



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: November 17, 2021

BID DATE: December 15, 2021

PROJECT: 44803 Wiigob Court Onamia, MN

TO: General Contractor

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 *Bathroom / Shower Update* at 44803 Wiigob Court in Onamia. Bids will be due Wednesday **December 15 at 3:00 PM.** Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday December 16 **at 10:00 AM.**

A mandatory pre-bid site visit will be held on: *November 30, 2021 at 10:00am.*

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 that supersedes previous additions.
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. Contractor shall be responsible for all debris removal related to all work performed under this work scope.
8. **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.**

COMMUNITY DEVELOPMENT WILL, TO THE GREATEST EXTENT FEASIBLE, GIVE PREFERENCE IN THE AWARD OF CONTRACT TO INDIAN ORGANIZATIONS AND INDIAN-OWNED ECONOMIC ENTERPRISES.

Work Scope:

1. Window in shower.

Demo, remove and replace window in shower area. Provide all labor and materials to completely redo the opening, insulate, ensure proper water barrier at this completely rebuilt window opening. Use only PVC trim where needed. No wood trim to be used in the shower window enclosure. Home Depot SKU #4824VDP (Frameless diamond pattern vented glass block window.)

<https://images.thdstatic.com/catalog/pdfImages/9e/9e627a4a-1a8d-4145-b1b0-43320afc5634.pdf> *This link is provided to ensure recommended installation.

The new 3.125" thick glass block window will be flush on the exterior of house. On the shower side of the glass, gently slope sill (to shed water toward tub). All seams must be carefully sealed to guarantee zero water penetration.

2. Water damaged shower/tub enclosure walls and adjacent walls.

Demo the water damaged walls in shower area and the adjacent walls entirely and replace. We expect that the water damage has migrated behind the walls along and outside the immediate shower enclosure. Include materials and labor for vapor barrier, insulation, walls and waterproofing as required by code. Make repairs by patching or replacing the damaged walls throughout the entire bathroom area. Provide insulation and wall board as follows.

Use Schluter Kerdi-Board Wall and waterproofing for walls immediately in the shower and tub area on three sides.

Tub and Shower Walls; include all new acrylic waterproof wall panels, waterproofing strip, kerdi pipe seals, mixing valve seal, kerdi screws and washers, kerdi-fix sealing and bonding compound. Ensure that all Kerdi Products are installed. Also, provide and install new sheetrock and all taping, mudding, sanding of walls adjacent Kerdi walls as required for a complete and professional wall assembly. Provide and install paint and labor for the entire bathroom. Ceilings and all walls included.

3. Trim work.

Remove all water damaged trim in entire bathroom and replace with PVC trim.

4. Plumbing materials and labor.

Include removal and disposal of old faucet, shower valve, shower head, connections and related plumbing. Provide and install new faucet, shower head, shower valve and all required piping. Any other damaged drain lines or vents in bathroom must be repaired and or replaced.

5. Ceiling light.

Demo and replace the light located above the shower with a "Wet Rated" fixture to fit the existing opening.

6. Bath / shower exhaust fan.

Remove and replace with new Panasonic Unit from Spec. Book. Replace any damaged venting or piping to ensure proper exhaust venting through the roof penetration. Caulk and or seal the boot on top of the house at the exhaust fan piping penetration.

7. Waterproofing.

All materials and labor included for waterproofing. Sealants, vapor barriers, wall construction to receive proper waterproofing by closing up joints and seams with membrane (overlap tub flange as required), joint tape and proper non-modified cement (thin-set) mortar. type product over the joints with minimum 2" overlap. Finish all wall penetrations with cement over the seams. Seal the base of tub to the wallboard with proper waterproof sealant.

8. Flooring.

Remove entire bathroom floor and replace with the flooring from The MLBO 2016 Project Specifications; Vinyl Sheet Flooring. Install new underlayment. All transition materials / strips to be removed and replaced with new from new bathroom floor to hallway carpet.

9. Allowance.

Include \$1,000.00 in the base proposal price for additional work that may arise as part of this project. Example... damaged framing or other items that may be revealed subsequent the demo portion. Any unused amount will be credited back to the project at final billing. PLEASE, secure Project Coordinator approval before charging against this line item allowance.

10. Toilet.

Remove the toilet and replace the wax ring with new. Inspect shut off valves and replace if any leaking or damage is present.

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 Jim Carpenter, Project Coordinator, at 320-532-7432 (office), 320-364-9865 (cell) or at 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.

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. 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 (if applicable)
 - 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 (TERO DIRECTOR) 320-532-4778 or EMAIL Lori Trail at Lori.Trail@millelacsband.com

All proposals MUST be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: (44803 Wiigob Court Onamia)
P.O. 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 with questions regarding licensing and for the license application.

Permit and Contractor Requirement

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 2016 MLB Project Specification Book.

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

Section 17. Bonding

- A. In construction contracts that are federally funded or deemed commercial, bonding is required. These types of contracts shall demand a performance bond not less than twenty (20%) percent of the total contract price, but not to exceed \$500,000.00. A performance bond requirement is to ensure that, if a contractor defaults, the Band may request that the surety pay the expense incurred to complete the construction contract.
- B. In addition, all construction contracts identified as federally funded or commercial shall be covered by a payment bond equal to one payment installment or cover subcontractors/suppliers as determined by the Contracting Officer or his agents. The payment bond must contain language stating that if the contractor fails to make a payment to its subcontractors/suppliers, the surety will make the necessary payment.
- C. For all Band funded residential construction projects, a performance bond is required for contracts in excess of \$50,000.00. 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 2022 CONSTRUCTION BID FORM REQUIRED FOR ALL BIDS

FIRM NAME: _____

JOB/PROJECT: (44803 Wiigob Court Onamia, MN 56359)

LUMP SUM PRICE:

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

ALTERNATE #1 (IF APPLICABLE):

(Indicate specifics of what is to be included in Alternate 1.)

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

ALTERNATE #2 (IF APPLICABLE):

(Indicate specifics of what is to be included in Alternate 2.)

_____ \$ _____
(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 (If required)
- COPY OF MINNESOTA CONTRACTOR'S LICENSE (if applicable)
- SUB-CONTRACTOR LISTS (Include values)

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____