



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: 64014 Hwy 48 & 62920 Grouse Trail 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 renovation projects located at 64014 Hwy 48 & 62920 Grouse Trail, Sandstone. 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 Monday, April 14, 2025 starting no later than 11:30 am. Pre-bid site visit will start at 64014 Hwy 48 and continue onto the Grouse Trail site. As this pre-bid site visit immediately follows 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.

64014 Hwy 48

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 damaged foundation flashing. Match existing color.
5. Supply and install black dirt to repair grade around the perimeter after foundation flashing replacement.
6. Remove and dispose of satellite dish(es)/ antennas. Caulk any holes in roof sheathing or siding after removal.
7. Pressure wash and thoroughly clean all siding and exterior surfaces.
8. Demo existing wrap on front porch posts. Supply and install LP Smartside or pvc exterior trim boards white in color to wrap.
9. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
10. Supply and install all new window screens.
11. Demo and replace damaged; or supply and install missing gutter and downspout components, including leaf guards.
12. Contractor shall clean out all gutters.
13. Demo and replace front and rear entry doors and frames per Spec Book, include install of aluminum clad wrap and brick mould around perimeter.
14. Demo all existing entry door locks. Provide and install new lock sets to be keyed alike for front, rear and mechanical room entry doors. Doors shall have satin chrome knobs.
15. Supply and install storm doors with chain kits for front and rear entries per Spec Book.
16. Clean out all intake and exhaust vents.
17. Supply and install any missing outlet box covers.
18. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
19. Well – Demo and replace well pump. Contractor shall be responsible for disinfecting the existing well; and testing for coliform bacteria and nitrates.
20. Remove and disposal of miscellaneous yard debris.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Install sheet rock to patch where needed due to drywall damage. Texture, paint and finish, including installation of pvc baseboard.
3. 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.
4. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
5. Demo existing ceiling fan. Supply and install new surface mount light fixture per Spec Book and controller.

6. Demo and replace any damaged; or supply and install missing interior light fixtures with Spec model surface mount fixture except existing recessed lighting.
 7. Supply and install all new LED light bulbs throughout per Spec Book schedule.
 8. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
 1. Demo flooring throughout. Supply and install Shaw Infinite 12 luxury vinyl plank throughout.
 9. Color selection: 2027 Grand Canyon.
 10. Demo all remaining baseboards and baseshoe. Supply and install pvc colonial style baseboards throughout including in mechanical and bathroom.
 11. Demo and replace all damaged; or supply and install missing kitchen cabinet components or hardware. This should include the peninsula end panel and laminate sink cabinet bottom. Match existing finishes.
 12. Demo and replace kitchen faucet and side sprayer.
 13. Demo and replace range hood per Spec Book.
 14. Demo and replace lower extension jambs on window located in entryway and by kitchen sink. Match existing finish.
 15. Demo any existing; supply and install all new window blinds per Spec Book.
 16. Demo and replace any damaged; or supply and install any missing baseboards, baseshoe, trim, jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
 17. For each bathroom:
 18. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
 19. Demo and replace toilet stool per Spec Book.
 20. Demo and replace bath vanity, countertop and faucet per Spec Book. Match existing finishes.
 21. Supply and install missing bath accessories per Spec Book.
 22. Demo and replace bathroom and front bedroom pre-hung interior doors, frames and hardware per Spec Book, 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.
 23. Demo and replace bottom hinges on rear bedroom entry and closet doors.
 24. Adjust all doors.
 25. Demo and replace any damaged; or supply and install any missing door stops.
 26. Contractor shall have all ductwork cleaned.
 27. Demo and replace all floor vents, wall registers, diffusers and return air covers.
 28. Demo existing water softener and replace with Spec model. Contractor shall complete water conditioning test and set softener hardness accordingly.
 29. Insulate exposed plumbing pipes in mechanical room per Spec Book.
 30. Remove and dispose of misc. debris in the home.
 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 the MLBO.
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Work Scope Description: Unless otherwise noted all work shall be completed according to the 2025 MLB Spec Book.

62920 Grouse Trail

Exterior:

1. Demo and replace all damaged; or supply and install any missing siding, channel, louvered vents and accessories. All new shall match existing. Note: if siding lap cannot be matched, it may be necessary to remove siding from the gable end of the garage to infill damaged siding; then supply and install all new siding for the garage gable end.

