



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

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

**DATE ISSUED:** July 6, 2022

**BID DATE:** July 27, 2022

**PROJECT:** 41067 Government Rd, Hinckley

**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 residential renovation project located at 41067 Government Rd, Hinckley, MN. Bids will be due Wednesday July 27, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday July 28, 2022 at 9:00 AM.

**A mandatory Pre-Bid site visit will be held on Tuesday, July 12, 2022 at 2 p.m.**

### **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.

## **41067 Government Rd**

### **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. Demo vinyl wrap on front stoop posts. Supply and install LP SmartSide trim painted Sable Brown to wrap.
3. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces shall match existing.
4. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Ensure proper operation of all windows.
5. Supply and install all new window screens.
6. Pressure wash, scrub and clean all siding and exterior surfaces. This should include removal of beehives.
7. 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.
8. Remove and dispose of the existing dishes installed on the roof. Contractor shall caulk screw holes or repair any damage to the roof.
9. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
10. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
11. Contractor shall clean out all gutters.
12. Demo and replace damaged; or supply and install missing concrete splashpads per Spec Book. Any existing concrete splash guards shall be reset if they are sitting on negative grade.
13. Demo and replace damaged foundation flashing. Match existing color.
14. Supply and install black dirt and seed around the perimeter to repair grade as needed.
15. Demo and replace front and side entry doors and frames per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Brick mould: Brown. Provide and install new lock sets to be keyed alike. Doors shall have satin chrome knobs.
16. Supply and install spec storm doors to front and side entries with chain kits. Storm door color: Bronze.
17. Demo and replace lockset on exterior mechanical room door. To be keyed alike entry doors.
18. Supply and install any missing outlet box covers.
19. Clean out intake and exhaust vents.
20. Provide materials and labor to construct a 5'x5' concrete pad 4" thick. Dispose of existing plastic pad. Supply and install AC-Guard security cage model AC GU with AC-Guard Top Bar to be anchored with 1/2"x 3" Red Head anchor sleeves to the 4'x4' pad.
21. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
22. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
23. Well – Demo and replace well pump. Disinfect the existing well; and test for coliform bacteria and nitrates.
24. Detached garage repairs:
  - a. Demo and replace both overhead garage doors, weathering and jamb flashing. Include replacement of broken wood side jamb on the right door.
  - b. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Ensure proper operation of all windows.
  - c. Demo existing dented metal siding between the overhead doors; install Tyvek house wrap and install siding to match existing, in material and color.
  - d. Paint over the graffiti on the siding with an exterior paint as close to the existing siding color as possible.

- e. Demo and replace service door, frame, include install of aluminum clad wrap and brick mould around perimeter, weather stripping, hardware, knob and lockset. To be keyed alike house entry doors.
- f. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
- g. Demo and replace damaged; or supply and install missing interior light fixtures.
- h. Remove and dispose of old damaged communications wiring on the exterior next to the service door.

**Interior:**

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
3. 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.
4. Demo any existing; or supply and install all new receptacle and switch covers.
5. Demo and replace all grilles, diffusers, return air covers and floor vents.
6. Demo and replace any damaged; or supply and install missing light fixtures per Spec Book. Install new LED bulbs throughout.
7. Demo and replace damaged areas of flooring, this shall include squares with rips or tears. Supply and install Congoleum Oasis Beige vinyl flooring to patch.
8. Demo and replace all existing baseboards. Match existing finish. Demo and replace vinyl base in the bathroom and laundry rooms. Vinyl color shall be 80 Fawn.
9. Demo and replace all existing kitchen countertops, sink, faucet and side sprayer. New countertop selection: Butterum Granite 7732-58.
10. Remove tape and paint from pantry cabinet and upper cabinet end panels; sand and refinish; or supply and install new oak veneer with matching finish, if needed. Demo and replace damaged; or supply and install missing kitchen cabinets doors, drawers, hardware or other components. Supply and install a new back panel to lower cabinets stained to match existing; install over the top of the existing back. All new components shall match the existing finishes.
11. Demo existing range hood. Supply and install Spec model.
12. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW. Remove and dispose of existing if they are still in the house.
13. Demo and replace any damaged; or supply and install any missing millwork, including trim, door and window jambs, casing, baseboards or baseshoe. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or **paint**. Match to existing finishes.
14. Demo and replace water damaged or painted window extension jambs. Match existing finishes and include sprayfoam after install.
15. Demo any existing; supply and install all new window blinds per Spec Book.
16. Thoroughly clean all window surfaces.
17. Demo and replace damaged; or supply and install missing wire shelving per Spec Book.
18. Demo and replace all pre-hung interior doors, frames and hardware. All doors shall have knobs. Adjust all doors. Hardware finish shall be satin chrome. Doors shall receive knobs. Demo existing bedroom closet doors, frames and hardware. Supply and install jambs and trim to complete as cased openings. Match existing finishes.
19. Demo and replace damaged; or supply and install missing door-stops.
20. Bathroom:
  - a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1
  - b. Demo and replace bath vanity and cultured marble top. Match existing finishes.
  - c. Demo and replace sink faucet.
  - d. Demo and replace toilet stool.
  - e. Thoroughly clean existing shower and tub/ shower surrounds and re-caulk.

- f. Demo and replace shower trim sets.
- g. Demo any existing; and supply and install bath accessories per Spec Book.
21. Contractor shall test water system for leaks and notify owner of any issues, as home may have froze up.
22. Demo and replace laundry top faucet.
23. Supply and install water heater overflow pipe.
24. Supply and install water softener. Complete a water conditioning test and set softener hardness accordingly.
25. Service existing HRV and furnace.
26. Clean mechanical room floor and repaint.
27. Thoroughly clean all interior surfaces.
28. Contractor shall have all ductwork cleaned.
29. 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.
30. 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.
31. Construction shall be permitted through the MLBO.
32. Housing will maintain utilities throughout construction.

*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 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 Bid Form (required)
  - 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 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)
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: 41067 Government Rd  
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](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) 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: 41067 Government Rd**

**LUMP SUM PRICE :**

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

**ALTERNATE #1:**

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

**Acknowledgment 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.

**Acknowledgment of TERO Compliance:** \_\_\_\_\_

**ATTACHMENTS REQUIRED: Failure to provide any of these attachments may result in bid disqualification.**

- o MLB BID FORM (MUST BE SIGNED)
- o MLBO VENDOR LICENSE
- o COPY OF CURRENT INSURANCES
- o SCHEDULE OF VALUES (2)
- o LETTER FROM BONDING SURETY
- o SUB-CONTRACTOR LISTS (Include values)
- o COPY OF MINNESOTA CONTRACTOR'S LICENSE

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

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

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

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

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