



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

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

**DATE ISSUED:** August 14, 2024

**BID DATE:** **September 11, 2024**

**PROJECT:** 1919 Thomas Avenue North  
Minneapolis, MN 55411

**TO:** General Contractor

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**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 an Elder Renovation Project at 1919 Thomas Avenue North, Minneapolis, MN 55411. Bids will be due Wednesday **September 11th, 2024 at 3:00 PM.** Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday September 12, 2024 at 10:00am.

**A mandatory pre-bid site visit will be held on: August 21<sup>st</sup>, 2024 at 12:00pm (NOON)**

### **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 that supersedes previous additions.
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. Contractor shall be responsible for all debris removal related to all work performed under this work scope.
8. **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.**

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

Work Narrative:

The basement bathroom area and the adjacent basement laundry area have undergone an incomplete remodel. The attempt to complete the updated bathroom plumbing including the M/E (mechanical and electrical) work was started and not completed. The basement area is in a state of disrepair as the plumbing rough ins for toilet, sink, vanity, shower and laundry area were affected by the old wall demo and concrete cut-ins. Ceiling junction boxes have been open and exposed to humid / wet conditions that have caused much corrosion in junction boxes and devices as well as conduit connections to the same. The base project is to include the following work in the basement area.

Work Scope:

Pull all necessary Minneapolis Permits. Include the construction and design build plans if required to secure the City of Minneapolis Permit. Confirm with City of Minneapolis (612-673-3000) and include any plans required on this residential remodel. Also, PROVIDE A MLBO Building Permit from Toby Egan (Building Official) at: (320-630-2491).

**BASEMENT BATHROOM AND LAUNDRY AREA:**

1. Provide and install basement, interior drain tile system complete with new sump pump, electrical and all related materials and labor to ensure proper water mitigation in the basement. Provide and install a connection to the sump water discharge that will eject the sump water sufficiently from the basement foundation walls. There are currently signs of rainwater and or ground water intrusion into the basement area. Complete the interior drain tile work to ensure a dry basement. Provide and install exterior home downspouts to direct the water a minimum of (6) SIX FEET from exterior basement walls. Include all basement crack repairs and all repairs necessary repairs and corrections to ensure a dry basement.
2. Complete rough-in of all plumbing supply and waste lines with hubs and connections for bathroom waste and vent and all plumbing to meet local and state codes for an occupied basement. The underground pipe in the existing or future, re-poured concrete floor must have sand and or P Gravel or proper gravel to support the underground plumbing drain piping.

Provide and install a floor drain in bathroom floor located outside the shower enclosure toward the bathroom door. Provide all concrete materials and labor to patch in and complete a flat floor. No floor coverings required. The basement floor will be finished concrete.

3. Mechanical and Electrical, Plumbing and HVAC work in the basement to include re-storing existing electrical outlets and lighting as well as “rough in” for updated bathroom toilet, vanity and shower. This includes sheet metal work, grilles and register covers and exhaust fan duct work and stub ins for future.
4. Provide a ceiling mounted 2 x 4 LED light fixture for proper illumination in the laundry area. Provide four (4) other ceiling light fixtures in basement area. These can be A-19 Porcelain pull string fixtures for general lighting.
5. The washer and dryer are to be removed from the basement, disposed of properly and replaced with new. Replace water supply lines, venting and provide shut offs for each water line. Provide power for new washer and dryer.
6. Provide a metal egress window well and entire window well system to exit from basement to meet local and state codes. Include all necessary costs associated with expanding an opening large enough to accommodate the egress window, new steel well (SKU:4913312 Menards), new window is Vinyl basement insulated (Menards SKU #WFWS4848) Include exterior grade work and all repairs to concrete siding or exterior trim subsequent the saw cut of opening. Glass to be “Opaque” with Security in mind. Window to have a Heavy - Duty Straight Flat Window Well Cover located outside at top of well.
7. Prepare block walls and paint the interior of exposed block on walls in basement to receive BEHR #MS-82 Cobblestone Gray Block and Concrete Stucco and Brick Paint. Existing and newly in-filled Concrete Floor will remain unpainted.
8. Provide and install all new smoke and CO2 Alarms in the basement and entire home to meet local and state codes.
9. Patch in the plaster repairs in upper bedroom. Entire ceiling to be patched and repaired. Provide all new bedroom paint for walls and ceiling.
10. The entry way floor is part of an addition that was added years ago. The flooring is damaged with a large hole that needs carpentry and sub-floor. The flooring in this porch area can be salvaged with a patched in piece of flooring in a color that is acceptable to the Elder Homeowner.
11. Include ½ % of project total as a separate line item for TERO Fee as part of the project total.

