



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: August 3, 2017

BID DATE: August 23, 2017

PROJECT: 2017 Sher 5 Home Package - Onamia, MN

TO: Qualified General Contractors

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

RFP for 5 New Homes to be constructed at:
Biitawaanakwad Ct (Lot 1 Block 5): H/C Butternut Garage Left
Biitawaanakwad Ct (Lot 3 Block 5): Butternut Garage Left
Gichiayaabe Loop (Lot 3, Block 2): Blue Spruce Garage Left
Gichiayaabe Loop (Lot 4, Block 2): Partial H/C Butternut Garage Left
Gichiayaabe Loop (Lot 5, Block 2): Blue Spruce Garage Right
Sher Development, Onamia

The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed bids for construction of five new homes to be located along Biitawaanakwad Court on Lots 1 & 3 of Block 5 and along Gichiayaabe Loop on Lots 3, 4 & 5 of Block 2, all in the Sher Development in Onamia, MN. Bids will be due Wednesday August 23, 2017 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday August 24, 2017 at 8:30 AM.

A mandatory pre-bid site visit will be held Tuesday, August 8th at 10am.
Directions to project site from Grand Casino Mille Lacs: US Hwy 169 north 2 ¾ miles to Timber Trails Rd intersection. Turn left onto Timber Trails Rd and continue south ¾ mile to Wagidaaki Drive intersection. Then right into the Sher Development. We'll be starting at Lot 1, Block 5 which is first home on the right along Biitawaanakwad Ct.

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. 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 Description:

Turn Key Construction. 2016 MLB Spec Book and Approved Bldg Drawings.

1. Construct 5 new homes: Biitawaanakwad Ct (Lot 1 Block 5): H/C Butternut Garage Left; Biitawaanakwad Ct (Lot 3 Block 5): Butternut Garage Left; Gichiayaabe Loop (Lot 3, Block 2): Blue Spruce Garage Left; Gichiayaabe Loop (Lot 4, Block 2): Partial H/C Butternut Garage Left; Gichiayaabe Loop (Lot 5, Block 2): Blue Spruce Garage Right. See attached site plans and new home selection sheets for options.
On all 5 homes:
 - a.) Furnace thermostat model to be installed will be Honeywell Focus Pro 6000.
 - b.) Contractor shall install either Certainteed or LP Smartside woodgrain finish trim board between lap siding and gable shakes to be painted as specified for each house.
 - c.) Contractor shall install #4 re-bar reinforcement @ 24" o.c. in garage slabs & exterior concrete; and #4 rebar @ 48" o.c. in each house slab.
 - d.) Simpson H25 hurricane ties shall be installed at every roof truss, one at each end.
 - e.) 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.
On Blue Spruce homes:
 - a.) Model FW 44/ 45 shall be installed for tub/ shower, not WR 860/ 861 as listed in the 2016 Spec Book.
On Lot 4, Block 2 only:
 - a.) Warm Rain Model: H 852/853 shower shall be installed instead of ceramic tile roll-in shower.
 - b.) Grab bars shall be installed in the bathroom for toilet, tub/ shower combo & low threshold shower.
 - c.) Kitchen shall not include lowered countertops nor ADA appliances.
2. Excavate and install new frost footings. Excavate all material to footing depth. Import clean sand fill material. Contractor is responsible for removal and export of any excess soils or fill quantities that cannot be used onsite.
3. Contractor shall include 500 extra blocks and 300 yards of extra fill used for foundation construction and backfill in their base bid. Unit costs submitted in Bid Alternate #1 shall be used to calculate credit back to Owner for unused Block and Fill. Note: these costs should include all associated materials, equipment and labor that would be necessary if the extra block and fill were utilized.
4. Silt fencing has been installed by Owner at perimeter of building site.
5. Construction limits will be within the perimeter of existing silt fence surrounding the proposed home; however, permission may be granted by the Owner to go beyond. General Contractor shall be responsible for silt fence, storm drain protection, and street cleaning throughout construction. Additional tree removal and additional clearing may be required based on site conditions. This will be identified at the pre-bid site visit.
6. Contractor shall provide any removal of trees and brush to clear 25' along the entire perimeter of each home.
7. 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.
- 8. Provide code required radon mitigation system. This may be achieved by utilizing a shallow interior drain tile / pvc system and rock bed, vented through the roof.
- 9. Foundation Drainage: Daylight drain tile to the exterior where grade allows, or provide sealed sump basket and pump. Provide a vertical stack cleanout on the highest point in the exterior drain tile system. Coordinate with Project Coordinator.
- 10. Contractor shall include all costs associated for municipal water and sewer service connections, and coordinate required inspections.
- 11. Bids must be honored for 90 calendar days.
- 12. Landscaping and final site work will be conducted by the Owner. General Contractor responsible for rough grading of the site to within three inches of final grade.
- 13. Driveway Construction: Contractor shall install 6" of class 5 material with 2" topping of reclaimed asphalt or crushed concrete. Driveways shall be 20'x50' in length, measuring from the edge of curb. Provide flared approach to garage.
- 14. Contractor shall be responsible for connections to utilities. Electric-(Mille Lacs Energy Cooperative), Natural Gas-(Center Point Energy), Water and Sewer 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).
- 15. Include additional 911 sign and post to be installed at driveway approach. Contractor shall be responsible for submitting and obtaining the 9-1-1 addresses; and will include the \$50 application fee in their base bid per home.
- 16. Include Mailboxes and swing away posts per spec book with numbering. Onamia Post Office to determine if boxes will be individual or clustered.
- 17. Contractor shall include 0.5% TERO tax fee in base bid.
- 18. Contractor shall include the cost of 3 compaction tests per home in their base bid.
- 19. 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 each home's foundation, interior concrete, water and sewer connection 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.

