



## **Community Development** **REQUEST FOR PROPOSAL**

**OWNER:** MILLE LACS BAND OF OJIBWE      **DATE ISSUED:** March 5, 2026  
43408 OODENA DRIVE  
ONAMIA, MN 56359      **BID DATE:** April 8, 2026

**PROJECT:** 30902 110<sup>th</sup> Pl., Sturgeon Lake, MN

**TO:** QUALIFIED GENERAL CONTRACTORS

**THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.**

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The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed lump sum bids for a residential renovation located at 30902 110<sup>th</sup> Place, Sturgeon Lake, MN. Bids will be due Wednesday, April 8, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, April 9, 2026 at 10:00 AM.

**A mandatory pre-bid site visit will be held on Friday, March 13, 2026 at 12 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.
  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. Tear-off and replace existing roofing. Include ice & water installation, replacement of underlayment, drip edge, ridge vent/ attic exhaust vents and any other accessories which may be present. Timberline shingles selection: Slate. Remove and dispose of satellite dish(es). Caulk screw holes or repair any damage to the roof sheathing. Include 8 pieces of sheathing in the base bid. Provide unit cost for per sheet replaced (include supply and all labor). This unit cost will be used for deduct or add for actual number of sheets replaced. Check condition of insulation below any sheets replaced, if so warranted, replace insulation to match existing.
2. Remove 2 trees located behind the house at the SE corner. Cut stumps as low as possible. Cut wood into manageable lengths and drag/ toss out of the way to surrounding wooded area.
3. Restore electric to septic system as line was previously cut. Ensure proper function of pump, float and alarm after new line is in place.
4. A/C: Supply and install new Lennox ML14XC1 a/c condenser, controller and lineset. Include placing unit on a precast concrete pad. Size condenser accordingly.

### **Interior Work:**

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
2. Demo and replace water damaged ceiling sheetrock, as needed. Supply new sheetrock. Tape and texture to match the existing ceiling finish in the home. Apply Zinsser mold killing primer and paint ceiling to match the existing color. Rooms included: both bathrooms, kitchen, laundry and closet near south entry door.
3. Basement Wall: Subcontract and coordinate with Groundworks Minnesota, LLC aka Innovative Basement Authority to have them install their IntelliBrace steel beam system to stabilize the bowed front basement wall. Beams to be secured to the basement concrete floor and main house floor joists. Include removal of sheetrock and framing along the south 2/5 of its length. Note: Groundworks is scheduled to be onsite at the time of the pre-bid site visit to assess and produce an estimate.
4. **HVAC:** All system components to be sized properly for the home.
  - a. Demo existing furnace.
  - b. Supply and install new Lennox EL 296V furnace with a-coil.
  - c. Demo thermostat and replace with Honeywell T6 Pro Series TH6210U2001.
  - d. Demo and replace HRV. Balance the new unit.

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## **Disabled Base Bid**

### **Exterior Work:**

1. Driveway Construction: Contractor shall install 6" of class 5 material with 2" topping of reclaimed asphalt or crushed concrete. Driveway shall be 16' wide and approximately 140' in length before widening to a parking/ turn around area measuring 30'x30' near the front door. Include a slight crown on the driveway. Include supply and install of a steel corrugated culvert to be installed approximately 86' from the edge of the township road, where the pond to the north drains across the yard. Supply and install at least 4" to 6" of crushed rock beneath the culvert to provide for a more compact base. Supply and install geotextile fabric beneath the entire driveway and parking area. Note: may need to include excavate around the culvert outlet to the south to provide a ponding area. Allow for an 18" culvert in your bid. Include the cost of digging down 48" in the area of the culvert and placing crushed rock to replace removed materials. Submit a detailed breakdown of actual materials used to determine add or deduct for difference in cost.

## **Interior Work:**

1. Flooring:
    - a. Demo and replace all carpeted areas, to include supply and install all new pad. Use floor leveler as needed. Note the vinyl floor area near the front door will become plank and be increased in size to extend 8' from each the front and side walls. Carpet selection: Dreamweaver Lucky Penny III Woodland.
    - b. Demo kitchen, laundry/ south entry area and front entry vinyl flooring. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed. Supply and install Malibu Wide Plank waterproof LVP flooring 22 mil 7.2" x 48" in French Oak Covelo. Install per manufacture's specifications.
    - c. Include transition strips at: front entry to living room; kitchen to living room; and at both bathroom entrances.
  2. Basement Stairway Enclosure:
    - a. Purchase or construct a wooden safety gate to be installed at the top of the stairway to the basement. Gate height to match that of the ½ wall. Wood to match existing stain finishes in the home.
    - b. Construct a wall along the right side of the stairs. Include framing, sheetrock, taping, Zinsser prime and paint to match existing left side wall.
    - c. Repaint left side wall and install a handrail.
    - d. Lower and relocate light switch at the bottom of stairs. Switch will now be located on new right side wall at a normal height.
    - e. Demo carpet on stairs. Supply and install vinyl stair treads. Color: 80 Fawn
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### **Bid Alt. #1 Doors:** Provide lump sum cost to provide materials and labor to:

1. Demo and replace front entry door and frame. New door shall be Therma-Tru steel 6-panel entry door per Spec Book (include aluminum clad wrap on frame). Door to be prefinished in white. Provide and install new satin nickel hardware per Spec Book.
2. Demo front storm door. Supply and install new EMCO white universal ¾ light vinyl storm doors with chain kit.
3. Demo existing lockset on the south entry door. Supply and install new lockset with deadbolt per Spec Book for both front and side entry doors. To be keyed alike.
4. Demo existing wood patio door in the rear of the home. Supply and install Thermo-tech slim line style 2 panel sliding patio door in white with standard glass no grids (60" x 80").
5. Spray foam rough openings.
6. Front entry door interior wood casing to match existing.
7. Patio door jambs to be pvc with casing to match existing wood finish.

### **Bid Alt. #2 Windows:** Provide lump sum cost to provide materials and labor to:

1. Demo existing windows on the main level: NE bedroom side, NW bedroom front, 2 dining room front and 2 dining room side. Supply and install Thermo-tech single hung windows to replace. Adjust siding as needed to install.
2. Demo south side basement egress window. Replace with Thermo-tech vinyl sliding window with grids similar to existing. Supply and install of LP trim boards around the exterior of the window will be discussed at the pre-bid.
3. Spray foam rough openings.
4. All new main level windows will have wood extension jambs and casing to match existing.
5. Basement window shall retain sheetrock returns. Replace existing wood sill with a pvc board.

### **Bid Alt. #3 Water:** Provide lump sum cost to provide materials and labor to:

1. 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.
2. Supply and install a water treatment system to include a water softener and iron filtration. Complete water conditioning test and set softener hardness accordingly. Size system accordingly.

### **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. 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](mailto: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 150 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: 30902 110<sup>th</sup> Pl., Sturgeon 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](mailto: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. 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: **30902 110<sup>th</sup> Pl. Sturgeon Lake**

ELDER BASE BID LUMP SUM PRICE:

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

DISABLED BASE BID LUMP SUM PRICE:

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

BID ALTERNATE #1 (Doors):

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

BID ALTERNATE #2 (Windows):

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

BID ALTERNATE #3 (Water):

\_\_\_\_\_ \$ \_\_\_\_\_  
(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: \_\_\_\_\_