



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 11, 2022

PROJECT: 19734 364th Lane, 36442 197th Place & 19241 364th Lane Rehabs

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 19734 364th Lane, 36442 197th Place & 19241 364th Lane, McGregor, MN. Bids will be due Wednesday, May 11, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday May 12, 2022 at 10:00 AM.

A mandatory Pre-Bid site visit will be held on Wednesday, April 27, 2022 at 10:30 am. Site visit will start at 19734 364th Lane and continue on to 36442 197th Place and conclude at 19241 364th Lane.

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.

19734 364th Lane

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. Contractor shall caulk holes in the siding after removal with color matching caulk. Include removal of plywood mounted at the back of the house around the windows.
3. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
4. Remove and dispose of satellite dish(es). Caulk penetrations in roof decking or siding.
5. Pressure wash and clean all siding and exterior surfaces.
6. Include supply and install of all new LED bulbs for exterior fixtures.
7. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
8. Demo and replace damaged; or supply and install missing window screens.
9. Demo and replace front entry door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock set to be keyed alike garage service doors. All doors shall have satin chrome knobs.
10. Supply and install white pvc exterior trim board to cover kick board below front entry door.
11. Supply and install storm door with chain kit for front entry per Spec Book.
12. 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 weatherstripping.
13. Demo and replace lock set on rear garage service door. To be keyed alike other entry doors.
14. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
15. Contractor shall clean out all gutters.
16. Supply and install black dirt and seed around the perimeter of the foundation to correct grade.
17. Demo and replace any damaged; or supply and install missing concrete splash pads per Spec Book. Reset existing splashpads after perimeter grade is corrected.
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 ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
19. Move existing A/C condenser and install onto concrete pad. Contractor may need to drain, disconnect, reconnect and/ or recharge condenser.
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. 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. Supply and install all new smoke detectors with spec combo smoke c/o detector to meet code compliance.

4. Demo and replace garage service door, frame and hardware. Supply and install spec entry door with aluminum clad wrap. Supply and install lock set per Spec Book. To be keyed alike front entry and rear garage service doors.
5. Demo and replace any damaged; or supply and install missing interior light fixtures with Spec models.
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 main and upper levels (Damaged means: tears, gouges or holes through the vinyl). Demo all existing flooring on the lower level. Supply and install new vinyl flooring throughout except mechanical room floor. Congoleum selection: Sunstone.
9. Demo existing stair treads. Supply and install vinyl stair treads and risers per Spec Book.
10. Demo and replace damaged; or supply and install missing kitchen cabinet doors, drawers, hardware shelves or other components. Demo and replace bottom board of sink cabinet. Supply and install liner for the new sink cabinet bottom. Match existing finishes.
11. Demo and replace kitchen sink faucet and side sprayer per Spec Book.
12. Check kitchen sink trap and plumbing connections; tighten if needed or replace damaged components.
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.
15. Sand and refinish all water stained/ damaged window extension jambs. Match existing finish.
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, jambs, casing and millwork. Woodwork should 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 upper hallway cabinet doors, hardware shelves or other components. Match existing stain and hardware finishes.
19. Demo and replace all damaged pre-hung interior doors, frames and hardware with spec 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. Include replacement of lower bathroom door and frame. Adjust all doors.
20. Demo and replace damaged; or supply and install missing door hardware, hinges, plates, knobs or door stops. Hardware shall be satin chrome finish.
21. 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. Thoroughly clean tub/ shower and caulk around surround. (both bathrooms)
 - c. Demo and replace toilet stool per Spec Book. (both bathrooms)
 - d. Demo and replace bath vanity, cultured marble top and faucet. (upper bath) Demo and replace sink faucet in lower bath.
 - e. Demo and replace shower trim set. (both bathrooms)
 - f. Demo existing bath accessories and supply new per Spec Book. (both bathrooms)
 - g. Demo existing wood baseboards. Supply and install vinyl base base selection: 80 Fawn. (lower bathroom)
 - h. Demo wood baseboard at bottom of lower level shower. Supply and install PVC trim board to replace.
22. Demo existing wood shelving; supply and install wire shelving per Spec Bk throughout.
23. Service existing furnace and HRV unit.
24. Demo and replace laundry tub faucet.
25. Contractor shall have all ductwork cleaned.
26. Demo and replace damaged; or supply and install missing floor vents, wall registers, diffusers and return air covers.
27. Clean and paint mechanical and laundry room floors per Spec Book. Supply and install vinyl base selection: 80 Fawn.

28. Insulate exposed plumbing pipes in mechanical room per Spec Book.
29. Supply and install Neptune water meter per Spec Book.
30. Supply and install drywall to exterior knee wall in mechanical room, enclose left and rear interior walls of mechanical room. Include an access door for opening straight ahead of mechanical room door.
31. Remove and dispose of misc. debris in the home and garage.
32. Thoroughly clean all interior surfaces.
33. 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.
34. 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.

