



Community Development **REQUEST FOR PROPOSAL**

OWNER: MILLE LACS BAND OF OJIBWE

DATE ISSUED: July 30, 2026

BID DATE: August 26, 2026

PROJECT: 4335 Logan Ave. N. Minneapolis, MN 55412

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 at 4335 Logan Ave. North, Minneapolis, MN. Bids will be due Wednesday, August 26th, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday August 27th, 2026 at 10:00 AM.

A mandatory Pre-Bid site visit will be held Tuesday, August 18th, 2026 at 10:00am. 4335 Logan Avenue North, Minneapolis MN 55412.

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.

Work Scope Description:

Interior: Hallway outside of bathroom leading to bedrooms:

1. Remove lighting in hallway ceiling, protect fixtures and re-install after the water damage repairs and painting are complete.
2. Demo the entire hallway ceiling and replace with sheetrock finished ceiling. Tape, mud and sand or texture if required to match existing for paint. Make necessary wall repairs.
3. Paint the repaired and replaced hallway ceiling and same hallway walls.
4. Include flooring protection in hallway and throughout home to protect the hardwood floors.

Interior: Bathroom (only one bathroom in home)

5. Demo and replace all walls in bathroom shower area. Provide and install new sheetrock walls. The remaining new walls will be taped, mudded, sanded for paint. Install Johns Mansville GoBoard backer board or Georgia Pacific DensShield backer board in shower alcove. Tape and finish to prepare for shower system per all manufacturers installation instructions. Skimcoat and repair ceiling tape joints. Sand, prime and paint (Eggshell finish). Demo all existing bathroom wall and floor tile. Repair or replace all of the damaged wall areas behind the tile to be removed. These walls will receive new wall tile to same elevations as existing wall tile.
6. Paint all wall and ceiling area that is not tiled or covered with shower wall kit. Owner to select color. Texture as necessary to match. Paint will be Eggshell finish.
7. Provide and install backing in all areas of the bathroom as required to safely and securely fasten the new bathroom specialty products; shower bench, handicap bars, plumbing, electrical devices, etc...
8. Demo and dispose of tub and shower complete, single wood vanity in similar species as the upper cabinet that is a built in, with cultured marble tops to match home finishes, faucets, sink, plumbing complete and replace with new as required. Include all costs associated with moving and or aligning plumbing to new shower and vanity location requirements. Tub will be removed and not replaced. This will be a shower only. Replace all of the aforementioned with new. See MLBO Spec. Book for proper selections.
9. Remove all existing shower faucets, shower head, mixing valve, plumbing supply, waste and venting. Provide and replace with all new components.
10. Remove and dispose of old toilet. Replace with American Standard Cub Cadet 3.
11. Remove and dispose of all bathroom specialties and provide / install new.
12. Provide and install the General Contractor Field Measured and Verified (correct sized) FlexStone Shower Base and 3 Panel Royal shower wall kit. (OWNER COLOR SELECTION). Configured for the alcove installation Left Drain. Include folding shower flip up Solid Phenolic, White – compact 18"wide bench that is secured to new wall backing. Include (2) fifteen inch corner shelves.
13. Provide and install handicap grab bars in new shower and behind the toilet.
14. Provide and install bypass sliding shower doors that move past each other on parallel tracks allowing entry from either the left or the right side.
15. Install new bathroom exhaust fan to fit the existing opening and duct connection.
16. Replace the wall tile with 12 x 12 Glass and Stone Mohawk Phase Whispering Bluff Random Block Mosaic Tile to be selected by owner.
17. Install new flooring underlayment / sub-floor / carpentry repairs to sub-floor and prep for new flooring installation throughout bathroom.
18. Install new Congoleum, AirStep Plus flooring in bathroom. Provide new custom transition at doorway that is flush as to avoid tripping risk.
19. Install new baseboard trim. (Match existing style and finish of surrounding millwork trim color)
20. Demo and replace bathroom light fixtures. New vanity ceiling lights (3x) Z-Lite Ashton Bronze 1 light flush mount ceiling light Model 443F1. New single light fixture (1x) Patriot

Lighting Gilda II Oil Rubbed Bronze 12-1/2" LED flush mount ceiling light Model LFM172A13ORB-P. Include all new electrical devices and covers in bathroom. Add a general use outlet at the vanity area.

21. The expectation is to coordinate with the Elder Homeowner and minimize interruptions with the toilet room function. When necessary for effective scheduling, the toilet may be taken out of service for a day or two at strategic times when coordinated with Elder Homeowner.
22. The bathroom is a complete re-do. All bathroom specialties, equipment, finishes, vent covers, electrical devices, lighting, flooring, tile, painting, decorating, finishing, shower valve and trim, walk-in shower, vanity combination complete, vanity faucet, toilet, backer board, wood backing, flooring, wall finishes, lighting and ventilation, mirror replacement, vanity light, built in cabinet and wood trim clean-up and refinish, new cabinet pulls, handicap bars and installation.

Interior: Stairwell and basement:

23. Provide / install Johnsonite Service weight round nose in grey color, vinyl tread and riser covers to basement level from kitchen level. Install new 1x riser material and pine 5/4 stair treads or special size to accept the new vinyl covering.
24. Install new handrail to basement block foundation wall along this stairwell. There currently is not a handrail on the stairwell wall to basement as it was damaged and removed. Include all railing, fasteners and installation materials and labor to install into the block wall.
25. Provide and install smoke and fire alarms. Provide and install CO2 alarms to meet code.

Interior: Kitchen area:

26. Replace all kitchen appliances with Spec. Book models. Refrigerator, range, range hood with recirculating vent, dishwasher. If proposing appliances other than spec. book models, please contact Jim Carpenter (320-364-9865) so alternates can be shared with all bidding Contractors.
 27. Remove / replace all kitchen flooring due to damage by previous water leaks from failed roofing. New flooring SHAW Manor Hill Barnwood Oak 7 x 48, Vinyl Plank (Menards).
 28. Repair, provide and install paint for the entire kitchen walls and ceiling. Match to existing texture.
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29. *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.*
30. ***City of Minneapolis, MN Permit and Inspections required.***
31. **Include a contingency allowance of \$3,500.00 as part of the base contract total.**

Contacts:

Interested bidders shall contact Jim Carpenter at 320.364.9865 or by email 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.

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 (will be disqualified without)
 - 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
 - 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 at (320) 532-4778.

All proposals must be mailed and labeled as follows:

Mille Lacs Band of Ojibwe

Commissioner of Community Development

Sealed bid: 4335 Logan Avenue North - Minneapolis, MN

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 and related inspections from the City of Minneapolis Inspections Department. Any drawings or project scope specifications that may be required by the City of Minneapolis, MN will be developed and provided as part of the total project costs by the awarded contractor.

Bonding Requirements: In accordance with 2025 MLB Project Specification Book. Please note that bonding requirements on Mille Lacs Band Funded Residential projects has changed. All projects over \$100,000 require bonding regardless of company ownership.

MLBSA Section 17 Procurement Statue Ordinance 03-06 states the following:

Section 17. Bonding

- A. For all Band funded residential construction projects, a performance bond is required for contracts in excess of \$100,000.00. The performance bond shall be at a minimum twenty (20%) percent of the contract price, but not in excess of \$500,000.00.

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: 4335 Logan Avenue North, Minneapolis MN 55412

LUMP SUM PRICE:

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

ALTERNATE #1:

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

ALTERNATE #2: (Description)

_____ \$ _____
(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
- COPY OF MINNESOTA CONTRACTOR'S LICENSE
- SUB-CONTRACTOR LISTS (Include values)

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____