

Community Development REQUEST FOR PROPOSAL

OWNER:

MILLE LACS BAND OF OJIBWE

DATE ISSUED: August 10, 2017

43408 OODENA DRIVE

ONAMIA, MN 56359

BID DATE:

August 30, 2017

PROJECT:

2017 ZOIII 2 Home Package - Hinckley, MN

TO:

Qualified General Contractors

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

RFP for 2 New Homes to be constructed at:
Giizhik Circle (Lot 4, Block 1): Blue Spruce Garage Left
Giizhik Circle (Lot 2 Block 3): Butternut Garage Left
Zhingwaak Oodena 3rd Addition, Hinckley, MN

The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed bids for construction of two new elder homes to be located along Giizhik Circle on Lot 4, Block 1 and Lot 2, Block 3., both in the Zhingwaak Oodena 3rd Addition located in Hinckley, MN. Bids will be due Wednesday August 30, 2017 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday August 31, 2017 at 8:30 AM.

A mandatory pre-bid site visit will be held on Tuesday, August 15th at 3:30 pm.

Directions to project site from Hinckley: Hwy 48 East to Pine County 15. County Road 15 South to Zhingob Avenue. Zhingob Avenue East to Giizhik Circle intersection. Turn right onto Giizhik Circle. We'll be starting at Lot 4, Block 1, which is 4th lot on the right side of Giizhik.

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
- 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

 Construct 2 new homes: Lot 4, Block 1, Giizhik Circle: Blue Spruce Garage Left; and Lot 2, Block 3 Giizhik Circle: Butternut Garage Left. See attached provided house plans and new home selection sheets for options.

For both 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.
- f.) Install grab bars with necessary reinforcement at all toilet, tub/shower and shower stall locations.

On Blue Spruce home only:

- a.) Model FW 44/ 45 shall be installed for tub/ shower, not WR 860/ 861 as listed in the 2016 Spec Book.
- 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. Dan Gammon with MLB Public Works shall be contacted for inspections in addition to the City of Hinckley.
- 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. Rough grade must divert runoff away from the home with no areas of ponding. All areas within lot disturbed by construction shall be addressed.
- 13. Driveway Construction: Contractor shall install 6" of class 5 material with 2" topping of reclaimed asphalt or crushed concrete. Driveways shall be 20'x75' for Lot 4, Block 1 and 20'x52' for Lot 2, Block 3, measuring from the edge of curb. Provide flared approach to garage.
- 14. Contractor shall be responsible for connections to utilities. Electric-(East Central Energy), Natural Gas-(Minnesota 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. Utilities: As natural gas service most likely will not be installed until next Spring; or would be subject to winter charges, contractor shall include in base bid the cost of setting up temporary propane service through Lakes Gas for each home. Contractor will ensure that there is at minimum 30% gas at the time of turnover. Contractor will be responsible for coming back to convert each furnace to natural gas after Minnesota Energy has installed service lines.
- 16. Include additional 911 sign and post to be installed at driveway approach.
- 17. Include Mailboxes and swing away posts per spec book with numbering. Hinckley Post Office to determine if boxes will be individual or clustered.
- 18. Contractor shall include 0.5% TERO tax fee in base bid.
- 19. Contractor shall provide and install storm doors on all main entry and patio exterior doors. (per 2016 spec book)
- 20. Contractor shall include the cost of 3 compaction tests per home in their base bid.
- 21. 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, onsite well installation and sewer connection/ or onsite septic system installation 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.
- 22. Contractor must be substantially complete with constructing both homes no later than 150 days after date of final contract approval.
 - <u>Bid Alternate #1</u>: 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.
 - <u>Bid Alternate #2:</u> Provide lump sum cost difference to provide materials and labor for installing metal roofing on both homes. Metal Sales Image II with minor ribs, 26 gauge, 16" panels. Titanium UDL 50 Synthetic Underlayment. To be installed per manufacturer's specifications.
 - <u>Bid Alternate #3:</u> 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.

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.
- 5. The schedule of values form for each home should be submitted with all the names of the sub-contractors supplying labor for each item and each materials supplier for each item should also be listed.
- 6. 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.
- 7. Bidders must thoroughly review the building plans, plan changes, selection sheets, MLB 2016 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: 2017 ZOIII 2 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) and City of Hinckley 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.

