



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: September 25, 2017

BID DATE: October 11, 2017

PROJECT: 3240 Chiminising Drive Demo & Replace

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 bids for demolition of existing home and construction of a new Poplar style elder home to be located at 3240 Chiminising Drive in Isle, MN 56342. Bids will be due Wednesday October 11, 2017 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday October 12, 2017 at 8:30 AM.

Mandatory pre-bid site visit will be held on Thursday, September 28th at 8:30am.

Directions to project site: North on Hwy 47, turn right onto East Superior Street by the BP station in the City of Isle, then travel 1/3 mile east, turn left onto Moose Drive. Continue on Moose Dr. to the 90° turn. The road becomes Chiminising Dr. as it continues East. Follow Chiminising Dr. to the cul-de-sac. Site is the last driveway on Chiminising Dr., located to the north side of said cul-de-sac.

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. Demolition: Contractor shall provide materials and labor to demolish the existing home and misc. debris located in the yard and inside the home; and have materials removed from the site. Contractor must submit all receipts for disposal to the owner.
2. Construct a new home: Poplar Garage Left. 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. Install a 36"x36" window along the right wall of bedroom #2 midway between the closet and exterior wall.
 - c. Contractor shall install #4 re-bar reinforcement @ 24" o.c. in exterior concrete; and #4 rebar @ 48" o.c. in house slab.
 - d. Simpson H25 hurricane ties shall be installed at every roof truss, one at each end.
 - e. Install shakes and trim board on garage gable end and right gable end of home.
 - f. Install grab bars with necessary reinforcement at toilet, tub/shower and shower stall locations.
2. Excavate and install new frost footings. Excavate all material to footing depth. Import clean sand fill material for backfill operations. Contractor should anticipate holding the new home elevation out of the ground so that elevation of floor in the new home matches that of the existing home's floor.
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.
5. Driveway Replacement: Contractor shall saw cut the existing asphalt driveway at the edge of Chiminising Drive and remove debris. Contractor to construct a new driveway utilizing the existing corrugated steel culvert. Contractor shall install 6" of class 5 material with 2" topping of reclaimed concrete or asphalt. Driveway shall be approx. 16'x 45', including a flared approach to garage. New driveway will be angled more to the left side of the lot. Garage door shall be approx. 50' from edge of cul-de-sac.
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 mailbox with swing away post per spec book with numbering.
11. Well - Contractor shall be responsible for testing the existing well for coliform bacteria and nitrates; and shock treatment. Contractor will test and ensure proper function of the well pump. Contractor shall install secure well cap. Contractor shall have additional grout poured around well casing, if needed. Contractor shall verify the well depth and forward info. to Owner. Connect house to existing well. Contractor shall include of \$3,000 allowance for well repairs, treatment and testing in their base bid. Contractor shall provide a detailed invoice from their well subcontractor to Owner, which will be used to calculate the difference in cost.
12. Contractor shall complete water conditioning test and set softener hardness accordingly.

13. Septic System – Contractor shall install system per provided EZ Excavating design (to be provided at site visit and on project CD). Installation will require permitting and inspection through the MLB DNR. Contractor shall include all costs of installing system in their base bid including additional tree and brush clearing. Contractor provide abandonment of the existing septic tank, including pumping an assumed 1,000 gallons and crushing the tank.
14. Bids must be honored for 90 calendar days.
15. Contractor shall include the cost of 3 compaction tests in their base bid.
16. 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.
17. Contractor shall be responsible for disconnection of utilities to the existing home prior to demolition and reconnections to utilities. Electric-(East Central Energy), Propane - (Lakes Gas No. 37), Well and Septic 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. Contractor shall include 0.5% TERO tax fee in base bid.
19. Construction shall be permitted through the MLBO.
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 sewer 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 must be substantially complete with construction no later than 150 days after date of final contract approval.

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 the lump sum cost for contractor to provide materials and labor to complete final grade, including black dirt & seeding per attachment to rfp titled as specifications for bid alternate #2.

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: 3240 Chiminising Dr. D & R

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@mlcv.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 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.

