

LEECH LAKE BAND OF OJIBWE

TRIBAL ROADS – SALT STORAGE BUILDING – RFP #2025-032



Soliciting Party

Client: Tribal Roads

Address: 190 Sailstar Drive NW, Cass Lake, MN, 56633

Phone: (218) 335-4403

Construction Site

Address: 314 1st St NE, Cass Lake, MN 56633

Contact: Lori Allen

Phone: 218-368-4167

RFP OVERVIEW AND PURPOSE

The Leech Lake Tribal Roads Office seeking proposals from qualified Architectural firm or General Contractors (GC) for the design and construction of a new Salt Storage Building that is 65' x 48' square feet. Provide design and construction for a permanent rectangular shape tension membrane covered truss type building. The structure shall meet or exceed the performance criteria of this specification.

Leech Lake Tribal Roads has evaluated different styles of Fabric Structures and has determined that this published shall not be interpreted as restrictive but rather as a measure of quality and performance against which all other Fabric Structures will be compared.

The project site will be cleared, prepped, and graded by the Leech Lake Band of Ojibwe (LLBO). All other components of the design and build are to be completed by the GC in accordance with Minnesota state building codes with a certificate of occupancy upon completion.

1. General Requirements

- A. Human Services Department is seeking an Architectural firm or General Contractor to lead a Design Build (DB) project where proposals will be accepted or denied by the LLBO council
- B. All works will need to comply to Minnesota State building code
- C. Bidders must have general liability insurance, minimum \$1,000,000.00 of coverage.
- D. OSHA safety guidelines will need to be adhered to
- E. Must comply with Tribal Employment Rights Ordinance (TERO), including, but not limited to:
 - *Minimum numerical hiring goal-Means the minimum percentage of Indian employees out of all persons employed by a contractor. One hundred percent (100%) of the labor force, classified as skilled or unskilled laborers on a project, shall be from the T.E.R.O. office. Sixty percent (60%) of the skilled labor force, classified as "any skilled tradesman" on a project, shall be from the T.E.R.O. office.*
 - *For each contract of \$5,000.00 or more, a fee of 3% of the total contract shall be assessed.*
 - *Every covered entity, contractor, and subcontractor intending to engage in a consensual business activity with the tribe on the Reservation must, prior to the time it commences work on the Reservation, submit a contracting and subcontracting compliance plan to the Office. No covered entity, contractor, or subcontractor may commence work on the Reservation until it has met with the TERO Director or their delegate and has developed an acceptable plan for meeting its obligations under these regulations.*
- F. Contractor has not been debarred, suspended, or declared ineligible from doing business with any Tribal, Federal, State, or Local governments.
- G. Awardee will be required to sign a hold harmless agreement and provide a W9
- H. Project is tax exempt
- I. Leech Lake Band of Ojibwe is a federally recognized Indian tribe, retaining aspects of sovereignty including sovereign immunity. If the proposer is requesting a waiver of sovereign immunity, then Leech Lake requires that dispute resolution be limited to mediation and/or arbitration, including an express waiver of any right to a jury trial.
- J. Provide a AIA contract example

2. Selection Process

- A. The Architectural Firm or General Contractor will be selected through a competitive bidding process based on the best value, Contractor's ability to complete the project scope, the selection criteria identified in this RFP, and determined to be in the best interest of the Band. Electronic .pdf versions of the proposals and Five physical copies of your proposals shall be submitted to:

Darold Madigan, Purchasing Director
190 Sailstar Drive NW
Cass Lake, MN, 56633
(218) 308-1971
darold.madigan@llojibwe.net

B. Questions Related to the RFP and its requirements can be addressed to:

David Chase, Maintenance Supervisor
190 Sailstar Drive NW
Cass Lake, MN 56633
david.chase@llojibwe.net

C. Questions concerning the RFP will be sent via e-mail before 2/20/25

D. Letter of intent before 2/24/25

E. The bidder must submit documentation that provides evidence that they are capable, have expertise, and experience to perform the works required described in the RFP

F. Proposals submitted after 2/28/25 2:00 PM will not be considered

G. Selection Criteria

- i. Ownership group will submit their recommendation to LLBO Tribal Council for approval by quorum, as defined in the tribal by-laws
- ii. Fee structure to be provided (percentage or flat fee)
- iii. Past tribal work experience
- iv. Availability to perform work
- v. Provide clear statement of budget
- vi. Timeline for project completion

H. All bids must be sealed

3. Project Scope

A. Construction new Salt Storage Building 65 x 48 Square Feet, one ended building:

- Building to be erected on contractor-supplied concrete bunker block foundations. 2' x 2' x 6' Blocks to be stacked on row high around 3 sides and independent of interior bunker wall system.
- Interior bunker wall systems to be constructed using 8' tall precast bunker panels along back wall and both sidewalls.
- Galvanized plating should be used as necessary according to engineered foundation design.
- Building required to have a minimum interior vertical clearance of 29'-4" tall (including foundation) from finished floor to center.
- One endwall

