



Community Development **REQUEST FOR PROPOSAL**

OWNER: MILLE LACS BAND OF OJIBWE **DATE ISSUED:** September 5, 2024

BID DATE: September 25, 2024

PROJECT: 403 Dalewood Ave., Cloquet, 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 at 403 Dalewood Ave., Cloquet, MN. Bids will be due Wednesday September 25th, 2024 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday September 26th, 2024 at 10:00 AM.

A mandatory Pre-Bid site visit will be held Friday September 13th, 2024 at 10:30am. 403 Dalewood Ave., Cloquet, MN 55720.

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:

BASE BID #1

Interior:

1. Demo upper bath flooring and base trim. Prep and install new plywood underlayment, Congoleum Air-Step Plus flooring, and PVC base trim. Caulk all fixtures to flooring. Demo and replace bathroom exhaust fan. Clean and prep bathroom ceiling removing mold, mildew and loose paint. Prime ceiling and wall surfaces with Zinsser mold killing primer. Patch and re-paint all drywall surfaces with satin paint finish. Remove and reinstall bathroom accessories as needed. Provide and install new window and door casing to match the new pvc base trim.
2. Provide and install any missing electrical switch and receptacle covers.
3. Update all smoke and CO detectors to meet code. Include electrical wiring as needed to meet code compliance.

Base Bid #1

Exterior:

4. Demo existing concrete driveway, including entry approach, and front entry sidewalk. Correct grade at overhead garage door approach and at sidewalk approach to the wood stairs. Form and pour new concrete driveway, curb approaches and entry sidewalk. Curb approach to be full width of the driveway. Concrete to be 4" 4,500psi air entrained exterior mixture. Reinforce with #4 rebar grid 2' OC each way. Include light broom finish, saw cut control joints. Treat new concrete with cure and seal product.
5. Demo and replace front entry wood steps. Current configuration is constructed over concrete steps. Extend new steps out from landing as needed to clear the concrete step structure below. Install treated cedartone frame materials and 5/4 decking, and risers. Enclose exposed concrete sides. Install treated handrail panels and stair panels, including handrails. New steps to be constructed with 4 risers.
6. Demo and replace rear entry door exterior landing and step. Include new handrail.

BASE BID #2

Interior:

7. Demo and replace furnace and AC units sized appropriately for the home. (Lenox equipment per MLBO Spec Book). Demo and replace lower level ceiling diffusers. Install new register covers and adjustable dampers to allow seasonal changes to the two levels.
8. Demo and re-construct sump pump access closet. Utilize surface mounted interior hollow core primed door slab to allow for service access. Include hinges, catch, pull knob, and hook and eye type hasp. Provide pass through hole for de-humidifier drain hose.

Base Bid #2

Exterior:

9. Tear Off and Replace roofing. Include new drip edge, gutter apron, plumbing vent boots, electrical boot, ridge vent and chimney flashings. Remove satellite dish mount. Clean all gutters and ensure no roofing debris is left.
10. Provide and install US Fireplace seal tight damper on fireplace chimney flue. Ensure that the water heater vented flue is intact and functional. Install Chimney cap for water heater flue.
11. Remove two cedar trees from the front corners of the house including stump and root ball. Import topsoil to fill area after removal and seed. Ensure positive drainage away from structure
12. Demo and replace egress window well. Ensure window unit is sealed to the foundation wall. Install new corrugated steel egress window well, cover & ladder.

13. Install concrete splash pad for sump and gutter downspout discharge on the front corner of the house. Remove sump flex hose and pipe with pvc to discharge location. Replace gutter downspout extension to discharge to splash pad.

Bid Alternate #1: Added cost to demo and replace overhead garage door and opener.

Bid Alternate #2: Lower Level Flooring Replacement:

Demo lower level carpet from living area and hall. Assume existing Vinyl Tiles under carpet are asbestos. Contractor to take measures to not disturb the tiles. Carefully remove glue residue and prep basement slab for installation of new vinyl plank flooring. Provide and install DMX 1-Step vapor barrier underlayment. Provide and install Lifeproof Hudspeth Walnut 9"x59" vinyl plank flooring available from Home Depot. (Internet # 327346464, Model # 1808130LX, Store SO SKU # 1010294534.

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 Ryan Jendro at 320.630.5011 or by email at ryan.jendro@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. 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 (will be disqualified without)
 - 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
 - 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 at (320) 532-4778.

All proposals must be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: 403 Dalewood Ave.
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 and City of Cloquet. MLBO permit fee will be \$250.00.

Bonding Requirements: In accordance with 2016 MLB Project Specification Book. Please note that bonding requirements on Mille Lacs Band Funded Residential projects has changed. All projects over \$50,000 require bonding regardless of company ownership.

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

Section 17. Bonding

- A. For all Band funded residential construction projects, a performance bond is required for contracts in excess of \$100,000.00. The performance bond shall be at a minimum twenty (20%) percent of the contract price, but not in excess of \$500,000.00.

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: 403 Dalewood Ave., Cloquet, MN

LUMP SUM PRICE: Base Bid #1

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

LUMP SUM PRICE: Base Bid #2

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

ALTERNATE #1: (Garage Door Replacement)

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

ALTERNATE #2: (Lower Level Flooring Replacement)

_____ \$ _____
(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 may 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: _____