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: 3240 Chiminising Dr. D & R

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: (Final Grade/ Seeding)

_____ \$ _____
(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: _____

**MILLE LACS BAND OF OJIBWE
ATTACHMENT TO 3240 CHIMINISING DR. D & R RFP DATED 9/25/17
SPECIFICATIONS FOR BID ALTERNATE #2**

1. Seeding specifications for final grade cost on Bid Alternate #2 are as follows. Product a. is for sites receiving more sun and product b. is for sites with more shade.

a. Seed product & specifications:

1) Product: Residential Turf MNDOT mixture 25-151

2) Recommended Application:

Only be planted in Spring between April 1st and June 1st or in the Fall between July 20th and September 20th.

Apply at minimum of rate of 120 pounds/acre.

3) Mixture Details:

25-151		High Maintenance Turf			
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Elite Kentucky bluegrass	<i>Poa pratensis</i> <i>Elite</i>	30.00	33.63	25.00%	957.30
Low Maintenance Kentucky bluegrass	<i>Poa pratensis</i> <i>Low Maintenance</i>	30.00	33.63	25.00%	957.30
Park Kentucky bluegrass	<i>Poa pratensis</i> <i>Park</i>	30.00	33.63	25.00%	957.30
Perennial Ryegrass	<i>Lolium perenne</i>	20.40	22.87	17.00%	101.65
red fescue	<i>Festuca rubra</i>	9.60	10.76	8.00%	100.10
Total		120.00	134.50	100.00%	3073.65

Purpose: Conventional turfgrass. Not salt, shade or drought tolerant. Requires more mowing, fertilizer and water than the low maintenance turf mix.

Planting Area: Statewide

Combine all components when blending this mix.

- 4) Area to Received Final Grade & Seeding: Entire cleared area within the site's property lines extending to any tree lined perimeters; and to said property lines, including any disturbed areas.

- 5) Final grade and seeding will not be considered as completed until turf establishment requirements have been satisfied. Requirements are as follows.

Perform all work necessary, including watering and fertilizing, to sustain an established turf until final acceptance, at no additional expense to the Department. Provide the filling, leveling, and repairing of any washed or eroded areas, as may be necessary. Established turf is defined as follows: 1. An established root system (leaf blades break before seedlings or sod can be pulled from the soil by hand). 2. No bare spots larger than one square foot. 3. No continuous streaks running perpendicular to the face of the slope. 4. No bare areas comprising more than 1% of any given 1,000 square foot area. 5. No deformation of the turf areas caused by mowing or other Contractor equipment.

b. Seed product & specifications:

1) Product: Residential Turf MNDOT mixture 25-131

2) Recommended Application:

Only be planted in Spring between April 1st and June 1st or in the Fall between July 20th and September 20th.

Apply at minimum of rate of 220 pounds/acre.

3) Mixture Details:

25-131		Low Maintenance Turf			
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Red fescue	<i>Festuca rubra</i>	64.00	71.73	29.09%	667.00
Chewing's Fescue	<i>Festuca rubra ssp. commutata</i>	44.00	49.32	20.00%	458.60
Low Maintenance Kentucky bluegrass	<i>Poa pratensis</i>	36.00	40.35	16.36%	1148.70
Hard fescue	<i>Festuca trachyphylla</i>	30.00	33.63	13.64%	389.10
Sheep Fescue	<i>Festuca ovina</i>	25.00	28.02	11.37%	304.22
Perennial Ryegrass	<i>Lolium perenne</i>	21.00	23.54	9.54%	104.60
Total		220.00	246.59	100.00%	3072.22

Purpose: Salt, shade or drought tolerant turfgrass. Requires less frequent mowing and less fertilization than conventional turfgrass.

Planting Area: Statewide

Combine all components when blending this mix.

