BID ALTERNATE #6 (Add for PVC Window Extension Jambs/ Trim):

_____ \$ _____
(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 TO INCLUDE: Failure to provide any of these attachments may result in bid disqualification.

- MLB BID FORM (MUST BE SIGNED & ACCOMPANIED BY SCHEDULE OF VALUES)
- MLBO VENDOR LICENSE ○ COPY OF CURRENT INSURANCES ○ COPY OF MN CONTRACTOR'S LICENSE

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____