



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: August 24, 2026

BID DATE: September 23, 2026

PROJECT: 665 Mille Lacs Ave., Isle Renovation

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 located at 665 Mille Lacs Ave., Isle, MN. Bids will be due Wednesday, September 23, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, September 24, 2026 at 10:00 AM.

A mandatory pre-bid site visit will be held on Wednesday, September 9, 2026 at 2:00pm.

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.

Base Bid:

Exterior Work:

1. Replace damaged gutter on north side of the home. Match existing.
2. Demo 2 upper level existing windows, as well as the one above the kitchen sink. Supply and install Jeldwen slider windows to replace. Adjust siding as needed to install.
3. Clean and dry the flat roof to siding seam/ abutment. Apply a heavy duty asphalt-based cement or liquid rubber flashing product along the seam. Cut and embed a polyester roofing fleece or fiberglass reinforcing into the cemented seam. Then supply and install a second coat of the asphalt cement or liquid rubber product along the seam to replace existing materials which cracked and are allowing water intrusion.

Interior Work:

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
 2. Kitchen Sink & 2 Upper Level Windows: Spray foam window rough openings. Supply and install wood extension jambs and casing to match existing wood finishes.
 3. Flooring: Demo existing areas of flooring and underlayment: kitchen & back entry; and dining room and hallway to bedrooms. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed.
 - a. Supply and install Lifeproof click lock 22 mil 7.1" x 48" LVP with attached underlayment in the kitchen, dining room, hallway and back entry. Color selection to be Sundance Canyon Hickory. Home Depot SKU # 1006360903.
 - b. Demo existing baseboards in these areas. Supply and install new colonial style wood baseboards in stain finish to match existing wood finishes on window extension jambs.
 4. Kitchen:
 - a. Demo all existing cabinets, pantry and countertop. Supply and install all new kitchen cabinets and countertops from Brenny Cabinets per Spec Book in the same layout as the existing except changes listed below. Cabinets to be prefinished is a creamy-white Sherwin Williams color to be selected by the homeowner. Hinges & interior hardware should be polished nickel. The homeowner will purchase pulls and knobs to be installed. Laminate countertop to be: Home Depot Hampton Bay Taj Mahal 9922-ML with integrated backsplash & full wrap ogee edge (eased edge if wrap ogee isn't available). Note: contractor is responsible for all field measuring. Changes:
 - On the inner kitchen wall, raise the cabinet above the oven to match the height of the cabinet over the refrigerator.
 - On the outer wall, the upper cabinets will be 42" high, except above the sink, that cabinet size will remain the same height as existing.
 - Crown molding to be installed along the top edge of all upper cabinets along the ceiling abutment; and along the bottom edge of the upper cabinet above the sink.
 - All lower cabinets shall have melamine linings.
 - b. Remove decorative mini tiles from the wall above the countertop. Complete drywall repairs as needed to create a smooth surface. Patch, texture as needed, prime and paint to match existing paint finish in the kitchen. All (new and existing) texturing to match as closely as possible. Prime with Zinsser mold killing primer.
 - c. Remove and reinstall the existing range hood (not vented).
 - d. Remove and reinstall the existing LED light above the sink.
 - e. Supply and install new kitchen sink per spec book. Supply and install Pfister Allegan Spot Defense Stainless Steel Double Handle Deck Mount Pull Down Faucet with Side Sprayer, model #F-036-4AGGS.
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Bid Alternate #1: Wall Panel Deduct:

Provide lump sum deduct cost if a paintable glue-on wall panel is used to replace the removed mini tile rather than repairing sheetrock & painting.

Bid Alternate #2: Countertop Deduct:

Provide lump sum deduct if existing kitchen countertop, sink and faucet were reinstalled rather than replacing all new.

Bid Alternate #3: Flooring Deduct:

Provide lump sum deduct if only the kitchen flooring were replaced. The existing dining area and hallway flooring and baseboards would remain.

Bid Alternate #4: Kitchen Window Deduct:

Provide lump sum deduct if the kitchen window replacement is deleted from the work scope.

Bid Alt. #5: Flat Roof Membrane Install Add:

Provide added cost to demo the existing tar, aggregate and felt layers from the built-up flat roof area rather than just repairing the roof to siding abutment. Demo existing decking. Supply & install foam board insulation with a R-35 value. Supply and install all new decking (either 7/16" OSB or 1/2" plywood). Supply and install 45 mil EPDM rubber membrane. Demo and replace all metal flashings, including around the drain. Properly seal all seams and flashing.

Applies to All Bid Sections & Alternates:

1. Contractor will include the 0.5% TERO tax fee within each bid area and alternate. Submission of receipt for paid TERO fee is required with application for final payment.
2. Provide a schedule of values to include the base bid work scope. Note: When and if bid alternates are selected for project inclusion, the successful bidder will be asked to provide an updated schedule of values (MLB billing worksheet page 2).
3. Construction shall be permitted through Tad Winterfield, as contracted through the Mille Lacs Band. Permit fee should be figured according to the fee schedule in the 2025 MLB Spec Book.

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 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 90 days of fully executed contract.
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: 665 Mille Lacs Ave., Isle

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 for all work, including permitting through the Band's contracted inspector.

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: **665 Mille Lacs Ave., Isle**

BASE BID LUMP SUM PRICE:

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

BID ALTERNATE #1 (Wall Panel Deduct):

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

BID ALTERNATE #2 (Countertop Deduct):

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

BID ALTERNATE #3 (Flooring Deduct):

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

BID ALTERNATE #4 (Kitchen Window Deduct):

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

BID ALTERNATE #5 (EPDM Roofing Add):

_____ \$ _____
(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)
- SCHEDULE OF VALUES FOR BASE BID

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____