



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

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

**DATE ISSUED:** May 13, 2025

**BID DATE:** June 11, 2025

**PROJECT:** 46791 172<sup>nd</sup> Place, McGregor Rehab

**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 46791 172<sup>nd</sup> Place, McGregor, MN. Bids will be due Wednesday, June 11, 2025 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday June 12, 2025 at 10:00 AM.

**A mandatory pre-bid site visit will be held on Monday, May 19, 2025 starting approx. at 1pm. As 2 other pre-bid site visits proceed this site, 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.

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**Work Scope Description:** Unless otherwise noted all work shall be completed according to the 2025 MLB Spec Book. Utilize provided sheet for product finish and color selections.

**Exterior:**

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. Siding pieces with a crack less than 4" in length or holes less than 3/4" in diameter may be repaired with color-matching caulk. All new pieces shall match existing.
2. Demo lean-to behind the garage. Remove ledger board and in-fill house wrap and siding to match existing. Ensure that any bolts on piers are cut flush to concrete.
3. Demo vent pipe on side of the garage. Infill opening with sheathing, house wrap and siding to match existing.
4. Demo post in center of driveway and have electrical to outlet abandoned properly.
5. Demo man-made DIY pond to the left of the driveway. Identify supply source for piping within and have it properly disconnected and abandoned.
6. Demo deck and ramp. Remove ledger board and in-fill house wrap and siding to match existing. Ensure that any bolts on piers are cut flush to concrete. Supply and install fill and black dirt to bring grade up to height of any piers sitting higher than their surrounding elevation. The goal is to at minimum have piers flush with surround yard elevation, if not able to cover them entirely; all the while, maintaining appropriate slope away from the home to ensure proper runoff.
7. Demo patio door. Modify the opening, supply and install Thermotech 60"x42" slider window. Install j-channel and 2" white brick mould and caulk around perimeter. After modified, finish this section of exterior wall by in-filling siding (color match to existing), insulation, vapor & air barriers per Spec Book.
8. Demo sheathing and replace the front of the home where its damaged from fire. Spray exposed framing with Kilz to encase odor. Finish this section of exterior wall by in-filling sheathing, siding (color match to existing), insulation, vapor & air barriers per Spec Book.
9. Demo existing window damaged in fire and replace with Spec Thermotech vinyl window. Adjust siding to fit. Install j-channel and caulk around perimeter.
10. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
11. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing or siding after removal.
12. Pressure wash and clean all siding and exterior surfaces.
13. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
14. Demo and replace damaged; or supply and install missing window components, if any.
15. Supply and install all new window screens.
16. Supply and install missing gutters and downspouts, including leaf guards.
17. Supply and install concrete splash pads per Spec Book.
18. Demo and replace front house entry and rear garage man 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.
19. Supply and install storm door with chain kit for front entry per Spec Book. Door color: Almond.
20. 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 1/2"x 3" Red Head anchor sleeves to the 5'x5' pad.
21. Demo existing a/c condenser. Supply and install new Lennox 14ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
22. Clean out all intake and exhaust vents.
23. Contractor shall supply and install any missing outlet box covers.
24. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.

25. Provide brush and small tree clearing around the yard. All yard areas should be mowed down several times.
26. Well – Demo and replace well pump. Contractor shall be responsible for disinfecting the existing well; and testing for coliform bacteria and nitrates.
27. Test septic alarm and controllers for proper function.
28. Remove and disposal of miscellaneous yard debris to be completed by Housing.

