



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: August 4, 2017

BID DATE: August 23, 2017

PROJECT: 760 Main St. W., Isle

TO: Qualified General Contractors

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

RFP for New Elder Blue Spruce to be Constructed at 760 Main Street W., Isle, MN.

The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed bids for construction of a new Blue Spruce home to be located at 760 Main St. W. in Isle, MN 56342. 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 on Tuesday, August 8th at 11a.m.
Directions to project site: lot is located in the City of Isle, north of Hwy 27
between the Scenic Avenue and Island Avenue intersections.

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 a new home: Blue Spruce Garage Right. See attached site plans and new home selection sheets for options.
 - 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.
 - 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. If a sump pump is required, it shall never discharge directly onto exterior concrete; and contractor shall include cost of 25' extension for discharge with each installation.
 - f. Model FW 44/ 45 shall be installed for tub/ shower, not WR 860/ 861 as listed in the 2016 Spec Book.
2. Excavate and install new frost footings. Excavate all material to footing depth. Import clean sand fill material for backfill operations.
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. Site Clearing: Contractor shall remove brush and tree removal from the building pad area and 25' within its perimeter, as long as trees are on this lot. This will include 2 large trees mid-lot.
5. Driveway Construction: Contractor shall demo the existing asphalt driveway and construct a new driveway 25' from the right or east property line. New driveway shall be constructed by installing 6" of class 5 material with 2" topping of reclaimed concrete or asphalt with a flared approach to garage. Driveway shall be approx. 16'x 75', including a flared approach to garage and provide a 20'x20' backup/ turn around area to the right side of the garage.
6. Construction limits will be 30' surrounding the proposed 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 provide and install a 911 sign and post at the driveway approach.
11. Contractor shall provide and install a mailbox with swing away post per spec book with numbering.
12. Contractor shall include the cost of 3 compaction tests in their base bid.
13. 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.
14. Utilities: Contractor shall coordinate removal of existing electrical service and relocated to work with new home location; and include all associated costs in their base bid.

15. Contractor shall be responsible for connections to utilities. Electric-(East Central Energy), Natural Gas - (CenterPoint Energy), City of Isle Water/ Wastewater. 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).
16. Contractor shall include 0.5% TERO tax fee in base bid.
17. Construction shall be dual permitted through the City of Isle and MLBO.
18. 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 the 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. 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 the 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, 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 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.

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, including schedule of values from Monthly payment application.

- 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: 760 Main St. W., Isle
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) 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. 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.

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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: 760 Main St. W., Isle

LUMP SUM PRICE:

_____ \$ _____
(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: (Metal Roofing)

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

ALTERNATE #3: (Deduct for Batt Insulation)

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

ALTERNATE #4: (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.

- o MLB BID FORM (MUST BE SIGNED)
- o MLBO VENDOR LICENSE
- o COPY OF CURRENT INSURANCES
- o LETTER FROM BONDING SURETY (REQUIRED)
- o COPY OF MINNESOTA CONTRACTOR'S LICENSE (if applicable)
- o SUB-CONTRACTOR LISTS (Include values)

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____

ROOM FINISH SCHEDULE

LOT INFORMATION: City of Isle, Fee
 ADDRESS (IF KNOWN): 760 Main St. W.
 PLAN NAME: Blue Spruce Garage Right
 FOUNDATION TYPE: S.O.G. FULL BASEMENT LOOK-OUT WALK-OUT
 HOME TYPE: ELDER ADA ACCESSIBLE STANDARD/ RENTAL
 GARAGE: YES NO OPENER: YES NO ADD 4' TO LENGTH: YES NO
 PATIO SLAB SIZE: 12' x 12'
 WATER SOFTENER: YES NO DISHWASHER: YES NO*
 WASHER / DRYER: YES NO WINDOW TRIM: WOOD S/R W/ MARBLE SILL
 DUCTWORK: STANDARD TRANSITE IN-FLOOR OFF PEAK ELECTRIC: YES NO
 INTERIOR DOORS: FLUSH 6-PANEL INTERIOR FRAMES: STEEL WOOD
 BEDROOM CLOSET DOORS: S/R OPENING DOORS

* If no dishwasher, install 24" removable base cabinet. Rough-in for dishwasher.

ROOM NAME	FLOOR					BASE		
	CARPET	SHEET VINYL	CERAMIC TILE	VINYL PLANK	SEALED CONC.	WOOD	VINYL	NONE
	1	2	3	4	5	1	2	3
LIVING ROOM		2				1		
KITCHEN		2				1		
HALL/FOYER		2				1		
BATHROOM (S)		2					2	
BEDROOM(S)	1					1		
LAUNDRY		2					2	
MECHANICAL ROOM					5		2	

** 1/2" x 3/4" base shoe molding all wood base areas except where carpet is selected.

SIDING COLOR: Seagrass SHAKE COLOR: Natural Clay

SHINGLE COLOR: Slate METAL TRIM COLOR: Clay

SHUTTER COLOR: 018 Tuxedo Grey GARAGE DOOR COLOR: Sandstone

CARPET STYLE AND COLOR: 738 Stone METAL ROOF: Ash Grey

SHEET VINYL STYLE AND COLOR: 58026 Latern Glow

VINYL BASE COLOR: 29 Moon Rock

COUNTERTOP STYLE AND COLOR: 7732-58 Butterum Granite

STAIN COLOR: Early American 230 INTERIOR PAINT COLOR: Dover White

WINDOW FRAME COLOR: Sandlewood BRICK MOULD COLOR: Sandstone

ENTRY DOOR COLOR: Natural Clay ENTRY DOOR FRAME: Sandstone

STORM DOOR: Almond TRIM BOARD: Natural Clay

CONTRACTOR SIGNATURE: _____ DATE: _____

POST IN WINDOW NEXT TO PERMIT CARD



Mille Lacs Band of Ojibwe - Real Estate Viewer

