



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: February 13, 2026

BID DATE: March 4, 2026

PROJECT: 205 6th St. Moose Lake, 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 205 6th St., Moose Lake, MN. Bids will be due Wednesday, March 4, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, March 5, 2026 at 10:00 AM.

A mandatory pre-bid site visit will be held on Friday, February 20, 2026 at 11:00 am.

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.

Exterior:

1. Demo and replace front entry door and frame to living room from the front entryway. New door shall be Therma-Tru steel 6-panel entry door per Spec Book (do not include aluminum clad wrap on frame). Door to be prefinished in white. Provide and install new satin nickel hardware per Spec Book.
2. Demo and replace existing front sidewalk from street sidewalk to front steps. Properly prep grade to widen sidewalk to a width of 36". Include reinforcement per Spec Book and control joints no more than every 4'. Include an expansion joint at main sidewalk abutment.
3. Supply and install heat tape along the eaves of the house.

Sewer Service Lateral:

1. Repair of the sewer service lateral from basement out to its connection with the City's main. The new service to be Polyethylene liner aka cured in place lining. Contact City of Moose Lake starting the work and to schedule a pressure test afterwards as detailed in City Ordinance #166. Note: the existing line has backed up numerous times and reporting has issues caused by tree roots.

Interior:

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
2. Kitchen:
 - a. Demo kitchen faucet. Supply and install new Delta Foundations single handle pull-out kitchen faucet in chrome: B4310LF with new deck plate.
 - b. Demo and replace kitchen fan with light. New fan shall be 42" Cenadinz white wood grain blade ABS flush mount standard ceiling fan #YSGCW1962C902.
 - c. Demo existing range. Supply and install Whirlpool 30" 5.1 cu in stainless steel gas oven model WFG320MOMS.
 - d. Demo existing range hood. Supply and install new Broan-Nutone 30" Energy Star stainless steel vented hood model # MTR1303SS. Including venting to exterior.
 - e. Repaint walls in kitchen and front "hallway" from living room to kitchen in a cream or light tan Sherwin Williams color chosen by the homeowner.
3. Bathroom:
 - a. Demo existing tub and surround. Supply and installer remodeler 3-piece: WR744FF. Include backer (in case grab bars are required at a later date).
 - b. Supply and install Moen shower head and trim kit Chateau L2363 per Spec Book.
 - c. Demo soffit above tub.
 - d. Demo paneling on all walls. Insulate all exterior walls with R13 and poly before installing new sheetrock and taping. Note: the interior walls will receive new sheetrock too.
 - e. Demo existing toilet. Supply and install American Standard Cadet 3 FlowWise toilet per Spec Bk.
 - f. Demo existing bath vanity. Supply and install Glacier Bay 25 in single sink Beige Oak with white cultured marble top model# HDW079124P2-BK.
 - g. Supply and install new bath faucet Moen Adler 2 handle centerset bath faucet model 84603SRN.
 - h. Demo existing medicine cabinet. Supply and install Beatrice Framed Beveled Edge Mirror in Rustic Brown model: 212953.
 - i. Supply and install Moen Preston brushed nickel wall mount bath ring: DN8486BN; and Moen Preston brushed nickel European style toilet paper holder: DN8408BN.
 - j. Supply and install Panasonic Whisper Green model: FV-05-11VKSL2 bath fan with light vented to the exterior per Spec Book. Include Smart Action motion sensor module FV-MSVK1.
 - k. Demo existing light fixture. Supply and install Aspen 3-lite satin nickel vanity light with frosted seeded shade model# 62014-1.