### **Interior:**

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Demo wood shelving created within the garage.
1. Demo step for garage service door. Construct new 3'x3' landing with a step down, both landing and step being of equal height and meeting code.
3. Install sheet rock for modified patio door opening. Texture, paint and finish, including installation of pvc baseboard. Finish per interior work scope item #8.
4. Remove paneling from lower level hallway and mirrors from workout room wall. Repair sheetrock as needed, prep and finish per interior work scope item #8.
5. Remove shelving from upper bedroom wall and boards mounted on kitchen/ dining room ceiling. Repair sheetrock as needed, prep and finish per interior work scope item #8.
6. For new dining area window and replaced front lower level window: Supply and install wood extension jambs and trim to finish new window to match all other interior windows.
7. Demo sheetrock from walls and ceiling in lower level family room with fire damage. Demo poly and insulation on exterior wall. Also demo paneling and cap board on the knee wall. All exposed framing to be sprayed and coated in Kilz to encase odor. Install new insulation to meet an R-Value of R21 with poly. Supply and install sheetrock to enclose framing. Finish per interior work scope item #8.
8. Patch, texture, prime and paint all damaged interior drywall surfaces, including areas cut open to access plumbing lines or wiring throughout. 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.
9. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
10. Supply and install handrail for stairways.
11. Demo existing ceiling fan. Supply and install new surface mount light fixture per Spec Book and controller.
12. Demo and replace all damaged; or supply and install missing interior light fixtures components.
13. Supply and install all new LED light bulbs throughout per Spec Book schedule.
14. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
15. Demo all existing flooring; supply and install Shaw Infinite 12 plank flooring to replace, to include supply and install spec underlayment with floor leveler. Color selection: Grand Canyon.
16. Supply and install vinyl stair treads. Color selection: 09 Clay.
17. Demo and replace damaged, painted or water-stained baseboards; or supply and install missing baseboards. All new baseboards to match the existing for that room.
18. Demo and replace lower kitchen cabinets, countertops, sink, faucet and side sprayer. Demo and replace island countertop. Delete the dishwasher and install a 24" cabinet to replace. Demo and replace damaged; or supply and install missing upper cabinet doors. Door/ drawer fronts style and stain to match existing. Supply and install door knobs and drawer pulls per Spec Book. Countertop selection: 7732-58 Butterum Granite.
19. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
20. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.

21. Demo and replace any damaged pre-hung interior doors, frames and hardware per Spec Book, doors stained to match existing finishes, hardware to have satin chrome finish. Demo existing folding closet doors and track. These closets shall remain as cased openings. Match existing finishes. All doors shall have knobs not levers.
22. Demo and replace any damaged; or supply and install any missing window components.
23. Supply and install all new window blinds per Spec Book.
24. Demo and replace any damaged; or supply and install any missing, trim, window extension jambs, door jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
25. For each bathroom:
  - a) Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1. (both bathrooms)
  - b) Provide refinishing of each shower surround to repair any damage and remove staining.
  - c) Demo and replace toilet stool per Spec Book. (both bathrooms)
  - d) Demo existing vanity. Supply and install new vanity with cultured marble top. Match stain finish of existing interior doors. Supply and install drawer pulls and door knobs. Supply and install spec faucet. (both bathrooms)
  - e) Demo and replace shower trim set. (both bathrooms)
  - f) Supply and install missing bath accessories per Spec Book. (both bathrooms)
20. Supply and install wire shelving in lower bath closet per Spec Bk. Existing wood shelving throughout may remain if in good condition. If damaged, demo and replace with wire shelving.
21. Demo and replace any damaged; or supply and install any missing door stops.
22. Thoroughly clean laundry/ mechanical room floor. Apply epoxy coating per Spec Book.
23. Supply and install white pvc colonial style baseboard throughout room.
24. Demo and replace laundry tub and faucet per Spec Book.
25. Demo and replace water heater and well pressure tank.
26. Supply and install all necessary parts to repair electrical system throughout the house. Include an allowance of \$3,500 in the base bid for these repairs (cut wiring, disconnected devices). Provide detailed breakdown of any repairs billed against this allowance. Test function of electrical system to ensure proper function and no leaks prior to painting or finishes.
27. Supply and install all necessary parts to repair plumbing throughout the house. Include an allowance of \$5,000 in the base bid for these repairs (broken piping, fittings caused by freeze-up). Provide detailed breakdown of any repairs billed against this allowance. Test function of plumbing to ensure proper function and no leaks prior to painting or finishes.
26. Supply and install water softener system. Contractor shall complete water conditioning test and set softener hardness accordingly.
28. Demo and replace furnace and A-coil per Spec Book. To be properly sized per energy calculations, which must be submitted to MLB Inspector.
29. Supply and install new furnace thermostat model: Honeywell T6 Pro Series TH6210U2001.
30. Contractor shall have all ductwork cleaned.
31. Demo and replace all floor vents, wall registers, diffusers and return air covers.
32. Insulate exposed plumbing pipes in mechanical room per Spec Book.
33. Demo and replace HRV unit to be balanced. Reconnect to ductwork.
34. Thoroughly clean all interior surfaces.
35. 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, the MLBO Compliance & Residential Projects Manager, prior to execution of work.
36. Contractor shall include 0.5% TERO tax fee in base bid. Receipt of TERO fee payment must be submitted to the Project Coordinator before the final pay application will be processed.
37. Bids must be honored for 90 calendar days.
38. Construction shall be permitted through the MLBO.

***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 a fully executed contract.
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 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: 46791 172<sup>nd</sup> Place Rehab  
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@qrcasinos.com](mailto:JSmith2@qrcasinos.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 Band of Ojibwe (MLBO) Permit.

**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.

