



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: February 23, 2022

BID DATE: March 16, 2022

PROJECT: Badger Rd Quad Reconstruction

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 the reconstruction of the Badger Rd Quad, including rebuild on 63655 Badger Rd (Unit C) and repairs to the adjacent units 63649 & 63665 Badger Rd (Units B & D). Bids will be due Wednesday, March 16, 2022 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, March 17, 2022 at 10:00 AM.

The mandatory pre-bid site visit will be held on Thursday, March 3, 2022 at 1pm.

Directions to the site from Interstate 35 exit in Hinckley: Follow Hwy. 48 approx. 23 miles East to Grace Lake Rd. Turn left onto Grace Lake Rd and follow approx. 3 ½ miles to Badger Rd intersection. Turn left on Badger Rd and follow approx. 1 mile to the quad located on the right side of the road.

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 Building Code (IBC), 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:

63655 Badger Rd (Unit C)

Turn Key Construction. Contractor shall supply all materials and labor to reconstruct the burnt quad unit per the provided 4-plex plans; selection sheet; 2016 Spec Book; and per the following.

Exterior:

1. Cleanup and provide disposal of any remaining debris in and around this unit.
2. Demo siding, house wrap and sheathing at the rear of the unit.
3. Supply and install all new framing and trusses to reconstruct the unit. The standing rear section of the main level walls and roof trusses do not need to be replaced.
4. Tear-off any existing house roofing. Supply and install all new, including: shingles, ice & water installation, replacement of underlayment, drip edge, valley metal flashings, roof jacks, bath fan exhaust covers, ridge vent / attic exhaust vents, step flashings and any other accessories which may be present.
5. Supply and install all new exterior sheathing.
6. Supply and install all new house wrap, siding and accessories. All replaced siding and accessories shall be color matched to existing. Supply and install Mid-America Mounting Blocks and Vents in Certainteed color specified. Mounting blocks shall be installed for all openings, j-channel will not be allowed to box any openings other than windows or doors.
7. Supply and install Nova Brick siding wainscot as detailed on the drawings. Nova Brick to be Split-Faced. Color shall match existing in the other units.
8. Demo and replace any damaged exterior concrete.
9. Demo and replace any damaged; or supply and install missing foundation flashing on the unit.
10. Supply and install exterior light fixtures: Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
11. Supply and install all new LED light bulbs.
12. Demo patio door. Modify the opening to fit 3' entry door per Spec Book. Supply and install spec entry door with storm door. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book.
13. Supply and install front entry door per Spec Book.
14. Supply and install new lock sets for front and rear entry doors per Spec Book; to be keyed alike.
15. Supply and install spec storm doors to front and back entries with chain kits.
16. Supply and install all windows and screens.
17. Supply and install overhead garage door without opener. Match existing doors on the other units.
18. Demo the existing soffit and fascia on the rear of the unit; supply and install all new soffit and fascia for the unit.
19. Contractor shall demo the existing air conditioning unit; supply and install complete air conditioning system to include AC unit condenser, controller and lineset.
20. Contractor shall supply and install all exterior outlets and box covers.
21. Supply and install an exterior hose bibb. Locate hose bibb adjacent to rear entry door.
22. Supply and install all new gutters, leaf guards and downspouts. Front elevation gutters shall discharge into existing drainage piping. Supply and install concrete splashpads per Spec Book for rear of the unit.
23. Demo and replace damaged; or supply and install missing septic inspection pipes or caps.
24. Contractor shall be responsible for reconnection to utilities: Electric – ECE (East Central Energy.) and Propane Gas-(Lakes Gas) and all costs associated. All utilities for 63655 Badger Rd (Unit C) shall be the Contractor's responsibility until the unit is officially turned over to the Mille Lacs Band of Ojibwe (punch list completion). Propane level shall be no less than 30% when home is turned over to Housing.

Interior:

1. Demo standing rear wall and partial roof down to framing/ trusses. Paint all framing and trusses with Kilz before installing insulation and poly.
 2. Demo the main level portion of the party wall that is still standing at the center of the unit.
 3. Demo the batt insulation and poly in the party walls. Paint all framing with Kilz before supplying and installing new batt insulation and poly.
 4. Supply and install new electrical panel; and install all new wiring throughout. Contractor shall protect and keep in place the temporary above ground electrical supply line for the well until the new wiring is complete so as not to disrupt the water supply to any of the other units.
 5. Supply and install all new smoke detectors with spec combo smoke c/o detector to meet code compliance.
 6. Supply and install all new plumbing throughout. Contractor may need to demo concrete floor to access underground plumbing if broken off too low to connect. Contractor shall supply materials and labor to patch concrete floor after reconnecting.
 7. Supply and install all ductwork, including supply and return. All ductwork shall be hard except for the HRV unit.
 8. Supply and install all new attic insulation and vapor barrier.
 9. Supply and install all new sheetrock, taping, texturing and painting per Spec Book.
 10. Supply and install all spec combo smoke c/o detectors.
 11. Supply and install HRV, furnace with A-coil, water heater and laundry tub per Spec Book.
 12. Supply and install new thermostat and HRV controller. Furnace thermostat model to be installed will be Honeywell T6 Pro Series TH6210U2001.
 13. Supply and install water softener per Spec Book with salt.
 14. Contractor shall complete water conditioning test and set softener hardness accordingly.
 15. Supply and install well pressure tank.
 16. Supply and install all new vinyl flooring throughout except the mechanical room including underlayment for upper level. Clean and paint the mechanical room floor per the Spec Book.
 17. Supply and install vinyl base in the bathroom and mechanical room.
 18. Supply and install all new interior pre-hung doors (including hardware and door stops), casing, trim, and millwork throughout the unit. Stain selection is Early American 230.
 19. Supply and install all new kitchen cabinets (to include all new hardware), countertops and bath vanities (to include all new hardware). Stain selection is Early American 230. Countertop finish is 3526-58 Traverine.
 20. Supply and install all new wire shelving throughout.
 21. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
 22. Supply and install new range hood per Spec Book. Range hood shall be vented to the exterior. Provide and install venting conceal.
 23. Supply and install new kitchen and bath sinks and faucets; and new laundry tub faucet.
 24. Supply and install a new toilet stools per Spec Book.
 25. Supply and install a new tub/ shower per Spec Book.
 26. Supply and install all new bath accessories.
 27. Supply and install bath fans vented to the exterior. Panasonic model: FV-05-11VKSL2 (with light)
 28. Supply and install electrical auxiliary heater in main level bathroom.
 29. Supply and install all new electrical receptacles, wall plates and switch covers.
 30. Supply and install all new grilles, diffusers and return air covers with spec products.
 31. Supply and install all new floor registers.
 32. Supply and install all new interior light fixtures per Spec Book schedule.
 33. Supply and install all new LED bulbs throughout.
 34. Supply and install all new blinds.
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1. Drawing Changes: Party walls, type E where indicated shall be build according to plan design. If party walls are constructed per the drawing detail, Contractor shall utilize exterior gypsum sheathing type x (brown rock) for the inside faces of the walls exposed to weather during construction. Fire rating must extend from floor to roof sheathing. Fire treated plywood shall

