



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: July 22, 2026

BID DATE: August 12, 2026

PROJECT: 16663 Ojibwe Drive Onamia, MN 56359

TO: General Contractor

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 *Deck demo and re-build at 16663 Ojibwe Drive, Onamia. Bids will be due Wednesday **August 12, 2026 at 3:00 PM.** Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on **Thursday August 13, 2026 at 10:00 AM.**

**A mandatory pre-bid visit will be held on:
Wednesday, July 29th, 2026 at 12:00pm (noon).**

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 that supersedes previous additions.
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 for replacement deck and hose bib repair: Unless otherwise noted all work shall be completed according to the 2025 MLB Spec Book, including products installed.

Note: (Contractor should review the latest code updates regarding decks to ensure proper methods.)

- 1 – Demo and remove existing deck in backyard of home.
- 2 – Provide labor and dumpsters for complete deck removal and disposal.
- 3 - Remove concrete or old footings and dispose of properly.
- 4 – Call for UNDERGROUND utility locates.
- 5 - Install a temporary safety rail across the sliding door opening from interior of home to deck area in an attempt to stop a person from walking out of the house, while incorrectly assuming there may be deck still in place.
- 6 – Provide materials and labor to construct the replacement deck in nearly the same configuration as the existing deck. We will discuss possible, small adjustments to the deck lay-out during the MANDATORY WALK THROUGH.
- 7 – Maintain a safety perimeter around the construction area with yellow, construction ribbon.
- 8 – Provide and install steps and railings to match existing design and wood decking and railings complete with all required deck lumber and fasteners. Wood decking will be 1 – 5/32 inch x 6 inch pressure treated pine.
- 9 – Railings will be AC2 2 x 6 Green Treated Vertical Handrail. Treated vertical handrail is required. **Menards SKU # is 1113843.** Please, ensure the correct rail by looking at the Menards Product Online.
- 10- Deck spindles must be Green Pressure Treated as well as all lumber.
- 11- Include “TREATING THE END CUTS’ on all cuts and holes that expose untreated wood. The treatment for purchased lumber only penetrates so far. Treating the ends of “cut offs” will protect the lumber longer; thus ensuring a longer life for the lumber products.
- 12- Provide and install all materials required for a wood deck including deck materials, fasteners and connectors, footings, deck posts, beams, joists, decking, lateral support products, flashing against and or along the house, ledger products, sheathing and or siding products at this deck area.
- 13- Include all materials and labor for 60” deep concrete footings in keeping with MN code and permit requirements for this “Northern MN Region”.
- 14- Repair the siding, insulation, sheathing and all damage created from the leaking exterior hose bib near the front entry to the home. Use an allowance of \$1,500.00 for this line item. Actual Invoice will be for materials used and total hours needed. Break out an HOURLY RATE IN PROPOSAL.
- 15- Remove and replace the old hose bib and water piping as necessary at the damaged area. Provide all new plumbing materials and labor for the repair. Provide and replace the water supply shut off valve in the basement ceiling.

16- Provide replacement gutters, and downspouts to direct water away from the front entry and sidewalk area of the home.

18- Include daily clean-up and labor and coordination of job-site safety concerns.

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 Jim Carpenter, Project Coordinator: 320-364-9865 (cell) or at james.carpenter@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 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
 - 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 Subcontractor/Material Supplier list
 - e. A copy of valid State of Minnesota Contractor's License (if applicable)
 - f. 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 (TERO DIRECTOR) 320-532-4778 or EMAIL Lori Trail at Lori.Trail@millelacsband.com.

All proposals MUST be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: (16663 Ojibwe Drive Onamia, MN)
P.O. 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: A MLBO Permit is required and must be applied for and secured through:

MidMN Inspections LLC.
Tad Winterfield
Building Official
763-482-0446
tad@midmninspections.com

Bonding Requirements: In accordance with Mille Lacs Band Title 7 as updated in Band Ordinance 07-22. Please note that bonding requirements on Mille Lacs Band Funded Residential projects has changed.

Band Ordinance 07-22 states the following:

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: (16663 Ojibway Drive Onamia, MN)

LUMP SUM PRICE:

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

ALTERNATE #1 (IF APPLICABLE):

(Indicate specifics of what is to be included in Alternate 1.)

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

ALTERNATE #2 (IF APPLICABLE):

(Indicate specifics of what is to be included in Alternate 2.)

_____ \$ _____
(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 may result in bid disqualification.

- MLB BID FORM (MUST BE SIGNED)
- MLBO VENDOR LICENSE
- COPY OF CURRENT INSURANCES
- LETTER FROM BONDING SURETY (If required)
- COPY OF MINNESOTA CONTRACTOR'S LICENSE (if applicable)
- SUB-CONTRACTOR LISTS (Include values)

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____