- Contractor must provide engineered, stamped drawings for buildings and foundations by a licensed engineer in the state of MN
 - Work must be completed 120 days after notice to proceed
 - Leech Lake Band of Ojibwe reserves the right to award contract to lowest, most responsible bidder.
- B. Precast Concrete Bunker Panels (8' High)
- Furnish and install Pre-Cast bunker panels (L-panels) as indicated on the drawings and hereinafter specified. Includes bunker panels, shipping, placement, installation of strap ties and base screw anchors if required.
 - Materials:
 - i. Bunker panels shall be reinforced cast concrete.
 - ii. Panels shall be provided with steel reinforcing. Reinforcing layouts shall be manufacturers standard detail. Panels shall be provided with lifting hooks or holes for installation maneuverability.
 - iii. Truss framework tubing, purlins, plates, all structural members, and hardware shall be Hot Dipped Galvanized after fabrication. The Hot Dip Galvanizing must meet ASTM 123-12 as per the building code.
 - Anchorage:
 - i. Connector threaded rods, washers and bolts, etc. provide the necessary anchor, as required for a first-class installation.
 - Curing:
 - i. Curing of the present concrete bunker panels shall be under controlled moisture conditions for a minimum of seven days.
 - Admixtures:
 - i. Provide corrosion inhibitor concrete panel mix. Corrosion inhibitor shall be “WR Grace DCI corrosion inhibitor ASTM C494 Type C” or approved equivalent.
 - ii. Corrosion inhibitor admixture shall be mixed at a ratio which is compliant with manufacturer’s instruction.
 - Preparation:
 - i. Contractor shall coordinate delivery and erection of precast bunker panels, provide clear site, provide and maintain access to roads to allow crane and trucks to reach work areas under their own power.
 - ii. Care shall be taken to protect the work and material of other trades during installation of the bunker panels.
 - Installations:
 - i. Precast bunker panels shall be installed according to drawings and details by workmen experienced in bunker panel erection.
 - ii. Units shall be erected tight and at right angles to bearing surfaces unless shown otherwise. Align and level precast concrete slabs using granular fill.
 - iii. Caulking or Sealing between joints should be manufacturers standard detail
 - iv. After erection and caulking is complete the general contractor will be responsible for the protection of the bunker panels.
- C. Warranty Requirements:
- Fabric Warranty – All membranes are to be North American made, water and mildew resistant, insect proof, and UV stabilized. They are to withstand extreme climate variations and contain ultra-violet inhibitors to reduce degradation by the

- sun's rays. Manufacturer is to provide a minimum 20-year pro-rata warranty on non-fire rated fabric according to the standard manufacturer's warranty.
- Steel Truss Warranty – Truss Framework tubing must be Hot Dip Galvanized inside and out of tubing – completely after fabrication. Failure to provide proof of this will cause the bid to be denied. The manufacturer is to provide a minimum 20-year pro-rata warranty on the trusses according to the standard manufacturer's warranty.
- D. Lead overall site design and build the Salt Storage building, adhering to safety standards, quality workmanship, and strict adherence to the approved design plans and construction documents.
 - E. All service utility connection costs are to be included in proposal.
 - F. Provide regular progress reports to Tribal Roads
 - G. Ensure the completion of the project within the agreed-upon timeline and budget until project completion.
 - H. Establish preliminary budget and project timeline by 2/28/25

4. Required Proposal Content

- A. **Contact Information:** Street, mailing address, telephone, and email address.
- B. **Proposal Narrative:** A proposal narrative explaining the overall strategy to be taken toward completion of the project scope, how each phase will be completed, and any recommended changes in the phasing as presented in this RFP.
- C. **Qualifications & Certifications:** Brief statement of qualifications together with appropriate supplemental information demonstrating qualifications; architectural licenses, relevant certifications/accreditations, community engagement, workforce development, etc. Identify other key personnel/organizations who will help undertake the proposed project.
- D. **Knowledge and Experience with Tribes:** cultural considerations, compliance with tribal regulations, experience working with tribal communities.
- E. **Examples of Past projects:** Projects of similar scale or projects involving renovations and construction in similar environment.
- F. **Budget & Timeline:** Present summary of total project cost, payment schedule, explain project phases, estimated start and end date to complete the build.
- G. **Proposed Floorplan:** Proposed layout functionality improvements and cost-effectiveness
- H. **References:** Provide a list of references and/or letters of recommendation.

5. Scoring breakdown

Criteria	Point Scale
Proposal Narrative	20
Qualifications & Certifications	20
Knowledge and experience with Tribal entities	15
Examples of past projects	15
Budget & Timeline	20
References	9
Native preference	1

6. Suggested timeline (guide only, times/dates are subject to change)

A. Timeline for submittal process

2/5/25– RFP Issued

2/21/25 – Deadline for questions

2/24/25 – Letter of Intent

2/28/25 – Proposals Due (by 2:00 PM)

3/5/25 – Selected company notified

7. Appendix

- i. LLBO TERO site- <http://www.llojibwe.org/td/tero.html>
- ii. Tribal Employment Rights Ordinance link- http://www.llojibwe.org/court/tcCodes/tc_title17_TERO.pdf
- iii. Compliance plan link- <https://form.jotform.com/240294915174055>