



Bad River Housing Authority Invitation for Bids ICDBG-ARP-BRHA 12-12, 12-15, 12-16 Units

This is an unrestricted solicitation for ICDBG-ARP Modernization Work

Pre-Bid Site Visit:

4/7/26 at 9:30 a.m. – Meet at 75860 US Hwy. 2 Odanah, WI 54861

Required Submittal Information:

All bids must be sealed and stamped as received by the Bad River Housing Authority prior to 1:00 pm on 5/05/26. Bids will be opened publicly at 1:15 pm on 5/05/26 at the Bad River Housing Offices 75860 US Hwy. 2 Odanah, WI 54861.

Bid Acceptance:

Bad River Housing Authority reserves the right to determine if a bid meets stated requirements, and to award a contract for the bid that is in the best interest of the Bad River Housing Authority including but not limited to the total cost and capability of the bidder. To be considered, bids must be received by the specified date and time; any bid received after the stipulated date and time will be returned unopened.

Bids must be sealed and labeled:

ICDBG-ARP-BRHA 12-12, 12-15, 12-16 Units

Bids may be mailed to:

Project Manager
Bad River Housing Authority
P.O. Box 57
Odanah, WI 54861

Hand Delivered to:

Projector Manager
Bad River Housing Authority
75860 US Hwy 2
Odanah, WI 54861

Wage Rates:

The bidders must comply with Davis Bacon prevailing wage rates.

Bid Guarantee:

Contracts or subcontracts exceeding \$250,000 require a bid guarantee from each bidder equivalent to five percent (5%) of the bid price. Acceptable methods are Bid Bond, Certified Check or Cashiers Check, Postal Mondy Order, or Irrevocable Letter of Credit. No Personal or Company Checks will be accepted.

Tribal Employment Right Ordinance (TERO) Requirements:

Employers of two or more employees and contractor or subcontractor obtaining a contract of ***\$10,000 or more*** shall submit an acceptable Compliance Plan. The Contractor shall be responsible for complying with the provisions of Bad River's Tribal Employment Rights Ordinance by calling Bad River Human Resources 715.682.7111 and with all other related BRHA ordinances. A TERO payment of 1.5% is required. The Contractor and Subcontractor must consult with BRHA to ensure compliance with these regulations and complete the Compliance Plan upon signing contract.

Attachments:

Exhibit A: Scope of Work

Exhibit B: Unit Listing

Exhibit C: Bid Response Sheet

Exhibit D: Subcontractor List

Exhibit E: Core Crew List

Exhibit F: Construction Schedule

Exhibit G: Prevailing Wage Rates

Bidder Requirements:

Bidder must submit required documentation with sealed bid:

- Bid Response Sheet
- Construction schedule
- Subcontractor list
- 5% Bid Guarantee
- Proof of Indian ownership, if claiming Indian Preference.

Insurance Requirements:

Before performing contractual services on behalf of the Bad River Housing Authority, an original Certificate of Insurance naming the Bad River Housing Authority as a certificate holder must be on file in the Bad River Housing Authority Office.

Required coverage:

- Workers Compensation and Employer's Liability
- General Liability
- Automobile Coverage

Successful Bidder Requirements:

Awarded contractor must submit required documentation.

- a. A performance bond on the part of the contractor for 100 percent (100%) of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

- b. A payment bond on the part of the contractor for 100 percent (100%) of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

Exception (see 24 CFR § 1000.26(a)(11)(ii) for the IHBG Program and 24 CFR § 1003.501(a)(13) for the ICDBG Program). There may be circumstances under which the bonding requirements specified above are inconsistent with other responsibilities and obligations of the BRHA. In such circumstances, acceptable methods to provide performance and payment assurance may include:

- a. A deposit with the grantee of a cash escrow of not less than 20 percent (20%) of the total contract price, subject to reduction during the warranty period, commensurate with potential risk; or
- b. A Letter of credit for 25 percent (25%) of the total contract price, unconditionally payable upon demand of the grantee, subject to reduction during the warranty period commensurate with potential risk.

Failure to submit all paperwork by the deadline will result in award being revoked.

Exhibit A - Scope of Work

White Vinyl Window Replacements

- Remove old windows. Install new white vinyl windows interior/exterior. Minimum 10 yr. warranty on frame, sash, hardware, and glass seal failure. Replace with same style as current (double hung, slider etc.) Bedrooms to meet proper egress.
- Do not downsize existing rough openings.
- Glass to be ¾" double pane, insulated with argon gas fill.
- Energy Star Rated for Northern Zone.
- Integrated nailing flange.
- Minimum U factor <0.30
- Standard hardware with screens.
- Fade and mold resistance.
- All sizes are to be measured by the contractor.
- Windows to receive 4" exterior window flashing tape.
- Windows to receive white drip edge if required by manufacturer.
- Windows to be air sealed with low expanding spray foam.
- Windows to receive new 2-1/4" pine ranch casing. Casing to be prefinished. Color to blend With existing woodwork or to be painted white to match vinyl on the windows. Two coats of semi-gloss paint.
- Touch up wall paint if new casing doesn't cover old wall coverings. Housing will provide paint.
- Extension Jambes to be PVC synthetic prefinished white. Remove existing drywall jambes. Some drywall jambes could remain, but synthetic jambes must be installed. Some drywall jambes may need to be removed to meet proper egress.
- If a new J-Channel is required white is acceptable. Install exterior trim board around the new window. Trim Board to be PVC material 5/4"x 3 ½" or 5/4"x 3 ½" L.P. Smart Siding Trim. Chalk around all trim and J-Channel.
- Reinstall shutters if they are removed.
- All old units are to be disposed of by the contractor.
- Submittals required.

