



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: April 3, 2025

BID DATE: April 30, 2025

PROJECT: 38849 55th Ave. & 2200 Wahebegon Rehabs

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 two (2) residential renovations located at 38849 55th Ave., Wahkon & 2200 Wahbegon Dr., Isle. Bids will be due Wednesday, April 30, 2025 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday May 1, 2025 at 10:00 AM.

A mandatory pre-bid site visit will be held on Wednesday, April 16, 2025. This pre-bid site visit is planned to start no later than 12:45 pm starting at the Wahkon site. As these pre-bid site visits immediately follow other site visits, all contractors who plan to attend must email Carla Dunkley ahead of time. As such, they can be informed of any schedule changes.

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. Contractor should provide their electrical subcontractor with sufficient information so that cost of any code required updates are included in their base bid.
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.

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

38849 55th Ave., Wahkon

Exterior:

1. Both detached garage and house: Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. Pieces with a crack less than 4" may be repaired with color-matching caulk. All new shall match existing.
2. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
3. Detached garage: Tear-off and replace existing roofing. Include ice & water installation, replacement of underlayment, drip edge (green to match house), 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.
4. Both detached garage and house: Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
5. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing or siding after removal.
6. Both detached garage and house: Pressure wash and clean all siding and exterior surfaces.
7. Both detached garage and house: Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
8. Demo existing windows and replace with Spec Thermotech vinyl windows that meet egress requirements. Adjust siding to fit new windows. Install j-channel and 2" white brick mould and caulk around perimeter.
9. Demo and replace damaged; or supply and install missing window components on detached garage.
10. Supply and install all new window screens.
11. Demo and replace detached garage service door and frame, include install of brick mould around perimeter.
12. Demo and replace weatherstripping and metal jamb flashing on each overhead garage door.
13. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
14. Contractor shall clean out all gutters.
15. Supply and install concrete splash pads per Spec Book.
16. Demo and replace front entry door and frame per Spec Book, include install of aluminum clad wrap and brick mould around perimeter.
17. Demo existing, provide and install new lock sets on front entry, side entry and garage service doors, to be keyed alike. Doors shall have satin chrome knobs not levers.
18. Supply and install storm door with chain kit for front entry per Spec Book.
19. Clean out all intake and exhaust vents.
20. Contractor shall supply and install any missing outlet box covers.
21. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
22. Remove and disposal of miscellaneous yard debris.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Demo wall panels in SW-most bedroom. Supply and install sheetrock and finish per interior item #5.
3. Demo and replace moisture damaged ceiling sheetrock. Retexture as needed before finishing per interior work scope item #5.
4. Access the attic. Replace all damp or damaged attic insulation. Add insulation to bring house to R-value of 38. Unless determined unnecessary, install 6 additional box vents. Total

allowance for the work included in this interior work scope item is \$7,500. Contractor shall provide a detailed breakdown of their expenses to complete this work to determine the total credit or add to the contract.

5. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding. Sand any existing drywall areas of texture or seams which do not blend-in well. Repair any noticeably damaged corners. All (new and existing) texturing to match as closely as possible. Prime all drywall with Zinsser mold killing primer. Repaint **all** drywall surfaces Dover White. When complete, all the paint and texturing is expected to look as uniform as possible.
6. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
7. Demo existing ceiling fan. Supply and install new surface mount light fixture per Spec Book and controller.
8. Demo and replace all damaged; or supply and install missing interior light fixture components.
9. Supply and install all new LED light bulbs throughout per Spec Book schedule.
10. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
11. Demo and replace flooring throughout with spec sheet vinyl. Grind and prep concrete floor to provide as even of finish as possible, include application of floor leveler. Congoleum selection: Sunstone.
12. Demo existing base and baseboards throughout. Supply and install pvc colonial style baseboards throughout.
13. Supply and install laminate lower kitchen cabinet box side. Match existing finish.
14. Demo and replace all damaged; or supply and install missing kitchen cabinets components, including hardware. Match existing finishes. Supply and install malomine liner for the bottom of the kitchen sink cabinet.
15. Demo and replace kitchen faucet and side sprayer.
16. Demo and replace range hood per Spec Book.
17. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
18. Demo and replace all damaged window extension jambs. Match existing finishes.
19. Demo and replace all damaged; or supply and install missing window components. Include full replacement of the window behind the front entry door; and the side window in the SE bedroom.
20. Demo any existing; supply and install all new window blinds per Spec Book.
21. Demo and replace any damaged; or supply and install any missing trim, jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
22. Bathrooms:
 - a. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1. (both bathrooms)
 - b. Demo and replace toilet stool per Spec Book. (both bathrooms)
 - c. Demo and replace bath faucet. (both bathrooms)
 - d. Thoroughly clean each tub/shower.
 - e. Demo and replace shower trim set. (both bathrooms)
23. Demo and replace all damaged pre-hung interior doors, frames and hardware per Spec Book, doors stained to match existing finishes, hardware to have satin chrome finish. Match existing finishes. All doors shall have knobs not levers.
24. Demo and replace any damaged; or supply and install any missing door stops.
25. Contractor shall have all ductwork cleaned.
26. Demo and replace all floor vents, wall registers, diffusers and return air covers.
27. Service existing furnace and HRV unit.
28. Demo and replace well pressure tank and its plumbing.
29. Supply and install a water treatment system to include a water softener, iron filtration and whole house filter. Complete water conditioning test and set softener hardness accordingly. Size system accordingly. Equipment only (not labor to install) allowance is \$3,000. Contractor to supply proof of equipment purchase cost to determine credit back.

30. Remove and dispose of misc. debris in the home, garage and within crawl space.
31. Thoroughly clean all interior surfaces.
32. Include \$10,000 allowance in base bid for concealed damages. Allowance shall only be used for changes to the work scope which have been approved by Carla Dunkley, Compliance & residential Projects Manager, prior to execution of work.
33. Construction shall be permitted through Mille Lacs County & MLBO.

Bid Alternate #1

Provide total added cost to complete the following work:

1. Sawcut and remove existing asphalt driveway starting 4' after the culvert.
2. Demo and replace 4'x4' concrete pad poured at front entry. New pad shall be slightly sloped away from the house slab to divert runoff away.
3. Drop grade around the home to allow for install of 2" rigid foam installation as follows:
 - a. To run vertically against the slab down to its base.
 - b. To run horizontally out from the slab 2' in width on each side of the perimeter and 4' out at the corners.

Note: Due to the minimal distance between the house and garage, this length of the perimeter will need to be hand dug.

4. Remove existing concrete splash pads and reset and after final grade is complete.
5. Supply and install metal lip and flashing to cover the insulation 6" down per Spec Book.
6. Restore final grade to be 3" below bottom of siding. Regrade shall slope away from the home to provide runoff. Note: due to the fairly flat rear and side yard, a swale may need to be constructed to run no closer to the house at any point than 10'. When final grade is complete, no areas should pond water with runoff directed away from the home. Contractor shall contact Project Manager to inspect final grade. Grading shall be completed to the Project Manager's satisfaction. Contractor shall include seeding per following specifications.
 - a. Product: Residential Turf MNDOT mixture 25-151
 - b. Recommended Application: **Only be planted in Spring between April 1st and June 1st or in the Fall between July 20th and September 20th. Apply at minimum of rate of 120 pounds/acre.**
 - c. Mixture Details:

25-151		High Maintenance Turf			
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Elite Kentucky bluegrass	<i>Poa pratensis</i> <i>Elite</i>	30.00	33.63	25.00%	957.30
Low Maintenance Kentucky bluegrass	<i>Poa pratensis</i> <i>Low Maintenance</i>	30.00	33.63	25.00%	957.30
Park Kentucky bluegrass	<i>Poa pratensis</i> <i>Park</i>	30.00	33.63	25.00%	957.30
Perennial Ryegrass	<i>Lolium perenne</i>	20.40	22.87	17.00%	101.65
red fescue	<i>Festuca rubra</i>	9.60	10.76	8.00%	100.10
Total		120.00	134.50	100.00%	3073.65

Purpose: Conventional turfgrass. Not salt, shade or drought tolerant. Requires more mowing, fertilizer and water than the low maintenance turf mix.

Planting Area: Statewide

Combine all components when blending this mix.

- d. Area to Received Final Grade & Seeding: Entire cleared area within each lot's property lines extending to any tree lined perimeters; and to said property lines. Any disturbed areas on the lot.

