

DOCUMENT 00 1113 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
- B. Project Identification: **TMHA Maintenance Facility**
 - 1. Project Location: **9818 BIA Rd 7, Belcourt, ND 58316.**
- C. Owner: **Turtle Mountain Housing Authority.**
 - 1. Owner's Representative: **Rebecca Patnaude-Olander, Executive Director.**
- D. Architect: **Ackerman-Estvold, Engineering & Management Consulting, Inc.**
- E. Project Description: Project is a new construction wood stud building primarily used for maintenance purposes of the local properties and will include multiple offices as well as storage. Project will also include new site construction and a new parking lot. Project also includes removal and replacement of siding on an existing nearby building and the interior demolition of existing walls to return the existing building to a warehouse.
- F. Construction Contract: Bids will be received for Single Prime construction (all trades, excluding the construction of the modular building).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: **August 26, 2026.**
 - 2. Bid Time: **2:00 p.m., local time.**
 - 3. Location: **Kent Addition Admin. Building, 9860 46th Ave NW, Belcourt, ND 58316.**
- B. Bids will be thereafter publicly opened and read aloud.
- C. Owner reserves the right to reject any and all bids.

1.3 CONTRACTOR'S LICENSE AND BID SECURITY

- A. Each bid must be accompanied by a separate envelope containing the Bidder's contractor's license and bid security.

- B. The Bidder must be licensed for the full amount of the bid.
- C. Bid security in the form of a bidder's bond shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 30 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID MEETING

- A. Prebid Meeting: A Prebid meeting for all bidders will be held via Teams video conference or in person at Kent Addition Admin. Building, 9860 46th Ave NW, Belcourt, ND 58316 on **August 19, 2026, 2:00 p.m.**, local time. Prospective bidders interested in attending must contact Sonya Boykin for the meeting link.

1.5 DOCUMENTS

- A. Online Procurement and Contracting Documents: Obtain access after **August 5, 2026**, through Quest CDN (www.questcdn.com) You may download the digital plan documents by inputting **Quest project 10304181** on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information.
- B. Exchanges: Obtain access by contacting any of the following exchanges: Bismarck-Mandan, Bismarck Builders Exchange, Fargo, Grand Forks, Minot, Williston, North Dakota; Midwest Builders Exchange; Construction Industry Center, and Sioux Falls Builders Exchange, South Dakota
- C. All Prime contractors must contact Ackerman-Estvold through Sonya Boykin (sonya.boykin@ackerman-estvold.com) to be added to the Plan Holders list and to receive the links to the Bid Opening and Prebid Meeting video conferences.

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Substantial Completion is required by the date indicated in the Bid Documents. Work is subject to liquidated damages.

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

- B. The Successful Bidder must secure all licensing required by the Tribal Employment Rights Ordinance (TERO) of the Turtle Mountain Band of Chippewa Indians. The Successful Bidder shall comply with the requirements of the Tribal Employment Rights Ordinance (TERO) of the Turtle Mountain Band of Chippewa Indians. This includes, but is not limited to, paying a TERO fee upon mobilization and complying with TERO employment, wage rates, training, and contracting requirements when performing work on the Turtle Mountain Reservation

1.8 INDIAN PREFERENCE

- A. The work to be performed under this Contract is on a project subject to section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b) which requires that to the greatest extent feasible: (a) preference and opportunities for training and employment shall be given to Indians; and (b) preferences in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. The parties to this Contract shall comply with the provisions of section 7(b) of this Act. In connection with this Contract, the Contractor shall, to the greatest extent feasible, give preference in the award of any subcontracts to Indian organizations and Indian-owned Economic Enterprises, and preferences and opportunities for training and employment to Indians. The Contractor shall include this section 7(b) clause in every subcontract in connection with the Contract, and shall, at the direction of the Owner, take appropriate action pursuant to the subcontract upon a finding by the Owner or the U.S. Department of Housing and Urban Development (HUD) that the subcontractor has violated the section 7(b) clause of this Act. Furthermore, to the greatest extent feasible preference in the award of contracts and subcontracts shall be given to low income locals in accordance with section 3 of the Housing and Urban Development Act of 1968 but not in derogation of compliance with section 7(b). The section 3 requirements however applies only to projects or activities that exceed \$200,000.

1.9 SPECIFIC PROJECT REQUIREMENTS

- A. This project is subject to the following requirements as detailed in the procurement documents.
 - 1. Building America, Buy America Act (BABA)
 - 2. Davis-Bacon Act of 1931

1.10 NOTIFICATION

- A. This Advertisement for Bids document is issued by Rebecca Patnaude-Olander, Executive Director, Turtle Mountain Housing Authority.

END OF DOCUMENT 00 1113