Exterior Entry Doors

- Remove old doors and Jambes and install new.
- Premium steel minimum 24 gage with Insulated Core.
- Door Prefinished in White both sides.
- Jambes and Brickmold to be prefinished in white.
- Aluminum no rot adjustable sill.

- Doors: Replace Doors with same door styles as existing. Glass to be Low E insulated. Pre-Bored for lock set only if old door has a dead bolt, silver hinges and mill finish Thresholds. Reinstall old lock set. Reinstall Dead bolt if old door has one existing.
- Calk all seams, and penetrations. Air seal all doors with low expanding foam.
- Contractor to measure all door sizes, jamb size, and swings.
- Replace any rotted floor sheeting under the old door sill. Provide white synthetic kick plate under door sill. Caulk all seams and penetrations.
- Apply 6" Tyvek Flex Wrap or equivalent to plywood beneath doorsill and 6" upside of rough jambs.
- Doors to receive new 2-1/4" pine casing ranch. Casing to be prefinished. Color to blend with existing woodwork or painted white to match the door. Submittal required.
- Touch up wall paint if new casing doesn't cover old wall coverings. Housing will provide paint.
- Provide new white drip edge flashing above doors.
- Contractor to dispose of all old doors and frames.
- Door Submittals required.

Storm Doors

- 1" solid core prefinished in white.
- Tear resistant screen.
- ½ view operable windows for ventilation.
- Door handle, safety chain and closure.
- Reinstall old storm doors as needed.
- Submittals required.

Specific Notes - All material specified is to read or equivalent to. All standard color selections are to be presented to BRHA for selection. All material is to be installed as per manufacture specifications. If units are vacant, or if the occupant is not in attendance, it is the responsibility of the Contractor to make sure the unit is secured at the end of each workday. It is the responsibility of the Contractor to dispose of all construction waste. Cleaning up daily work on site is mandatory. Snow removal is the responsibility of the Contractor. Contractor is responsible upon start to Contact all Tenants and inform them by written notice as to when work will begin and keep them informed of ongoing work schedule and changes. Contractor to dispose of all construction waste.

Exhibit B - Unit Listing

Addresses	Project Number	Windows	Entry Doors	Storm Doors
48208 Clear Cut Drive	12/12	x		
77730 Clear Cut Drive	12/12	x	Front Rear	Front Rear
77830 Birch Hill Lane	12/12		Front Rear	Front Rear
77796 Birch Hill Lane	12/12	x	Front Rear	Front Rear
77860 Birch Hill Lane	12/12	x	Front Rear	Front Rear
77757 Birch Hill Lane	12/12	x	Front Rear	Front Rear
77825 Birch Hill Lane	12/12	x	Front Rear	Front Rear
77861 Birch Hill Lane	12/12			Front
77929 Birch Hill Lane	12/12	x		Front
77967 Birch Hill Road	12/12	x	Rear	Rear

Addresses	Project Number	Windows	Entry Doors	Storm Doors
75578 Moccasin Drive	12/15	x		Front Rear
75510 Moccasin Drive	12/15	x		
75975 Moccasin Drive	12/16	x	Front Rear	Front Rear
75979 Moccasin Drive	12/16	x	Front Rear	Front Rear
75889 Moccasin Drive	12/16	x	Front Rear	Front Rear
75560 Moccasin Drive	12/15	x	Front Rear	Front Rear
75534 Moccasin Drive	12/15	x	Front Rear	Front Rear
75839 Moccasin Drive	12/16	x	Front Rear	Front Rear
75602 Moccasin Drive	12/15	x	Front Rear	Front Rear

Exhibit C- Bid Response Sheet

Company Name	Address	
Representative Name		
Title		
Phone	Email	
Bid Price		
Windows		\$
Entry Doors		\$
Storm Doors		\$
Total		\$

I hereby certify that the information contained in this attachment and any other submitted documents is true and correct and may be viewed as an accurate representation of proposed services to be provided by this organization.

Signature

Date

Acknowledge number of Addendums

Exhibit D

Subcontractor List

1. List names of all qualified Subcontractors. Failure on the part of the Contractor to complete or properly complete this list may constitute sufficient grounds to reject this bid.
2. Subcontractors list must be pre-approved by owner.

TRADE

SUBCONTRACTOR

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Exhibit E

Core Crew List

List Names of all employees working on the site

Job description

Name

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Exhibit F

Construction Schedule

Submit an estimated construction schedule with your Bid.
Total number of weeks or months

Exhibit G
Prevailing Wage Rates
And Certified Payroll Form

SHEET METAL WORKER (HVAC Duct Installation Only).....\$ 27.74 1.26

TRUCK DRIVER: Dump Truck.....\$ 17.00 3.45

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses

(29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", "SA", or "SC" denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.



END OF GENERAL DECISION

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