Bid Alternate #1: Provide unit costs for extra block and extra fill. 500 extra block and 300 extra yards of fill should be included in the base bid for each home. Unit costs submitted shall be used to calculate credit for unused materials.

Bid Alternate #2: Provide lump sum cost difference to provide materials and labor for installing metal roofing on all 5 homes. Metal Sales Image II with minor ribs, 26 gauge, 16" panels. Titanium UDL 50 Synthetic Underlayment. To be installed per manufacturer's specifications.

Bid Alternate #3: Provide deduct amount for insulating each home's wall cavities with batt insulation. Each home's base bid should include the cost of insulating wall cavities with Knauf Jet Stream Ultra Blowing Wool Insulation.

Bid Alternate #4: Provide the lump sum cost for contractor to provide materials and labor to complete final grade for all 5 homes, including black dirt & seeding.

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 320-532-7429 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 submit building schedule to Project Coordinator at the time of contract signature by the Contractor.
3. Contractor shall provide means and methods for all building phases of construction.

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, including a schedule of values from Monthly payment application for each of the homes.
 - b. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - c. Bonding Surety Letter
 - 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 Craig Hansen at (320) 532-4778.

All proposals MUST be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: 2017 Sher 5 Home Package
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 Jacquelyn Smith at (320) 532-8240 or via email at JSmith@mlcorporateventures.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).

Bonding Requirements: In accordance with 2016 MLB Project Specification Book.

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

Section 17. Bonding

- A. 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.

**COMMUNITY DEVELOPMENT/PROJECT MANAGEMENT RESERVES THE RIGHT
TO REJECT ANY AND ALL BIDS FOR ANY REASON.**

SECTION II – BIDDING FORMS

Bidding Requirements and Contract Forms

COMMUNITY DEVELOPMENT
PROJECT MANAGEMENT

FY 2016 CONSTRUCTION BID FORM **REQUIRED FOR ALL BIDS**

FIRM NAME: _____

JOB/PROJECT: 2017 Sher 5 Home Package

Lot 1, Block 5 Butternut Garage Left LUMP SUM PRICE:

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

Lot 3 Block 5 Butternut Garage Left LUMP SUM PRICE:

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

Lot 3 Block 2 Blue Spruce Garage Left LUMP SUM PRICE:

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

Lot 4 Block 2 Butternut Garage Left LUMP SUM PRICE:

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

Lot 5 Block 2 Blue Spruce Garage Right LUMP SUM PRICE:

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

TOTAL LUMP SUM PRICE FOR ALL 5 HOMES:

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

ALTERNATE #1: (Unit Costs: Extra Block, Extra Fill Placed)

500 Extra Blocks @ _____/per block = \$ _____; 300 cu yards Fill @ _____/per cu yd = \$ _____

ALTERNATE #2: (Lump Sum for Metal Roofing)

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

ALTERNATE #3: (Deduct for Batt Insulation)

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

ALTERNATE #4: (Lump Sum Cost for Final Grade)

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

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____