



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: June 9, 2026

BID DATE: July 3, 2026

PROJECT: 10297 State Hwy 27, Onamia, MN

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 lump sum bids for a residential renovation located at 10297 State Hwy 27, Onamia, MN. Bids will be due Friday, July 3, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Monday, July 6, 2026 at 10:00 AM.

A mandatory pre-bid site visit will be held on Wednesday, June 17, 2026, at 1pm. Please note if you are coming from the west, the US Hwy 169 & Hwy 27 intersection is closed at this time.

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 2025 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. **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.**
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Work Scope Description: Unless otherwise noted all work shall be completed according to the 2025 MLB Spec Book.

Elder Base Bid

Exterior Work:

1. Demo all existing windows. Supply and install Thermo-tech single hung windows to replace. Adjust siding as needed to install.
2. Demo trim boards below front bay window. Supply and install pre-finished LP trim boards in a similar color as those above the window.

Interior Work:

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
 2. Spray foam window rough openings. Supply and install wood extension jambs and casing to match existing.
 3. Electrical – Include a \$10,000 allowance for electrical repairs, including replacement of the washer/dryer outlet; and correction/ updating of wiring, outlets and breakers as needed to minimize issues with breakers popping off throughout the house.
 4. Construct guard rail with hand rail for the stairs per code. Wood to match existing wood finishes in the home.
 5. Demo carpeting on stairs. Supply and install vinyl stair treads. Color: Fawn 80
 6. Demo existing furnace. Supply and install new Lennox EL 296V furnace with a-coil, to be properly sized for the house.
 7. Demo thermostat and replace with Honeywell T6 Pro Series TH6210U2001.
 8. Demo existing water heater. Supply and install new A.O. Smith Pro-Line GDTV-50 natural gas direct vent water heater. Include venting to the exterior, if needed.
 9. Bathroom:
 - a. Demo existing bath vanity. Supply and install 54" Wyndham Collection Beckett 54" single free standing dark walnut bath vanity with white cultured marble top w/ single hole. Bushed nickel hardware. Home Depot model # WCG242454SDWWCUNSMXX
 - b. Supply and install new Moen Alder one handle low arc spot resist brushed nickel faucet # WSL84502SRN.
 - c. Demo existing shower trim set. Supply and install Alder tub/ shower posi-temp in brushed nickel #82603SRN.
 - d. Demo existing bath fan. Supply and install Broan bath fan that will fit existing opening. Vent to exterior if existing.
 - e. Demo stool. Supply and install American Standard Cadet 3 per Spec Book.
 10. Demo and replace damaged sheetrock, as needed. Supply new sheetrock. Tape and apply Zinsser mold killing primer. Areas included but not limited to:
 - a. Mechanical room moldy rock;
 - b. Enclose ceiling opening above the electrical panel;
 - c. Water damaged living room exterior wall;
 - d. Holes in kitchen exterior wall;
 - e. Hole in the upper attic space along the stairs;
 - f. Bathroom exterior wall.
 11. Include \$5,000 allowance to be used to repair damages found during window replacement; and replacing wall insulation and poly as needed.
 12. Homeowner plans to move belongings into the garage prior to the start of construction. We are not providing a storage pod. Additionally, the intention is for the family to stay in the home throughout construction.
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Bid Alt. #1 Kitchen: Provide lump sum cost to provide materials and labor to complete the following work in the kitchen:

- a. Remove and dispose of dishwasher.
- b. Demo lower section of cabinets with sink and countertop. Supply and install new to match existing. Include 24" cabinet to replace dishwasher.
- c. Supply and install sink & Moen Chateau one handle low arc faucet in spot resistant stainless with side sprayer # 7430SRS.
- d. Demo refrigerator and replace with Whirlpool spec model.
- e. Demo electric range and replace with Whirlpool spec model.

Bid Alt. #2 Selective Sheetrock Repairs: Provide lump sum deduct to provide materials and labor to demo and replace damaged sheetrock, as needed. Supply new sheetrock. Tape and apply Zinsser mold killing primer on the exterior walls only rather than throughout the entire home.