2. Area to Received Final Grade & Seeding Further Defined: Entire cleared area within each lot's property lines extending to any tree lined perimeters; and to said property lines. Any disturbed areas on the lot. Also, this should include any area in the front of the home; and any other area which would conceivably be mowed as a part of the yard. When final grade is complete, no areas should pond water with runoff directed away from the home. Final grade should be approximately 4" to the bottom of house siding with black dirt cover to be approximately 3" in depth. To simplify bidding, contractor shall include 80 cu yds of black dirt in their bid alternate #2 sum and provide unit cost per cu yd placed to figure any differences. Unit cost must be inclusive of all materials and labor costs to supply, place and seed each cu yard. Contractor will be required to supply owner with load tickets to prove amount of black dirt delivered. Also, contractor will be required to call Project Coordinator for inspection and approval of their rough grade finish prior to any black dirt placement.

3. Final grade and seeding will not be considered as completed until turf establishment requirements have been satisfied. Requirements are as follows.

Perform all work necessary, including watering and fertilizing, to sustain an established turf until final acceptance, at no additional expense to the Department. Provide the filling, leveling, and repairing of any washed or eroded areas, as may be necessary. Established turf is defined as follows: 1. An established root system (leaf blades break before seedlings or sod can be pulled from the soil by hand). 2. No bare spots larger than one square foot. 3. No continuous streaks running perpendicular to the face of the slope. 4. No bare areas comprising more than 1% of any given 1,000 square foot area. 5. No deformation of the turf areas caused by mowing or other Contractor equipment.

*End of Attachment to 3240 Chiminising Dr. D & R RFP Dated 9/25/17: Specifications for Bid Alt. #2 *

ROOM FINISH SCHEDULE

LOT INFORMATION: Trust
 ADDRESS (IF KNOWN): 3240 Chiminising Drive, Isle
 PLAN NAME: Poplar 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 ADD 4' TO LENGTH: YES NO
 PATIO SLAB SIZE: 8'x18' (located off front stoop)
 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

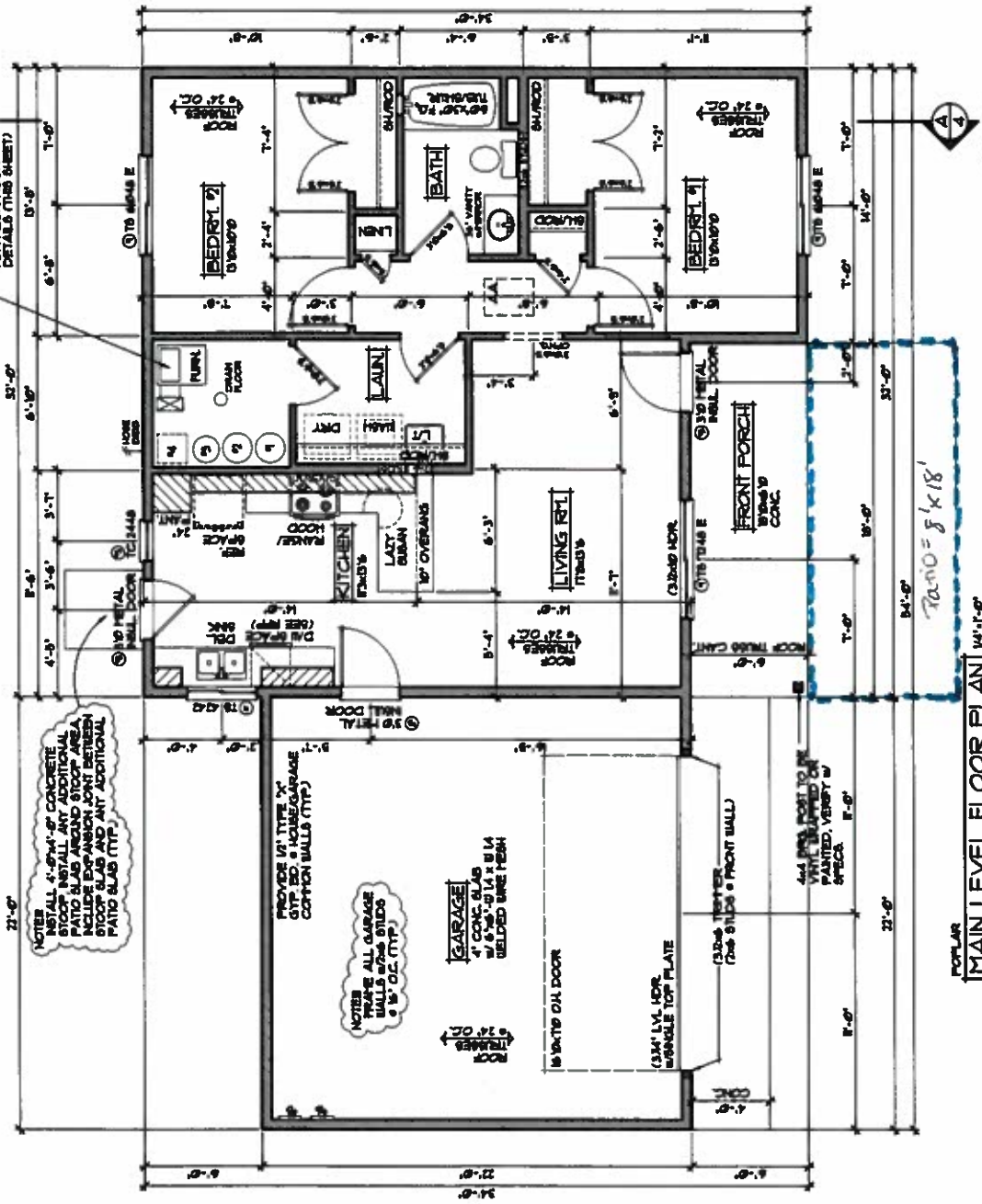
* If no dishwasher, install 24" removable base cabinet. Rough-in for dishwasher.