36442 197th Place

Exterior:

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. **Supply and install new one-piece siding on all corners.** All new shall match existing.
2. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
3. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
4. Demo and replace damaged foundation flashing. Match existing color.
5. Supply and install black dirt and seed 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 and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
10. Demo any damaged; or supply and install missing window screens.
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 and replace damaged; or supply and install missing concrete splash pads per Spec Book. Reset any existing after perimeter grade is corrected.
14. Demo and replace front and side 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 knobs.
15. Supply and install storm doors with chain kits for front and side entries per Spec Book.
16. Demo existing kick boards. Supply and install pvc trim boards to replace.
17. Provide materials and labor to construct a 5'x5' concrete pad 4" thick. Supply and install AC-Guard security cage model AC GU with AC-Guard Top Bar to be anchored with ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
18. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
19. Clean out all intake and exhaust vents.
20. Contractor shall supply and install any missing outlet box covers.

21. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
22. Supply and install 9-1-1 sign per Spec Book, mount on house.
23. 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 and replace any damaged; or supply and install missing interior light fixtures with Spec models.
5. Supply and install all new LED light bulbs throughout per Spec Book schedule.
6. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
7. Demo and replace flooring throughout with spec sheet vinyl, to include supply and install spec underlayment with floor leveler. Congoleum selection: Sunstone.
8. Demo and replace all kitchen cabinets. Stain and hardware finish to match existing.
9. Demo and replace all kitchen countertops. Countertop selection: 7732-58 Butterum Granite.
10. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
11. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
12. Demo existing appliances. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
13. Demo all lower window extension jambs. Sand and refinish any water stained side jambs. Include spray foam after replacing lower jambs. Match existing finish.
14. Demo any existing; supply and install all new window blinds per Spec Book.
15. Demo and replace any damaged; or supply and install any missing baseboards, baseshoe, trim, jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
16. 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. Recaulk around perimeter of surround.
 - c. Demo and replace rotten subfloor.
 - d. Demo and replace toilet stool per Spec Book.
 - e. Demo and replace bath vanity, cultured marble top and sink faucet.
 - f. Demo and replace shower trim set.
 - g. Demo existing bath accessories and supply new per Spec Book.
 - h. Demo existing wood baseboards. Supply and install pvc colonial style baseboards.
17. Demo existing wood shelving; or supply and install wire shelving per Spec Bk.
18. Demo and replace all pre-hung interior doors and frames (except on bedroom closets). Match existing finishes. Hardware to have satin chrome finish. Adjust all doors. Demo existing bedroom closet doors and frames. Supply and install wood trim and jambs to finish each opening. Match existing finishes.
19. Demo and replace any damaged door hardware. All hardware should have satin chrome finish. All doors shall have knobs not levers.
20. Demo and replace any damaged; or supply and install any missing door stops.
21. Demo and replace solar panel box housing in bedroom.
22. Demo and replace washer valve box.
23. Demo and replace furnace, include supply and install of 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.
27. Demo and replace water heater with Spec model.
28. Supply and install Neptune water meter.
29. Demo and replace; or supply and install new sump pump with discharge pvc pipe long enough to direct discharge away from foundation.
30. Remove and dispose of misc. debris in the home, garage and within crawl space.
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.

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

19241 364th 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. 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 and finish covering exposed insulation on the rear of the home per Spec Book.
5. Supply and install black dirt and seed to repair grade around the perimeter after flashing replacement.
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 overhead garage door, weatherstripping and metal side jambs, match existing.
9. Demo garage side entry door and frame. After removed, finish framing this section of exterior wall and in-filling house wrap and siding (color match to existing).
10. Demo and replace front entry door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock set. Doors shall have satin chrome knobs.
11. Demo both sets of patio doors.
 - a. Modify lower 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.
 - b. Modify the upper opening to install 72"x60" vinyl slider window. Supply and install Thermotech window. Install j-channel and 2" white brick mould and caulk around perimeter. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book. Finish per Spec Book.
12. Supply and install spec storm doors with chain kits to front and rear entries.
13. Demo upper balcony and lower deck platforms.
14. Prep area and install a 12'x12' concrete patio with #4 re-bar reinforcement @ 24" o.c. throughout for new 3' rear entry door.
15. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Clean and adjust all for proper operation.
16. Supply and install missing; or demo and replace damaged window screens.