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

COMMUNITY DEVELOPMENT PROJECT MANAGEMENT

FY 2016 CONSTRUCTION BID FORM REQUIRED FOR ALL BIDS

FIRM NAME:	
JOB/PROJECT: 2017 ZOIII 2 Home Package	
Lot 4, Block 1 Blue Spruce LUMP SUM PRICE:	
- Allin Act of	\$\$
(Written Value)	(Dollar Amount)
Lot 2, Block 3 Butternut LUMP SUM PRICE:	
(Written Value)	(Dollar Amount)
TOTAL LUMP SUM PRICE FOR BOTH HOMES:	
(Written Value)	\$(Dollar Amount)
ALTERNATE #1: (Unit Costs: Extra Block, Extra Fill Placed)	
500 Extra Blocks @/per block = \$; 300 cu yards Fil	ll @/per cu yd = \$
ALTERNATE #2: (Lump Sum for Metal Roofing)	
(Written Value)	\$ (Dollar Amount)
ALTERNATE #3: (Deduct for Batt Insulation)	(,
TELLIANTE WAY (SOURCE OF SOUR MODERNIN)	e
(Written Value)	(Dollar Amount)
Acknowledgement of Addendum(s): 1) date 2)	date3)date
BID GUARANTEE PERIOD: I agree to hold this bid open for a period of 90 days after the bid opening. If the Purchase Order with the Mille Lacs Band of Ojibwe along with furnishing all results.	this bid is accepted I agree to execute a Contract and/or a equired bonding (if required) and insurances.
TERO COMPLIANCE: I understand that this company, its subcontractors and all employees perform Mille Lacs Band TERO Compliance Regulations. Upon being informed that I verguired TERO Compliance Plans directly to the MLB TERO Office for review	will be awarded a contract for this project, I will submit all
Acknowledgement of TERO Compliance:	
ATTACHMENTS REQUIRED: Failure to provide any of these attachment 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 o SUB-CONTRACTOR LISTS (Include values)	ts will result in bid disqualification.
NAME:TITLE:	
SIGNATURE:DATE:	
FIRM NAME:TELEPHONE:	
ADDRESS:	
EMAIL ADDRESS:	

ROOM FINISH SCHEDULE

LOT INFORMATION: Lot 4, Block 1 of ZOIII, Fee ADDRESS (IF KNOWN): Giizhik Circle, Hinckley PLAN NAME: Blue Spruce Garage Left FOUNDATION TYPE: S.O.G. FULL BASEMENT LOOK-OUT WALK-OUT HOME TYPE: ELDER ADA ACCESSIBLE STANDARD/ RENTAL GARAGE: YES NO OPENER: YES NO GARAGE DIMENSIONS: 24'x26' 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: <u>STANDARD</u> 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.	доом	VINYL	NONE
	1	2	3	4	5	1	2	3
LIVING ROOM	1	2				1		
KITCHEN		2				1		
HALL/FÖYER		2				1		
BATHROOM (S)		2				10	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: Autumn Red SHAKE COLOR: Buckskin

METAL TRIM COLOR: Brown SHINGLE COLOR: Barkwood

SHUTTER COLOR: 009 Federal Brown GARAGE DOOR COLOR: Brown

CARPET STYLE AND COLOR: 738 Stone METAL ROOF: Burnish Slate

SHEET VINYL STYLE AND COLOR: 58026 Lantern Glow

VINYL BASE COLOR: 80 Fawn

COUNTERTOP STYLE AND COLOR: 7732-58 Butterum Granite

STAIN COLOR: English Chestnut 233 INTERIOR PAINT COLOR: Dover White

WINDOW FRAME COLOR: Tan BRICK MOULD COLOR: Brown

ENTRY DOOR COLOR: Buckskin ENTRY DOOR FRAME: Bronze

STORM DOOR: Brown TRIM BOARD & COLUMN WRAP: Sable Brown

CONTRACTOR SIGNATURE: DATE:

ROOM FINISH SCHEDULE

LOT INFORMATION: Lot 2, Block 3 of ZOIII, Fee ADDRESS (IF KNOWN): Giizhik Circle, Hinckley PLAN NAME: **Butternut Garage Left** FOUNDATION TYPE: S.O.G. FULL BASEMENT LOOK-OUT WALK-OUT HOME TYPE: ELDER ADA ACCESSIBLE STANDARD/ RENTAL GARAGE: YES NO OPENER: YES GARAGE DIMENSIONS: 22'x22' 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 SEALED CONC CERAMIC TILE VINYL PLANK ZNZ ZNZ CARPET SHEET WOOD VINY 2 3 LIVING ROOM 2 1 KITCHEN 2 1 HALL/FOYER 2 1 BATHROOM (S) 2 2 BEDROOM(S) 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: Oxford Blue SHAKE COLOR: Natural Clay SHINGLE COLOR: Slate METAL TRIM COLOR: Clay SHUTTER COLOR: 008 Clay GARAGE DOOR COLOR: Sandstone CARPET STYLE AND COLOR: 738 Stone METAL ROOF: Ash Grey SHEET VINYL STYLE AND COLOR: 58024 Moonglow VINYL BASE COLOR: 80 Fawn COUNTERTOP STYLE AND COLOR: 7732-58 Butterum Granite STAIN COLOR: English Chestnut 233 INTERIOR PAINT COLOR: Dover White WINDOW FRAME COLOR: Sandlewood BRICK MOULD COLOR: Sandstone

TRIM BOARD & COLUMN WRAP: Natural Clay

DATE:

ENTRY DOOR COLOR: Natural Clay ENTRY DOOR FRAME: Sandstone

STORM DOOR:

CONTRACTOR SIGNATURE:

Almond

