



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

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

**DATE ISSUED:** February 8, 2022

**BID DATE:** February 23, 2022

**PROJECT:** 40135 Beach Rd Quad Fire Restoration

**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 a fire restoration project located at the 40135 Beach Rd, Wahkon quad. Bids will be due Wednesday, February 23, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, February 24, 2022 at 10:00 AM.

**A mandatory pre-bid site visit will be held on: Friday, February 11<sup>th</sup>, 2022 at 1 pm.**

### **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 Building Code (IBC), 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:**

### **40135 Beach Rd Quad ADA Unit A**

**Turn Key Construction. Contractor shall supply all materials and labor to reconstruct the burnt quad unit per the provided 4-plex plans; 2016 Spec Book; and per the following.**

#### **Exterior:**

1. Cleanup and provide disposal of any remaining debris in and around this unit.
2. Demo and replace damaged framing at the front of the garage. Complete roof truss repairs per provided WSN engineer's recommendations.
3. Demo and replace all damaged; and/ or supply and install any missing house wrap, sheathing, siding, channel, and accessories. All new siding and accessories shall match existing.
4. Demo and replace all damaged; and/ or supply and install any missing aluminum soffit and fascia covering. All new pieces shall match existing.
5. Tear-off and replace damaged house roofing/or as needed; or supply and install any missing roofing, including: shingles, sheathing, ice & water installation, replacement of underlayment, drip edge, valley metal flashings, roof jacks, bath fan exhaust covers, ridge vent / attic exhaust vents, step flashings and any other accessories which may be present.
6. Pressure wash and or scrub exterior of building removing all dirt and soot.
7. Demo and replace damaged; or supply and install missing gutters and downspout components, including leaf guards.
8. Clean out gutters not being replaced.
9. Housing will maintain utilities throughout construction.
10. Demo and replace any damaged exterior concrete.
11. Demo and replace any damaged; or supply and install missing foundation flashing on the unit.
12. Supply and install exterior light fixtures: Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
13. Supply and install all new LED light bulbs.
14. Demo and replace front and rear entry doors.
15. Supply and install new lock sets for front and rear entry doors per Spec Book; to be keyed alike.
16. Demo and replace spec storm doors to front and back entries with chain kits.
17. Demo and replace all windows and screens.
18. Supply and install overhead garage door and opener. Match existing doors on the other units.
19. Contractor shall demo the existing air conditioning unit; supply and install complete air conditioning system to include AC unit condenser, controller and lineset.
20. Supply and install any missing exterior outlets and box covers.
21. Demo and replace exterior hose bibb.
22. Supply and install all new gutters, leaf guards and downspouts. Front elevation gutters shall discharge into existing drainage piping. Supply and install concrete splashpads per Spec Book for rear of the unit.

#### **Interior:**

1. Demo and interior debris, finishes, cabinetry, appliances, fixtures, etc.
2. Demo all sheetrock, poly and insulation on/ in walls and ceiling down to framing/ trusses. Paint all framing and trusses with Kilz before installing new insulation and poly.
3. Demo and replace electrical panel, main and install all new wiring throughout. Contractor shall protect and keep in place the temporary above ground electrical supply line for the well until the new wiring is complete so as not to disrupt the water supply to any of the other units.
4. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
5. Demo and replace above ground plumbing.

