



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: May 15, 2024

BID DATE: June 5, 2024

PROJECT: 43664 Henry Davis Drive, Onamia, 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 located at 43664 Henry Davis Drive, Onamia, MN. Bids will be due Wednesday, June 5, 2024 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, June 6, 2024 at 10:00 AM.

A mandatory pre-bid site visit will be held on Thursday, May 23, 2024 at 11:00 am.

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

Exterior:

1. Demo existing 3 lite window in the dining area. Modify the opening, supply and install Thermotech 60"x72" slider window. Caulk around perimeter. After modified, finish this section of exterior wall by in-filling siding (match as close as possible to existing), insulation, vapor & air barriers per Spec Book.
2. Demo all existing windows and replace with Spec Thermo-tech sliding vinyl slider windows that meet egress requirements. Adjust siding to fit new windows. Install j-channel and caulk around perimeter. Window color to be Sandalwood.
3. Remove and reinstall existing shutters.
4. Demo and replace front entry door and frame. New door shall be Therma-Tru fiberglass w/ venting side lites. Fiber Classic Oak Collection, $\frac{3}{4}$ captured oval lite 2 panel door, scroll profile. Decorative oval glass to be Concorde design w/ brushed nickel coming. Full sidelites w/ clear Low E glass. Door, frame and jambs to be prefinished w/ Driftwood stain. Provide and install new antique brass lever lock set w/ dead bolt per Spec Book.
5. Demo existing kick board beneath door. Supply and install Sherwin Williams prefinished trim board, Sandy Clay in color.
6. Demo and replace posts on front stoop. Supply and install Sherwin Williams prefinished trim board, Sandy Clay in color to wrap new posts on front stoop.
7. Demo and replace existing stoop, step, sidewalk in front of stoop and sidewalk section to the right of stoop. Pour the sidewalk section to the right of the stoop starting as a 7 $\frac{3}{4}$ " step up from the top concrete hill step and follow the hill's contour to match up with height of the sidewalk in front of the front stoop. Include the total cost to demo and reconstruct all block and footings beneath the front stoop. Include the cost of 2 additional courses and all new clean fill sand to backfill and compact.
8. Construct and install handrail to be anchored to the left edge of the front stoop and down the step, tied into the post. Match style and finish of railing on the rear deck, as closely as possible.
9. Demo and replace patio door. New door shall be Therma-Tru double patio door left hand center hinged w/ clear glass. Fiber Classic Oak Collection, scroll profile. Door and frame to be prefinished w/ Driftwood stain. Provide and install new antique brass lever lock set w/ dead bolt per Spec Book. Include removal and reinstall of existing storm door.

Bid Alt. #1 - Provide unit costs for per block supplied and installed; and per cu yd of placed compacted fill for stoop replacement. Unit costs submitted shall be used to calculate credit for unused materials.

Bid Alt. #2 – Provide deduct cost of the stoop repair in exterior work scope item #7 can be completed by core filling the existing block.

Bid Alt. #3 - Demo existing a/c condenser. Supply and install new Lennox 13ACX condenser, controller and lineset.

Interior:

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
2. Provide and install all new window extension jambs and trim for the windows Include spray foam during installation. Match existing finishes.
3. Install sheet rock for modified dining room window opening. Texture, paint and finish to match existing paint in the dining room/ kitchen area as closely as possible.
4. **Flooring**
 - a. Demo existing carpet, pad and underlayment (as needed) on the main level and stairs. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed. Supply and install Patriot Mills 50 oz, 100% nylon, medium brown

carpet, which the homeowner selected from a special roll at Tyke's Carpet in Brainerd. Should that carpet selection become unavailable, the contractor shall supply comparable alternate carpet sample for the homeowner to choose from.

- b. Demo existing flooring in the kitchen, upper bathroom and front entry. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed. Supply and install Pergo DuraCraft WetProtect Warm Amber Walnut 20 mil flooring. Install per manufacture's specifications.
 - c. Contractor shall remove and reinstall existing baseboards.
 - d. Note: Homeowner wants to remain in the house throughout construction. As such, flooring will need to be completed in 2 phases with furniture being moved from one side of the house to the other. Contractor shall assume they will be moving the furniture.
5. Demo all existing kitchen cabinets, island and countertops. Replace per Spec Book. Countertop selection: 7732-58 Butterum Granite. Also include installation of a 36" double door pantry cabinet to be installed to the left of the kitchen soffit area. Stain color to match Miniwax Red Chestnut 232. Hardware to be brass in finish. All doors and drawers to have pulls, **not** knobs.
 6. 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.
 7. Construction shall be permitted through the MLBO. Please ensure that you bid according to the updated permit fee schedule.

Bid Alt. #4: Provide and install HRV system per Spec Book.

Bid Alt. #5: Provide lump sum cost to complete the following work scope for the upper bathroom.

- a. Demo existing shower trim kit. Supply and install Moen Mikah Spot Resistant Brushed Nickel Posi-Temp Tub/Shower trim kit, model: 82310SRN.
- b. Demo and replace toilet per Spec Book.
- c. Demo and replace bath vanity, plastic laminate countertop and faucet per Spec Book. Stain finish and countertop to match kitchen cabinets.

Bid Alt. #6: Provide lump sum cost deduct to delete: exterior work scope item #1, interior work scope item #3 and 36" double door pantry from interior work scope item #5.

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 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 notice to proceed.
2. Project will be substantially complete within 120 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 Construction Bid Form
 - 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 valid State of Minnesota Contractor's License
 - f. A copy of Authorized Signature Sheet (submitted with first bid submittal)

*Bidder may be required to provide schedule of values before a contract is awarded, as such inclusion is to their advantage.
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: 43664 Henry Davis Drive
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 2024 CONSTRUCTION BID FORM REQUIRED FOR ALL BIDS

FIRM NAME: _____

JOB/PROJECT: 43664 Henry Davis Drive

LUMP SUM PRICE:

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

BID ALTERNATE #1 (Block & Fill Unit Costs):

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

_____ \$ _____
(Per Cu Yd Written Value) (Dollar Amount Per Cu Yd)

BID ALTERNATE #2 (Deduct for Core Filling Repair):

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

BID ALTERNATE #3 (Add for AC):

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

BID ALTERNATE #4 (Add for HRV):

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

BID ALTERNATE #5 (Add for Upper Bathroom):

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

BID ALTERNATE #6 (Deduct for Dining Room Window Reframe, Fill & Pantry):

_____ \$ _____
(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 TO INCLUDE: Failure to provide any of these attachments may result in bid disqualification.

- MLB BID FORM (MUST BE SIGNED & ACCOMPANIED BY SCHEDULE OF VALUES)

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____