- e. Final grade and seeding will not be considered as completed until turf establishment requirements have been satisfied. Requirements are as follows.

Perform all work necessary, including watering and fertilizing, to sustain an established turf until final acceptance, at no additional expense to the Department. Provide the filling, leveling, and repairing of any washed or eroded areas, as may be necessary. Established turf is defined as follows: 1. An established root system (leaf blades break before seedlings or sod can be pulled from the soil by hand). 2. No bare spots larger than one square foot. 3. No continuous streaks running perpendicular to the face of the slope. 4. No bare areas comprising more than 1% of any given 1,000 square foot area. 5. No deformation of the turf areas caused by mowing or other Contractor equipment.

- 7. Driveway reconstruction: Contractor shall install 6" of class 5 material with 2" topping of reclaimed asphalt or crushed concrete for the area of asphalt removal, including the flared approach to garage. Top of driveway elevation shall be 1/4" to 1/2" lower than the elevation of concrete for new house front entry pad and garage apron at abutments.

Bid Alternate #2

Provide total added cost to complete the following work:

- 1. Remove existing concrete splash pads and reset and after final grade is complete.
- 2. Drop grade around the home to allow for install of 2" rigid foam installation as follows:
 - a. To run vertically against the slab down to its base.
 - b. To run horizontally out from the slab 2' in width on each side of the perimeter and 4' out at the corners.

Note: Due to the minimal distance between the house and garage, this length of the perimeter will need to be hand dug.

- 3. Restore final grade to be 3" below bottom of siding. Regrade shall slope away from the home to provide runoff. Note: due to the fairly flat rear and side yard, a swale may need to be constructed to run no closer to the house at any point than 10'. When final grade is complete, no areas should pond water with runoff directed away from the home. Contractor shall contact Project Manager to inspect final grade. Grading shall be completed to the Project Manager's satisfaction. Contractor shall include seeding per following specifications.

- d. Product: Residential Turf MNDOT mixture 25-151

- e. Recommended Application: **Only be planted in Spring between April 1st and June 1st or in the Fall between July 20th and September 20th. Apply at minimum of rate of 120 pounds/acre.**

- f. Mixture Details:

25-151		High Maintenance Turf			
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Elite Kentucky bluegrass	<i>Poa pratensis</i> <i>Elite</i>	30.00	33.63	25.00%	957.30
Low Maintenance Kentucky bluegrass	<i>Poa pratensis</i> <i>Low Maintenance</i>	30.00	33.63	25.00%	957.30
Park Kentucky bluegrass	<i>Poa pratensis</i> <i>Park</i>	30.00	33.63	25.00%	957.30
Perennial Ryegrass	<i>Lolium perenne</i>	20.40	22.87	17.00%	101.65
red fescue	<i>Festuca rubra</i>	9.60	10.76	8.00%	100.10
Total		120.00	134.50	100.00%	3073.65

Purpose: Conventional turfgrass. Not salt, shade or drought tolerant. Requires more mowing, fertilizer and water than the low maintenance turf mix.

Planting Area: Statewide

Combine all components when blending this mix.

- i. Area to Received Final Grade & Seeding: Entire cleared area within each lot's property lines extending to any tree lined perimeters; and to said property lines. Any disturbed areas on the lot.

- j. Final grade and seeding will not be considered as completed until turf establishment requirements have been satisfied. Requirements are as follows.

Perform all work necessary, including watering and fertilizing, to sustain an established turf until final acceptance, at no additional expense to the Department. Provide the filling, leveling, and repairing of any washed or eroded areas, as may be necessary. Established turf is defined as follows: 1. An established root system (leaf blades break before seedlings or sod can be pulled from the soil by hand). 2. No bare spots larger than one square foot. 3. No continuous streaks running perpendicular to the face of the slope. 4. No bare areas comprising more than 1% of any given 1,000 square foot area. 5. No deformation of the turf areas caused by mowing or other Contractor equipment.

