



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: April 3, 2025

BID DATE: April 30, 2025

PROJECT: 1301 Zhegwanabik Ave. 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 reconstruction of a single family home at 1301 Zhegwanabik Ave., Hinckley. Bids will be due Wednesday, April 30, 2025 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, May 1, 2025 at 10:00 AM.

A mandatory Pre-Bid site visit will be held on Monday, April 14, 2025 at 10:30 am. As other pre-bid site visits immediately follow this site visit, all contractors who plan to attend must email Carla Dunkley ahead of time. As such, they can be informed of any schedule changes.

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 2025 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. Contractor should provide their electrical subcontractor with sufficient information so that cost of any code required updates are included in their base bid.
 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 2025 MLB Spec Book.

Turn Key Construction. 2025 MLB Spec Book, Blue Spruce Garage Left plans, including modifications specified within the following work scope.

1. Provide materials and labor to demolish remaining debris on slab, including but not limited to sill plate and flooring; and have all debris disposed of off-site. Contractor must take care not to cause any damage to the concrete or remaining anchor bolts.
2. Provide materials and labor to demo and replace garage apron and sidewalk. Supply clean sand and prep base as needed. Ensure concrete matches elevations at all abutments. Include reinforcement per Spec Book and control joints no more than every 4'. Include an expansion joint at garage floor abutment.
3. Supply all materials, equipment and labor to reconstruct a new Blue Spruce Garage Left home. See plans and selection sheet for options.
 - a. Supply and install screw-in anchor bolts as needed to replace those missing or damaged. Quick bolts will not be accepted. Ensure that bolts are long enough to meet code requirements.
 - b. Furnace thermostat model to be installed will be Honeywell T6 Pro Series TH6210U2001.
 - c. Contractor shall 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.
 - d. Contractor shall install #4 re-bar reinforcement @ 24" o.c. in exterior concrete.
 - e. 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.
 - f. Simpson H25 hurricane ties shall be installed at every roof truss, one at each end.
 - g. For homes requiring a sump pump, pumps shall never discharge directly onto exterior concrete; and contractor shall include cost of 25' extension for discharge with each installation.
 - h. Dig down along the perimeter of the house slab to demo foundation insulation down 6" below final grade. Supply and install insulation to replace.
 - i. On foundations, aluminum coil stock must be sufficient width to extend a minimum of 6" below final grade.
 - j. Insulate wall cavities with Knauf Jet Stream Ultra Blowing Wool Insulation.
 - k. Provide materials and labor to construct a 5'x5' concrete pad 4" thick. Supply and install AC-Guard security cage model ACGUKIT with AC-Guard Top Bar and 2 locks to be anchored with ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
 - l. Window openings will have sheetrock returns for side jambs and marble sills. See selection sheet.
 - m. Supply and install Shaw Infinite 12 luxury vinyl plank flooring. Install per manufacture's specifications. Color is listed on the selection sheet.
 - n. Baseboards shall be white pvc colonial style. Supply and install wood baseshoe at the bottom of cabinets and bath vanity stained per selection sheet.
 - o. Updated models:
 - 1) Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1
 - 2) Exterior light fixtures: Patriot Lighting Dualux Bronze LED dual head motion sensor exterior fixtures model: E9201BZ.
 - 3) Whirlpool oven model# WFC150MOJW
 - 4) Whirlpool refrigerator model# WRT311FZDW.
4. Landscaping and final site work will be conducted by the Owner. General Contractor responsible for rough grading of the site to within three (3) inches of final grade. Rough grade must divert runoff away from the home with no areas of ponding. All areas within lot disturbed by construction shall be addressed.

- a. Area to Received Rough Grade Further Defined: Any disturbed areas on the lot. When rough grade is complete, no areas should pond water with runoff directed away from the home. Contractor will be required to call Project Coordinator for inspection and approval of their rough grade finish.
 5. Site Clearing: Contractor shall remove brush and trees within 20' of home and garage perimeter.
 6. Construction limits will be 20' surrounding the proposed home.
 7. Contractor shall be responsible for disconnection and reconnection to all utilities. Electric – Minnesota Power, MN Energy, City of Hinckley sewer and water and all costs associated. All utilities shall be the Contractor's responsibility until the home is officially turned over to the Mille Lacs Band of Ojibwe (punch list completion).
 18. Construction of the home shall be permitted through MLBO and the City of Hinckley.
 19. Contractor shall provide and install a mailbox with swing away post per spec book with numbering.
 20. Contractor will be expected to start construction as soon as possible and as identified in the schedule mutually agreed upon by the Contractor and the Owner. The project schedule shall be established upon final approval of the MLBO Construction Contract and prior to the commencement of any work. At minimum, the contractor must complete demolition of the existing structures, new foundation, interior concrete, onsite well and septic connection (including repairs) prior to ground freeze-up. The expectation is that construction will be out of the ground by then; and able to continue through to substantial completion.
 21. 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.
 22. Bids must be honored for 90 calendar days.
 23. Contractor must be substantially complete all work no later than 180 days after date of final contract approval.
 24. 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.
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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 60 days of a fully executed contract.
2. Project will be substantially complete within 150 days from start of construction.
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 are encouraged to provide the following along with their bid submittal:
 - a. Completed and signed MLB Community Development Construction Bid Form (Required)
 - b. Completed schedule of values (billing worksheet page 2). Should include names of the sub-contractors supplying labor for each item and each materials supplier for each item. (Required)
 - c. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - d. Bonding Surety - Bonding is required for this project, as such a letter from your bonding company must be included with your bid stating that if you are awarded the contract for this project that they will issue the required bond. **Any bid submitted without this letter will be disqualified.**
 - e. A copy of Current Insurance Certificate
 - f. A copy of Subcontractor/Material Supplier list
 - g. A copy of valid State of Minnesota Contractor's License. The contractor submitting the bid must be the license holder.
 - h. 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.
5. Bidders must thoroughly review the building plans, plan changes, selection sheets, MLB 2025 Spec Book, project rfp and any pre-bid addendums issued to ensure that they have accounted for and included the cost of all specified materials, products, equipment and labor in their bid.

All proposals must be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: 1301 Zhegwanabik Ave. Reconstruction
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 Jackie Smith at (320)384-4773 or via email at JSmith2@grcasinos.com with questions regarding licensing and for the license application.

Contractor submitting the bid must hold a valid State of Minnesota Contractor's License. The bidding contractor must be the license holder.

PERMIT AND CONTRACTOR REQUIREMENTS:

Permits: Contractors are responsible to attain all necessary permits for all work, including City of Hinckley and 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.

Bidding Requirements and Contract Forms

EMAIL ADDRESS: _____