be used extended 4' on either side of the party wall, in lieu of the sheetrock wrap detailed in the drawings. No roof penetrations are allowed within 5' of the party walls. Drawing S3.0 "LVL Beam over garage" supporting partial floor, and partial roof. Contractor shall install two 3-ply beams as shown; one to support the roof load and one to support the floor load. Provide continuous bearing to foundation.

2. In addition to providing cable feeds to the roof mounted goose-necks, contractor shall install one RG6 Coaxial cable to the building exterior by the telephone line for possible cable television hookup. Label all Coaxial feeds entering into the low voltage cabinet next to the electrical panel & provide drawing inside panel cover indicating locations for satellite, phone and cable connections.
3. Supply and install triple bulb flush mount ceiling light fixture where ceiling fans are shown on the plans.
4. Supply and install low voltage panel in garage next to electrical panel.

63649 & 63661 Bader Rd (Units B & D)

For both units provide materials and labor to complete repairs. Follow the provided 4-plex plans; 2016 Spec Book; and the following work scope.

Exterior:

1. Demo and replace all damaged; and/ or supply and install any missing house wrap, sheathing, siding, channel, and accessories. All new siding and accessories shall match existing.
2. Demo and replace all damaged; and/ or supply and install any missing aluminum soffit and fascia covering. All new pieces shall match existing.
3. Demo and replace damaged fascia board on Unit B.
4. Tear-off and replace damaged house roofing or as needed; or supply and install any missing roofing, including: shingles, sheathing, ice & water installation, replacement of underlayment, drip edge, valley metal flashings, roof jacks, bath fan exhaust covers, ridge vent / attic exhaust vents, step flashings and any other accessories which may be present.
5. Pressure wash and or scrub exterior of building removing all dirt and soot.
6. Demo and replace damaged; or supply and install missing gutters and downspout components, including leaf guards.
7. Clean out all gutters not being replaced.
8. Housing will maintain utilities for 63649 & 63661 Badger Rd (Units B & D) throughout construction.

Interior:

1. Demo the sheathing and batt insulation on the party wall. Paint all framing with Kilz before installing new insulation and sheathing.
2. Patch, texture, prime and paint any damage to party wall and ceiling interior drywall surfaces. Demo and replace any sections of drywall with heavy molding or extensive cracking. Sand any existing drywall areas of texture or seams which do not blend-in well. 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.
 - a. For Unit B, include demo and replacement of six (6) 4'x8' sheets of drywall in your base bid finished per Unit B & D interior item #2. For **bid alternate #1**, provide unit cost per sheet to demo, replace, tape, texture and paint. Unit cost will be used to credit back to the Owner for any unused sheets.

ALL:

1. Include \$20,000 allowance in base bid for concealed damages. Allowance shall only be used for changes to the work scope which have been approved by Carla Dunkley, the MLBO Project Coordinator, prior to execution of work.
2. Work shall be dual permitted through MLBO.
3. Landscaping and final site work will be conducted by the Owner. General contractor responsible for rough grading of the site.
4. Contractor shall include 0.5% TERO tax fee in base bid. Receipt of TERO fee payment must be submitted to the Project Coordinator before the final pay application will be processed.

5. Bids must be honored for 90 calendar days.
6. Submittals and Attachments:
 - a. Pre-Bid Acknowledgement / Sign in sheet.
 - b. All submittals shall be submitted within ten days of construction start.
 - c. Contractor will provide a warranty outline with their proposal.
 - d. Omissions or deletions will not be accepted without a written request indicating the reason why the omission or deletion is needed.
 - e. O&M manuals will be created by the contractor with all warranty cards and operator manuals inserted in a three ring binder before punch list.
 - f. [MLBO / CD] will choose all aesthetic types and colors.

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:

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 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. Completed and signed copy of the TERO Compliance Plan
 - 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: Badger Rd Quad Reconstruction
PO 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 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: Badger Rd Quad Reconstruction

LUMP SUM PRICE (63655 Badger Rd Unit C):

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

LUMP SUM PRICE (63649 Badger Rd Unit B):

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

LUMP SUM PRICE (63661 Badger Rd Unit D):

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

TOTAL BASE BID:

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

ALTERNATE #1 (IF APPLICABLE):

(Unit Cost per Sheet of 4'x 8' Drywall Replaced and Finished)

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

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____

