



Community Development REQUEST FOR PROPOSAL

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

DATE ISSUED: August 15, 2022

BID DATE: September 7, 2022

PROJECT: 832 Zhingob Avenue, Hinckley

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 project located at 832 Zhingob Avenue, Hinckley, MN. Bids will be due Wednesday September 7, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday September 8, 2022 at 10:00 AM.

A mandatory Pre-Bid site visit will be held on Wednesday, August, 2022 at 1 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.

832 Zhingob Avenue

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 and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces shall match existing.
3. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Ensure proper operation of all windows.
4. Supply and install all new window screens.
5. Pressure wash, scrub and clean all siding and exterior surfaces. This should include removal of beehives.
6. 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.
7. Remove and dispose of the existing dishes installed on the roof. Contractor shall caulk screw holes or repair any damage to the roof.
8. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
9. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
10. Contractor shall clean out all gutters.
11. Demo any existing splashpads. Supply and install concrete splashpads per Spec Book.
12. Demo and replace damaged foundation flashing. Match existing color.
13. Supply and install black dirt and seed around the perimeter to repair grade as needed.
14. Demo and replace front entry door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Adjust siding and j-channel as needed.
15. Demo patio door. Modify the opening to fit 3' entry door per Spec Book. Supply and install spec entry door and frame, including aluminum clad wrap and brick mould. After modified, finish this section of exterior wall by in-filling siding (color match to existing siding), insulation, vapor & air barriers per Spec Book. Finish per Spec Book.
16. All entry door lock sets to be keyed alike. Doors shall have satin chrome knobs.
17. Supply and install spec storm doors to front and back entries with chain kits.
18. Demo and replace damaged; or 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. Demo existing a/c condenser. Supply and install new Lennox 13ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
22. Demo and replace damaged; or supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
23. Demo existing overhead door hardware. Supply and install overhead garage door, weathering and jamb flashing. Garage door color shall be white. Match existing jamb flashing. Supply and install a locking garage door handle.

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. Install sheet rock for modified rear entry door opening. Texture, paint and finish, including installation of baseboard.
4. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding, such as in wall across from washer and dryer. 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.
5. Demo and replace garage service door and frame, including aluminum clad wrap and brick mould inside garage. Supply and install new lockset. To be keyed alike front and rear entry doors. Doors shall have satin chrome knobs.
 6. Supply and install missing drywall on garage ceiling, include taping.
 7. Remove and dispose of wood shelving inside the garage.
 8. Remove old garage door opener components.
 9. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
 10. Demo and replace all existing; or supply and install missing grilles, diffusers, return air covers and floor vents.
 11. Demo ceiling fan in living room. Supply and install Samantha 3 light semi-flush mounted light fixture model: cf57517sn and controller per Spec Bk.
 12. Demo any damaged or non-Spec light fixtures. Supply and install light fixtures per Spec Book to replace. Install new LED bulbs throughout.
 13. Demo and replace damaged flooring planks. Existing flooring is Konecto Sierra product, color selection Truckee. Add adhesive at loose joints; if flooring still lifts, replace those pieces.
 14. Demo existing baseboards in laundry, mechanical and bathrooms. Supply and install vinyl base to replace. Vinyl selection: 101 Seaweed.
 15. Demo and replace damaged baseboards (including water stained); or supply and install missing baseboards. Match existing finishes.
 16. Demo and replace all existing kitchen countertops, sink, faucet and side sprayer. New countertop selection: Butterum Granite 7732-58.
 17. Demo existing lower kitchen cabinets. Supply and install standard kitchen cabinets per Birchwood plans and Spec Book; to include a 24" cabinet to replace the dishwasher opening. For upper cabinets: Demo and replace any damaged; or supply and install missing kitchen cabinet doors, drawers, hardware, shelves or other components. Match existing finishes.
 18. Demo existing range hood. Supply and install Spec model. Including venting to the exterior and cabinet to conceal.
 19. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW. Remove and dispose of existing if they are still in the house.
 20. 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 warping), large cracks or **paint**. Match to existing finishes.
 21. Demo and replace all lower window extension jambs and any other damaged window extension jambs (including those with water-staining or bleaching of veneer). Match existing finishes and include sprayfoam after install.
 22. Demo and replace all damaged windows components, including but not limited to panes, sashes, locking mechanisms. Ensure proper operation of all windows.
 23. Demo any existing; supply and install all new window blinds per Spec Book.
 24. Thoroughly clean all window surfaces.
 25. Demo all wood shelving; and supply and install wire shelving throughout per Spec Book.
 26. Demo existing pocket door between front entry and laundry areas. Supply and install pre-hung interior door. Door shall have lever opener. Hardware shall have satin chrome finish.
 27. 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. Demo existing bedroom and front entry closet bi-fold doors, frames and hardware. Supply and install jambs and trim to complete closets as cased openings. Match existing finishes.
 28. Demo and replace any damaged; or supply and install missing door-stops.
 29. Bathroom:
 - a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1
 - b. Demo existing ADA roll under bath vanity with cultured marble top. Supply and install standard bath vanity of same size with cultured marble top. Match existing finishes.
 - c. Demo and replace sink faucet.

- d. Remove decorative wall covering by light switch before repainting per interior work scope item #4.
 - e. Demo and replace toilet stool.
 - f. Demo existing tub/ shower. Supply and install H 330 tub/ shower to replace. (without grab bars)
 - g. Demo existing shower. Supply and install H 853 to replace. (without grab bars)
 - h. Demo and replace both shower trim sets.
 - i. Demo and replace any damaged; or supply and install bath accessories per Spec Book.
 - j. Demo door, frame, hardware and trim on closet between tub and shower. Supply and install white pvc trim board to finish as a cased opening.
 - k. Demo existing wood shelving. Replace with wire shelving per Spec Book.
30. Demo and replace laundry top faucet.
 31. Inspect existing in-floor heating system. If system and existing controller seem complete, fully test system's function. Report any issues to Owner.
 32. Service existing HRV and furnace. Demo and replace A-coil for new 410A condenser.
 33. Thoroughly clean all interior surfaces.
 34. Contractor shall have all ductwork cleaned.
 35. 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.
 36. 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.
 37. Construction shall be permitted through the MLBO and City of Hinckley.
 38. Housing will maintain utilities throughout construction.

Bid Alternate #1:

Provide lump sum cost to demo and replace garage apron and sidewalk. Include installation of expansion joint at garage and house stoop abutments. Include control joints and install #4 re-bar reinforcement @ 24" o.c. Garage apron should be poured to match garage floor and driveway elevations at abutments. Sidewalk elevation should include slight slope away from the garage and decline from stoop to garage apron abutments.

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 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: 832 Zhingob Avenue
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) and City of Hinckley 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: 832 Zhingob Avenue

LUMP SUM PRICE:

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

ALTERNATE #1 (Add to Replace Garage Apron & Sidewalk:

_____ \$ _____
(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.

- 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: _____