- l. Paint all walls and ceiling in this room. Patch, apply Zinsser mold killing primer and paint all interior drywall surfaces. Texture and color selections: smooth in a Sherwin Williams color of cream or light tan color (chosen by owner allow 1 color for ceiling and 1 for walls).
 - m. Demo existing flooring. Supply and install Shaw Paragon Tile Plus in Pebble. Include new underlayment, floor prep, including floor leveler.
 - n. Demo existing baseboards. Supply and install white pvc colonial baseboards per Spec Book.
 - o. Sand and repaint the existing door in a Sherwin Williams color of the homeowner's choosing.
4. Electrical Throughout – Demo existing electrical panel, subpanel and disconnect boxes. Replace with new electrical panel sized properly for the home; and update wiring throughout the home. All electrical wiring, breakers, outlets, switches and devices to meet the current code. Allow a \$3,500 allowance for sheetrock patching, taping and repainting, if it is necessary for electrician to open up a surface to replacing wiring, etc.
 6. Supply and install 31" wide x 16" deep x 72" high pantry cabinet next to the rear door. Latitude Run Nashaya Kitchen Pantry Storage Cabinet finished in natural wood. Found on Wayfair sku: W112922681.
 7. Demo existing light fixture in upper stairway. Supply and install Patriot Cornwall 15" weathered patina 3-light flush mount ceiling light model# 3512960.

Bid Alt. #1 Kitchen Cabinets:

- a. Provide lump sum cost to demo existing kitchen cabinet doors and drawer fronts. Supply and install new slab style oak fronts. Stain color for new fronts: pickled oak 260. Include new satin nickel hinges and knobs.
- b. Provide lump sum cost to demo upper and lower existing kitchen cabinets. Supply and install cabinets per Spec Book except door and drawer fronts will be slab style; upper and lower cabinets in the same layout as existing. Finish to be pickled oak 260. Include labor and plumbing costs to reinstall existing countertop and sink. Include new satin nickel hinges and knobs.

Bid Alt. #2: Provide lump sum cost to provide and install duct work to connect heat supply to the upper bedroom. There is an existing vent the upper bedroom that may be connected; route through the master bedroom closet area on the main floor, if a supply duct cannot be installed through the exterior wall from the basement. Include any sheetrock patching and associated painting required. Match existing color and finish within the closet.

Bid Alt. #3: Provide lump sum cost for ceiling work on main floor – Demo and replace damaged ceiling grids and tiles (including water staining). Match existing. Apply Zinsser mold killing primer and repaint ceiling in the laundry area to match existing color.

Bid Alt. #4: Provide lump sum cost to complete the following insulating.

- a. Spray foam the rim joist where accessible in the basement. Remove basement ceiling tiles as needed to access the front half of the basement. Remove and dispose of old batt insulation from rim joist area, clean up the opening and spray foam 2". All the exterior walls in the main basement area should be accessible. On the utility side of the basement, only the rim joist within the open crawl space area is expected to be spray foamed. Spray as much of the rim joist that can be accessed through the crawl space opening. Reinstall ceiling tile on the basement ceiling after spray foam insulating is complete and inspected by all. The goal is to reach an R10 with the 2" of spray foam.
- b. Remove wood covering on the furred out corner near the back door. Depending on what is behind the covering, contractor shall install insulation and poly before recovering the area. Corner to insulate is approximately 24" x 32" x 8". This item will be discussed further at the pre-bid site visit.

Applies to All Bid Sections & Alternates:

1. Due to the number of bid alternates, contractor will not include the 0.5% TERO tax fee in bid. This cost will be figured by the owner and added into the contract based on the total cost of the bid

alternates selected. Submission of receipt for paid TERO fee is required with application for final payment.

2. Note: When bid alternates are selected for project inclusion, the successful bidder will be asked to provide a schedule of values (MLB billing worksheet page 2) at that time.
3. Work shall be permitted through the City of Moose Lake as required. Include cost of any required permitting with the bid section or alternate that it applies.

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 120 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: 205 6th Street, Moose Lake

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, including City of Moose Lake and State electrical permits.

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: 205 6th St. Moose Lake

EXTERIOR LUMP SUM PRICE:

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

SEWER SERVICE LATERAL LUMP SUM PRICE:

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

INTERIOR LUMP SUM PRICE:

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

BID ALTERNATE #1 (Kitchen Cabinets):

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

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

BID ALTERNATE #2 (Ductwork):

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

BID ALTERNATE #3 (Ceiling Work):

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

BID ALTERNATE #4 (Insulating):

_____ \$ _____
(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)

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____