6. Demo and replace all ductwork, including supply and return. All ductwork shall be hard except for the HRV unit.
7. Supply and install all new attic insulation and vapor barrier.
8. Supply and install all new batt insulation and poly for walls.
9. Supply and install all new sheetrock, taping, texturing and painting per Spec Book.
10. Supply and install all new spec combo smoke c/o detectors.
11. Demo and replace HRV, furnace with A-coil, water heater and laundry tub per Spec Book.
12. Supply and install new thermostat and HRV controller. Furnace thermostat model to be installed will be Honeywell T6 Pro Series TH6210U2001.
13. Supply and install water softener per Spec Book with salt.
14. Contractor shall complete water conditioning test and set softener hardness accordingly.
15. Supply and install new well pressure tank.
16. Supply and install all new vinyl flooring (58021 Sunstone) throughout except the mechanical room. Clean and paint the mechanical room floor per the Spec Book.
17. Supply and install vinyl base (80 Fawn) in the bathroom and mechanical room.
18. Supply and install all new interior pre-hung doors (including hardware and door stops), casing, trim, and millwork throughout the unit. Stain selection is Early American 230.
19. Supply and install all new ADA kitchen cabinets (to include all new hardware) and countertops. Stain selection is Early American 230. Countertop finish is 7732-58 Butterum Granite.
20. Supply and install all new wire shelving throughout.
21. Supply and install new Whirlpool oven model# WEC310SOFW, dishwasher model# WDF550SAHW, refrigerator model# WRT311FZDW, washer model# WFW560CHW and dryer model# WED562DHW. If specified Whirlpool units are unavailable, substitute models shall be approved by Owner.
22. Supply and install new range hood per Spec Book. Range hood shall be vented to the exterior. Provide and install venting conceal.
23. Supply and install new kitchen and bath sinks and faucets; and new laundry tub faucet.
24. Supply and install ADA compliant undersink pipe wrap/ guards/ shrouds.
25. Supply and install ADA roll under bath vanity with cultured marble top.
26. Demo and replace toilet stool per Spec Book.
27. Demo existing tub/ shower. Supply and install ADA shower pan. Supply and install ceramic 4"x4" tile for walls from pan to ceiling.
28. Supply and install grab bars for toilet and shower.
29. Supply and install all new bath accessories.
30. Supply and install bath fan vented to the exterior. Panasonic model: FV-05-11VKSL2 (with light).
31. Supply and install all new electrical receptacles, wall plates and switch covers.
32. Supply and install all new grilles, diffusers and return air covers with spec products.
33. Supply and install all new floor registers.
34. Supply and install all new interior light fixtures per Spec Book schedule.
35. Supply and install all new LED bulbs throughout.
36. Supply and install all new blinds.

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## **Unit B**

**Provide materials and labor to complete repairs. Follow the provided 4-plex plans; 2016 Spec Book; and the following work scope.**

### **Exterior:**

1. Demo and replace all damaged; and/ or supply and install any missing house wrap, sheathing, siding, channel, and accessories. All new siding and accessories shall match existing.
2. Demo and replace all damaged; and/ or supply and install any missing aluminum soffit and fascia covering. All new pieces shall match existing.
3. Tear-off and replace damaged house roofing/ or as needed; or supply and install any missing roofing, including: shingles, sheathing, ice & water installation, replacement of underlayment, drip edge, valley metal flashings, roof jacks, bath fan exhaust covers, ridge vent / attic exhaust vents, step flashings and any other accessories which may be present.
4. Pressure wash and or scrub exterior of building removing all dirt and soot.

**Interior:**

1. Demo the sheathing and batt insulation on the party wall. Paint all framing with Kilz before installing new insulation and sheathing.
2. Patch, texture, prime and paint any damage to party wall interior drywall surface. 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. 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.

**Schedule: Contractor shall be capable of starting project within 30 days receipt of an approved contract.**

*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 either 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:**

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.**

**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. Work shall be dual permitted through MLBO and Mille Lacs County.
3. Landscaping and final site work will be conducted by the Owner. General contractor responsible for rough grading of the site.
4. Contractor shall include 0.5% TERO tax fee in base bid. Receipt of TERO fee payment must be submitted to the Project Coordinator before the final pay application will be processed.
5. Bids must be honored for 90 calendar days.
6. All Contractors (including subcontractors) must comply with Davis Bacon wage requirements.
7. 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. Completed and signed copy of the TERO Compliance Plan
  - e. A copy of Subcontractor/Material Supplier list
  - f. A copy of valid State of Minnesota Contractor's License
  - g. A copy of Authorized Signature Sheet (submitted with first bid submittal)
8. 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: 40135 Beach Rd Fire Restoration  
PO Box 509  
Onamia, MN 56359**

**\*\*Please note that the bids must be 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. \*\***

**\*\*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) and Mille Lacs County 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:** 40135 Beach Rd Fire Restoration

**LUMP SUM PRICE:**

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

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

*(Unit Cost for extra foundation block, footing step, and extra fill material, well depth)*

\_\_\_\_\_  
(List Unit Cost for Each; Specify Unit of Measurement)

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

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