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

2200 Wahbagon Drive

Exterior:

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. All new shall match existing.
2. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
3. Demo and replace all damaged; or supply and install any missing aluminum soffit and fascia covering. All new pieces to match existing.
4. Demo and replace all foundation flashing. Flashing must extend at least 6" below top of grade. Match existing color.
5. Supply and install black dirt to repair grade around the perimeter after flashing replacement.
6. 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: Charcoal. Remove and dispose of satellite dish(es). Caulk screw holes or repair any damage to the roof sheathing.
7. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing after removal. dual head motion sensor exterior fixtures model: E9201WH.
8. Demo existing windows and replace with Spec Thermotech single hung vinyl windows. Adjust siding to fit new windows. Install j-channel and 2" white brick mould and caulk around perimeter.
9. Supply and install all new window screens.
10. Demo rear deck down to the frame. Supply and install new treated wood for reconstruct, including: spindles, railing, decking, stair treads and hardware.
11. Demo and replace garage service door and frame, include aluminum clad around perimeter.
12. Demo and replace overhead garage door, weatherstripping and side jamb flashing. New door shall have a lockable handle.
13. Demo and replace damaged; or supply and install missing gutters and downspout components, including leaf guards.
14. Supply and install concrete splash pads per Spec Book.
15. Demo and replace front and rear entry doors and frames per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock sets to be keyed alike. Doors shall have satin chrome knobs not levers.
16. Supply and install a storm door with chain kit for each the front and rear entry per Spec Book.
17. Provide materials and labor to construct a 5'x5' concrete pad 4" thick. Supply and install AC-Guard security cage model AC GU with AC-Guard Top Bar to be anchored with ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
18. Supply and install new Lennox 14ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
19. Clean out all intake and exhaust vents.
20. Demo and replace damaged; or supply and install any missing outlet box covers.

21. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
22. Cleanout sump pump discharge.
23. Cut trees down to stump flash with the ground as follows. Trees and be chipped onsite.
 - a. Front yard – 2 trees on the north side of the driveway near the start, one is partially broken and one is bent over.
 - b. North/ left side yard – dead tree mid-gable end.
 - c. Rear yard – 4 trees bent over.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding. Sand any existing drywall areas of texture or seams which do not blend-in well. Repair any noticeably damaged corners. All (new and existing) texturing to match as closely as possible. Prime all drywall with Zinsser mold killing primer. Repaint **all** drywall surfaces Dover White. When complete, all the paint and texturing is expected to look as uniform as possible.
3. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
4. Demo and replace all damaged interior light fixture components on those matching Spec model surface mount fixture. Demo any non-Spec fixtures and replace with the appropriate Spec model according to application.
5. Supply and install all new LED light bulbs throughout per Spec Book schedule.
6. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
7. Demo all existing flooring and underlayment. Grind and prep subfloors as needed for a neat even finished appearance, including floor leveler, if needed. Supply and install Shaw Infinite 12 luxury vinyl plank flooring throughout. Install per manufacture's specifications. Color is 7192 Vista.
8. Demo and existing baseboards and vinyl base. Supply and install all new white pvc colonial style baseboards throughout.
9. Demo and replace all kitchen cabinets, countertops, sink, faucet and side sprayer. Stain to match existing. Countertop selection: 7732-58 Butterum Granite.
10. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
11. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
12. Demo all window extension jambs. Supply and install materials and labor to finish all windows with sheetrock return jambs and cultured marble sill, include installation of drywall zip strips at window abutments. Finish sheetrock per interior item #2. Cultured Marble Selection: Dusty Sand 125.
13. Demo any existing; supply and install all new window blinds per Spec Book.
14. For main bathroom:
15. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
16. Demo and replace toilet stool per Spec Book.
17. Demo existing bath vanity cabinet, top and faucet. Supply and install new bath vanity, cultured marble top and faucet per Spec Book. Match existing stain and hardware finishes.
18. Demo and replace showerhead and trim set. Ensure that all plumbing components are in place and functioning.
19. Thoroughly clean and scrub existing tub/ shower and surround.
20. Demo and replace any damaged; or supply and install missing bath accessories per Spec Book.
21. For small bathroom:
22. Demo and replace damaged or moldy sheetrock. Patch and paint per interior work scope item #2.