Bid Alt. #3 Create Swale: Create a slight swale to direct runoff around the right side of the garage to the front yard; and around the house towards the east side yard. (Currently, runoff from the west runs into rear of the garage/ and into the right side wall of the house,)

Bid Alt. #4 House Windows Only: Provide lump sum deduct if the garage windows are not included in the window replacement.

Bid Alt. #5 Sheetrock Unit Cost: Provide cost per full sheet of drywall replaced, taped and primed, including all labor and materials. If we need to be selective on drywall repairs, we will use this cost. For drywall patches, we'll use a ratio of the cost.

Applies to All Bid Sections & Alternates:

1. Contractor will include the 0.5% TERO tax fee within base bid and for each bid alternate. Submission of receipt for paid TERO fee is required with application for final payment.
2. Provide a schedule of values to include the elder renovation base bid exterior & interior work only. Note: When and if bid alternates are selected for project inclusion, the successful bidder will be asked to provide an updated schedule of values (MLB billing worksheet page 2).
3. Construction shall be permitted through Mille Lacs County.

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 320-630-2495 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 and Project Schedule:

1. The Contractor shall be capable of mobilizing his equipment, crews, and subcontractors within 30 days of notice to proceed.
2. Project will be substantially complete within 90 days of fully executed contract. Weather dependent exterior items may be allowed to exceed this timeframe with prior approval of project coordinator.
3. General contractor expected to immediately, upon receipt of fully executed contract, source all required materials and products required for the project. Contractor must immediately notify project coordinator of items with long lead times that may impact project schedule.
4. Contractor shall provide means and methods for all building phases of construction.
5. Liquidated damages for exceeding specified timeframes will be in all contracts.

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

COMMUNITY DEVELOPMENT WILL, TO THE GREATEST EXTENT FEASIBLE, GIVE PREFERENCE IN THE AWARD OF CONTRACT TO INDIAN ORGANIZATIONS AND INDIAN-OWNED ECONOMIC ENTERPRISES.

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 should provide the following along with their bid submittal:
 - a. Completed and signed MLB Community Development Construction Bid Form
 - b. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - c. A copy of Current Insurance Certificate
 - d. A copy of valid State of Minnesota Contractor's License
 - e. 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 Lori Trail at (320) 532-4778.

All proposals must be mailed and labeled as follows:

Mille Lacs Band of Ojibwe

Commissioner of Community Development

Sealed bid: 10297 State Hwy 27, Onamia

PO Box 509

Onamia, MN 56359

****Please note that the bids 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. **Do not require delivery signature.******

****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 Jackie Smith at (320) 384-4773 or via email at JSmith2@grcasinos.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.

Bonding Requirements: In accordance with Mille Lacs Band Title 7 as updated in Band Ordinance 07-22:

For all Band funded residential construction projects, a performance bond is required for contracts in excess of \$100,000.00.

SECTION II – BIDDING FORMS

Bidding Requirements and Contract Forms

COMMUNITY DEVELOPMENT
PROJECT MANAGEMENT

FY 2026 CONSTRUCTION BID FORM REQUIRED FOR ALL BIDS

FIRM NAME: _____

JOB/PROJECT: **10297 State Hwy 27, Onamia**

ELDER BASE BID LUMP SUM PRICE:

_____ \$ _____
(Written Value) (Dollar Amount)

BID ALTERNATE #1 (Kitchen):

_____ \$ _____
(Written Value) (Dollar Amount)

BID ALTERNATE #2 (Selective Sheetrock Repair):

_____ \$ _____
(Written Value) (Dollar Amount)

BID ALTERNATE #3 (Swale Creation):

_____ \$ _____
(Written Value) (Dollar Amount)

BID ALTERNATE #4 (House Windows Only):

_____ \$ _____
(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 TO INCLUDE: Failure to provide any of these attachments will result in bid disqualification.

- **MLB BID FORM (MUST BE SIGNED)**
- **SCCHEDULE OF VALUES FOR BASE BID (REQUIRED)**

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____