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 damaged 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. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing after removal.
7. Pressure wash and clean all siding and exterior surfaces.
8. Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
9. Demo all existing windows. Supply and install new Thermotech single hung windows. In the bedrooms, the 2 small single hung windows side by side shall be replaced with one large single hung window. Adjust siding to fit new windows. Install j-channel and 2" white brick mould and caulk around perimeter.
10. Supply and install all new window screens.
11. Demo insulation inside the garage except on the common wall. Demo plywood on the ceiling inside the garage. Common wall only shall be insulated and covered with sheetrock which needs to be taped.
12. Demo wiring and outlets that the previous tenant installed on the ceiling in the garage. Have electrician check all remaining wiring and outlets for proper function.
13. Clean the garage floor and exterior concrete sidewalk and steps at front entry with Oil Eater Cleaner/ Degreaser (or alternate product to be approved by Owner prior to use) to remove the oil and grease stains.
14. Demo exterior garage service door and frame. Infill framing, house wrap and siding.
15. Supply and install overhead garage door, aluminum jamb wrap and weatherstripping. New door shall have an exterior handle with a lock.
16. Demo and replace damaged; or supply and install missing gutters and downspout components, including leaf guards.
17. Demo and replace front house 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.
18. Demo existing storm door on front entry. Supply and install storm door with chain kit for front and rear entries per Spec Book.
19. Demo and replace all decking, railing, spindles and stair treads.
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. 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. Demo and replace damaged; or supply and install any missing outlet box covers or other components.
24. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
25. Well – Demo and replace well pump. Contractor shall be responsible for disinfecting the existing well; and testing for coliform bacteria and nitrates.
26. Supply and install 9-1-1 sign per Spec Book, mount on garage centered above overhead garage door.
27. Demo and replace mailbox per Spec Book.

Interior:

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Demo and replace interior garage service door and frame, include aluminum clad around perimeter. Supply and install lockset to match front and rear entry doors.

3. Demo existing garage steps. Construct new 3'x3' landing with a step down, both landing and step being of equal height and meeting code.
4. 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.
5. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
6. Demo and replace any damaged; or supply and install missing interior light fixtures per Spec Book.
7. Supply and install all new LED light bulbs throughout per Spec Book schedule.
8. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
9. 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. Note: house already has 2 layers of sheet vinyl.
10. Supply and install white pvc colonial style baseboards throughout.
11. Demo and replace all kitchen cabinets, countertops, sink, faucet and side sprayer. Stain to match existing. Stain: Weathered Oak MW270. Countertop selection: 8831 Elemental Stone.
12. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
13. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
14. 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: Sterling Silver 143.
15. Demo any existing; supply and install all new window blinds per Spec Book.
16. Bathrooms:
17. Demo and replace damaged sheetrock in the bathroom by the garage. Patch and paint per interior work scope item #2.
18. Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1.
19. Demo and replace toilet stool per Spec Book.
20. 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. Marble selection: Sterling Silver on White 964. Stain: Weathered Oak MW270.
21. Demo and replace showerhead and trim set. Ensure that all plumbing components are in place and functioning.
22. Demo and replace any damaged; or supply and install missing bath accessories per Spec Book.
23. Demo and replace all pre-hung interior doors, frames and hardware per Spec Book, hardware to have satin chrome finish. Remove existing bedroom closet doors. Finish as cased openings. All doors shall have knobs not levers. Stain: Weathered Oak MW270.
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. Demo and replace furnace per Spec Book, new unit to include A-coil.
28. Supply and install new furnace thermostat model: Honeywell T6 Pro Series TH6210U2001.
29. Contractor shall have all ductwork cleaned.
30. Insulate exposed plumbing pipes in mechanical room per Spec Book.
31. Demo existing HRV unit and replace per Spec Book.
32. Supply and install water softener per Spec Book. Contractor shall complete water conditioning test and set softener hardness accordingly.

33. Demo and replace sump pump. Include discharge pvc pipe long enough to direct discharge away from foundation.
34. Remove and dispose of misc. debris in the home, garage and within crawl space.
35. Supply and install laundry tub and faucet per Spec Book.
36. Thoroughly clean all interior surfaces.
37. 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.
38. Construction shall be permitted through the MLBO
39. Housing will maintain utilities throughout the duration of the renovation.
40. 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.

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.

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 should provide the following along with their bid submittal:

- a. Completed and signed MLB Community Development Construction Bid Form
 - b. Completed schedule of values (billing worksheet page 2) for each house.*
 - c. A copy of Current MLB Vendor's License (or a copy of the submitted application)
 - d. A copy of Current Insurance Certificate
 - e. A copy of valid State of Minnesota Contractor's License. The contractor submitting the bid must be the license holder.
 - f. A copy of Authorized Signature Sheet (submitted with first bid submittal)
- *Bidder may be required to provide schedule of values before a contract is awarded, as such inclusion is to their advantage.
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: 64014 Hwy 48 & 62920 Grouse Trail 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@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) 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: 64014 Hwy 48 & 62920 Grouse Trail Rehabs

LUMP SUM PRICE (64014 Hwy 48):

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

LUMP SUM PRICE (62920 Grouse Trail):

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

TOTAL LUMP SUM PRICE (Both Rehabs):

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

BID ALTERNATE #1:

_____ \$ _____
(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.

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

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____