23. Supply and install bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
 24. Demo and replace toilet stool per Spec Book.
 25. Demo existing bath vanity cabinet, top and faucet. Supply and install new bath vanity, cultured marble top and faucet per Spec Book. Match existing stain and hardware finishes.
 26. Demo and replace showerhead and trim set. Ensure that all plumbing components are in place and functioning.
 27. Demo old shower door frame. Supply and install new framed, finger door with frosted glass which will fit the application.
 28. Thoroughly clean and scrub existing shower and surround
 29. Supply and install bath accessories and supply new per Spec Book.
 30. Supply and install missing insulation, poly and sheetrock next to the shower stall. Patch and paint per interior work scope item #2.
 31. Demo and replace damaged wire shelving; or supply and install missing wire shelving throughout per Spec Bk.
 32. Demo and replace all pre-hung interior doors (except on bedroom closets), frames, casing and hardware per Spec Book, new doors stained to match existing finishes, hardware to have satin chrome finish. Demo existing bedroom closet doors and frames. Supply and install wood trim and jambs to finish each opening. Match existing finishes. All doors shall have knobs not levers.
 33. Demo and replace any damaged; or supply and install any missing door stops.
 34. Demo and replace lower 4' of sheetrock in laundry room plumbing wall. Patch and paint per interior work scope item #2.
 35. Service the existing furnace and HRV. Supply and install a-coil.
 36. Contractor shall have all ductwork cleaned.
 37. Demo and replace all floor vents, wall registers, diffusers and return air covers.
 38. Demo and replace laundry tub and faucet per Spec Book.
 39. Contractor shall supply and install new water softener per Spec Book. Contractor shall complete water conditioning test and set softener hardness accordingly.
 40. Thoroughly clean all interior surfaces.
 41. Include \$10,000 allowance in base bid for concealed damages. Allowance shall only be used for changes to the work scope which have been approved by Carla Dunkley, Compliance & Residential Projects Manager, prior to execution of work.
 42. Construction shall be permitted through the City of Isle and MLBO
-

Both Rehabs:

1. Housing will maintain utilities throughout the duration of the renovation.
2. Contractor shall include 0.5% TERO tax fee in base bid. Submission of receipt for paid TERO fee is required with application for final payment.

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.

Note: Depending on bid results, the Owner reserves the right to divide the rehabs into individual projects, if it is in the Band's financial best interest to do so.

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 a fully executed contract.
2. Project will be substantially complete within 180 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 are encouraged to provide the following along with their bid submittal:
 - a. Completed and signed MLB Community Development Construction Bid Form (Required)
 - b. Completed schedule of values (billing worksheet page 2). Should include names of the sub-contractors supplying labor for each item and each materials supplier for each item. (Required)
 - c. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - d. Bonding Surety - Bonding is required for this project, as such a letter from your bonding company must be included with your bid stating that if you are awarded the contract for this project that they will issue the required bond. **Any bid submitted without this letter will be disqualified.**
 - e. A copy of Current Insurance Certificate
 - f. A copy of Subcontractor/Material Supplier list
 - g. A copy of valid State of Minnesota Contractor's License. The contractor submitting the bid must be the license holder.
 - h. 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.
5. Bidders must thoroughly review the MLB 2025 Spec Book, project rfp and any pre-bid addendums issued to ensure that they have accounted for and included the cost of all specified materials, products, equipment and labor in their bid.

All proposals must be mailed and labeled as follows:

Mille Lacs Band of Ojibwe

Commissioner of Community Development

Sealed bid: 38849 55th Ave. & 2200 Wahbegon Rehabs

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.

Contractor submitting the bid must hold a valid State of Minnesota Contractor's License. The bidding contractor must be the license holder.

PERMIT AND CONTRACTOR REQUIREMENTS:

Permits: Contractors are responsible to attain all necessary permits for all work, including Mille lacs County, City of Isle and Mille Lacs Band of Ojibwe (MLBO) 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 2025 CONSTRUCTION BID FORM
REQUIRED FOR ALL BIDS**

FIRM NAME: _____

JOB/PROJECT: 38849 55th Ave. & 2200 Wahbagon Rehabs

LUMP SUM PRICE (38849 55th Ave.):

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

LUMP SUM PRICE (2200 Wahbagon):

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

LUMP SUM PRICE (Both Rehabs):

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

BID ALTERNATE #1 (38849 55th Ave.):

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

BID ALTERNATE #2 (38849 55th Ave.):

_____ \$ _____
(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 may result in bid disqualification.

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

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____