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: 008 Clay GARAGE DOOR COLOR: Sandstone
 CARPET STYLE AND COLOR: 738 Stone
 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 COLUMN WRAP/
 TRIM BOARD: Natural Clay
 CONTRACTOR SIGNATURE: _____ DATE: _____

POST IN WINDOW NEXT TO PERMIT CARD



MECH NOTES III

- 1 - WATER HEATER
- 2 - WATER SOFTENER
- 3 - WELL PRESSURE TANK
- 4 - HEAT RECOVERY VENTILATOR
- 5 - BUMP BUCKET BELOW (VERRY)
- 6 - ELECTRIC PANEL
- 7 - LOW VOLTAGE PANEL

HECH NOTES
HECH ROOM

NOTE:
INSTALL 4'-6" x 8" CONCRETE
STOOP. INSTALL ANY ADDITIONAL
PATIO SLAB AROUND STOOP AREA.
INCLUDE EXPANSION JOINT BETWEEN
STOOP SLAB AND ANY ADDITIONAL
PATIO SLAB. (SEE DETAIL)

PROVIDE 1/2" TYPE 'X'
GYP. BD. • HOUSE/GARAGE
CONCRETE SLAB (10'x10')

SEEKING TV PARTNERS
FOR ALL DAY
EATON

PAGE
CNC. 6143
75-014 x 014

KITCH. CAB. ELEVATIONS

BATH VANITY ELEVATION

**POPULAR
MAIN
DEPT.**

$$\text{Ratio} = 5' \times 18'$$

MAIN | EVE | EL OOR PI AN | W4: r-6*

Patid slab

NOTE:
PROVIDE 8" HEEL HST.
AT ALL ROOF TRUSSES

NOTES
ALL BUILD/DOOR OPENINGS
TO HAVE (3RD) 2" GRADE
HQR or BETTER (UNQ.)

NOTE:
THERMO-TECH WINDOWS EFFECT D.
VERIFY ALL DOOR AND WINDOW
ROUGH OPENINGS WITH SUPPLIER

CCROIX DESIGN & CONSTRUCTION INC.
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ANDOVER, MASSACHUSETTS 01920
WWW.CCROIXDESIGN.COM

MILLE LACS BAND of OLIVE

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REVISIONS

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REVISIONS

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BTJX	BTJX



Mille Lacs Band of Ojibwe - Real Estate Viewer



Tools