17. Demo the existing garage apron. Prep area with new clean sand level, compact base. Pour all new concrete to replace apron with #4 re-bar reinforcement @ 24" o.c. through and expansion joint between apron and garage floor. Sidewalk & garage apron height shall be poured to be within ¼" of the garage floor height.
18. Demo downspout and its opening at the right front corner of the garage; add 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. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
19. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
20. Contractor shall clean out all gutters.
21. Dispose of any existing splash pads. Supply and install all new concrete splashpads per the Spec Book.
22. Degrease and clean garage floor.
23. Supply and install 911 address sign above overhead garage door.
24. Provide materials and labor to construct a 4'x4' 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 4'x4' pad.
25. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
26. Demo and replace existing dryer vent.
27. Clean out all intake and exhaust vents.
28. Demo and replace any damages; or supply and install any missing outlet box covers.
29. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
30. Remove and dispose of the existing dish installed on the roof. Caulk screw holes or repair any damage to the roof.
31. Contractor shall dispose of any misc. yard debris or old tenant belongings left behind.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Install sheet rock for modified lower rear entry door opening and modified rear window opening on upper floor. Texture, paint and finish, including installation of installation of pvc colonial baseboard.
3. Demo and replace garage service door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock set. Doors shall have satin chrome knobs.
4. Supply and new lock sets on new garage service, front and rear entry doors; all to be keyed alike.
5. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
6. 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. Apply dap to help conceal lower level ceiling crack before repainting. 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.
7. Demo and replace any damaged; or supply and install missing stair and hand railing components. Ensure that railings are secure; tighten any loose components.
8. Demo and replace all interior light fixtures per Spec Book schedule, to include all new LED light bulbs.
9. Demo and replace flooring throughout with spec sheet vinyl (except mechanical room). To include supply and install spec underlayment. Vinyl selection to be Oasis Beige. Grind and prep subfloors as needed for a neat even finished appearance.

10. Demo bi-fold closet doors on front entry closet. Supply and install double doors per Spec Book, stain and hardware to match existing finishes.
11. Supply and install vinyl stair treads per Spec Book. Color selection: 29 Moon Rock.
12. Demo and replace range hood vented to the exterior per Spec Book. Include venting conceal.
13. Demo and replace all lower kitchen cabinets. Demo and replace damaged; or supply and install missing upper kitchen cabinet doors, hardware, shelves or other components. Stain and hardware finish to match existing.
14. Demo and replace all kitchen countertops. Countertop selection: 3522 Perlato Granite.
15. Demo and replace kitchen sink, faucet and side sprayer per Spec Book.
16. Remove and dispose of existing refrigerator and oven. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
17. Demo all baseboards. Supply and install pvc baseboards throughout. PVC baseboard shall be colonial style and be left as unfinished white.
18. 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.
19. Thoroughly clean all window surfaces.
20. Provide and install window blinds throughout with Spec product. Dispose of any existing.
21. For both bathrooms:
 - a. Demo and replace bath vanity, top and faucet. Supply and install new vanity, cultured marble top and faucet. Match existing finishes. Include door knobs and drawer pulls in Satin nickel finish.
 - b. Demo existing; and supply and install bathroom accessories per Spec Book.
 - c. Demo and replace shower trim kit Spec model.
 - d. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
 - e. Thoroughly clean tubs and surrounds. Re-caulk around perimeter of the surrounds.
 - f. Demo and replace toilet stool.
22. Demo all existing closet shelving. Supply and install wire closet shelving per Spec Book throughout the home.
23. Demo and replace all pre-hung interior doors (except bedroom closets), frames and hardware with spec product, doors stained to match existing finishes, hardware to have satin chrome finish. Doors shall receive knobs not levers. Adjust all.
24. Remove bi-fold doors, track cover trim and hardware from bedroom closets. No doors to be installed.
25. Supply and install any missing or demo and replace damaged door-stops.
26. Demo and replace water heater with Spec model.
27. Demo and replace water meter.
28. Clean and paint mechanical/ laundry room floor per Spec Book. Supply and install vinyl base. Color selection: 29 Moon Rock.
29. Insulate exposed plumbing pipes in mechanical room per Spec Book.
30. Demo and replace sump pump.
31. Demo and replace sewage lift pump.
32. Demo and replace laundry tub faucet.
33. Service existing HRV unit.
34. Demo and replace furnace and A-coil.
35. Supply and install new furnace thermostat model: Honeywell T6 Pro Series TH6210U2001.
36. Contractor shall have all ductwork cleaned and provide certificate of completion.
37. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
38. Demo and replace all grilles, diffusers, floor vents and return air covers.
39. Supply and install new cover for attic access located in the garage.
40. Dispose of any misc. debris, old appliances or old tenant belongings left behind.
41. 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.

42. Construction shall be permitted through the MLBO.

All 3 Homes:

1. Housing shall maintain utilities throughout construction.
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 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: 19734 364th, 36442 197th & 19241 364th
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 2022 CONSTRUCTION BID FORM
REQUIRED FOR ALL BIDS

FIRM NAME: _____

JOB/PROJECT: 19734 364th, 36442 197th & 19241 364th

LUMP SUM PRICE (19734 364th Lane):

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

LUMP SUM PRICE (36442 197th Place):

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

LUMP SUM PRICE (19241 364th Lane):

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

LUMP SUM PRICE (All 3 Homes):

_____ \$ _____
(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: _____