## Alternate #1

Complete the Nine (9) nine foot x (5) five foot basement bathroom update. Include the following:

1. Wood stud wall framing complete with ½” sheetrock on walls and a suspended 2 x 2 ceiling to accept fan and lighting.
2. Sink, faucet, pre-finished vanity, toilet and all plumbing. Ventilation fan and switch.
3. (1) water proof light fixture in shower ceiling and switching. General use outlet at vanity and a wall outlet for convenience.
4. Mirror and frame.
5. Pre-hung wood door / frame assembly with bathroom privacy hardware.
6. Bathroom specialty hardware for linen and toilet paper towels.
7. Tuscany Tortona 38” x 74” SKU #6692968 framed neo angle corner shower assembly with door and clear glass.

*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.*

### Contacts:

**Interested bidders shall contact Jim Carpenter, Project Coordinator, at 320-532-7432 (office), 320-364-9865 (cell) or at to be included on the bidder’s list in the event that any addendums are issued for this project.**

### Mobilization:

1. The Contractor shall be capable of mobilizing his equipment and crews within seven days of the receipt of Notice to Proceed.
2. Contractor shall provide means and methods for all building phases of construction.

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

### 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. A copy of Current MLB Vendor’s License (or a copy of the submitted application)

- c. A copy of Current Insurance Certificate
  - d. A copy of Subcontractor/Material Supplier list
  - e. A copy of valid State of Minnesota Contractor's License (if applicable)
  - f. 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 (TERO DIRECTOR) 320-532-4778 or EMAIL Lori Trail a.

**All proposals MUST be mailed and labeled as follows:**

**Mille Lacs Band of Ojibwe**

**Commissioner of Community Development**

**Sealed bid: (1919 Thomas Avenue North Minneapolis, MN 55411)**

**P.O. 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 MAY 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/inspections for all work, including CITY OF MINNEAPOLIS and Mille Lacs Band of Ojibwe (MLBO) Permits.**

**The Mille Lacs Band of Ojibwe Building Official is Mr. Toby Egan at 320-630-2491.**

**Bonding Requirements: In accordance with 2016 MLB Project Specification Book.**

MLBSA Section 17 Procurement Statue Ordinance 03-06 states the following: Section 17. Bonding

A. In construction contracts that are federally funded or deemed commercial, bonding is required. These types of contracts shall demand a performance bond not less than twenty (20%) percent of the total contract price, but not to exceed \$500,000.00. A performance bond requirement is to ensure that, if a contractor defaults, the Band may request that the surety pay the expense incurred to complete the construction contract.

B. In addition, all construction contracts identified as federally funded or commercial shall be covered by a payment bond equal to one payment installment or cover subcontractors/suppliers as determined by the Contracting Officer or his agents. The payment bond must contain language stating that if the contractor fails to make a payment to its subcontractors/suppliers, the surety will make the necessary payment.

C. 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: (1919 Thomas Avenue North Minneapolis, MN 55411)

**LUMP SUM PRICE:** CONTRACTOR SHOULD PROVIDE MLBO "schedule of values" with proposal.

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

**ALTERNATE #1 (IF APPLICABLE):**

(Indicate specifics of what is to be included in Alternate 1.) **Complete basement level bathroom build-out.**

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

**ALTERNATE #2 (IF APPLICABLE):**

(Indicate specifics of what is to be included in Alternate 2.)

\_\_\_\_\_ \$ \_\_\_\_\_  
(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 (If required)
- COPY OF MINNESOTA CONTRACTOR'S LICENSE (if applicable)
- SUB-CONTRACTOR LISTS (Include values)

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

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

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

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

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