



Community Development **REQUEST FOR PROPOSAL**

OWNER: MILLE LACS BAND OF OJIBWE

DATE ISSUED: 15 July 2026

BID DATE: 5 August 2026

PROJECT: East Lake Community Center Maintenance Garage

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 construction of a detached maintenance garage located in McGregor, MN. Bids will be due Wednesday 5 August, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday 6 August, 2026 at 10:00 AM.

A mandatory Pre-Bid site visit will be held at the site on Wednesday July 22nd at 1:30 PM. (East Lake Community Center: 20930 367th Lane, McGregor, MN 55760) Site area is located to the North of the building off of the fire lane road behind the building.

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 Building Code (IBC), 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:

East Lake Maintenance Garage

1. Refer to MLBO Plan for garage construction details.
2. Scrape existing topsoil and prepare site and construct shallow frost protected foundation garage structure per plan and specification.
3. Import clean granular fill as needed to establish the floor slab elevation per construction plan.
4. Install exterior draitile system below exterior horizontal foam insulation to daylight drain.
5. Install in-floor pex radiant heat loops in slab. Micro boiler and heat system will be completed under separate contract. Perform heat loss calculation to determine number of loops with a maximum loop length of 300'.
6. Utilize existing topsoil to establish exterior final grade around the addition to a smooth finish. Seed area upon completion of final grading operations.
7. Frame the new garage addition to plan. Portal frame front overhead garage door openings. Include all necessary hardware and strapping.
8. Extend electrical service into the new garage (100 amp).
9. Steel roofing to be Pro-Rib exposed fastener with High Temperature self adhered underlayment. Contractor shall be responsible for trim and accessories to ensure compliance with manufacturer installation requirements. Include Fascia trim and ventilated ridge cap and soffit materials. Color to be selected by Owner.
10. Install WRB and steel Pro-Rib siding system. Contractor shall be responsible for trim and accessories to ensure compliance with manufacturer installation requirements. Owner to select colors. Note there is a 48" lower wainscot that will be a different color than the main siding.
11. Garage door trim to include 2x jamb and interior supports for overhead door tracks. Wrap exterior of Jamb opening with proper combination of door jamb steel trim cover and garage door weatherstrip.
12. Overhead garage door: Ideal Door Commercial Ribbed C7X17 12' x 10'. With Genie Smart Wall Mount Garage Door Opener (6172H-O). Color to be selected by Owner.
13. Install snow guards and gutters on the front (South) elevation. Per drawing elevation.
14. Garage service door to be HM frame and door. Include security hardware latch and deadbolt with closer.
15. Interior shop lighting to consist of 8' linear LED Shop Lights Lithonia MNSL-L96-2LL-MVOLT-40k-80CRI or equal. Provide and install exterior wall pack lighting: Patriot E23202 or equal dusk to dawn LED security lights per plan location.
16. Interior Finishes per Drawing details (Level 3 Drywall Finish, Prime and Paint)
17. Install 5" reinforced concrete apron 8'x40'.
18. Include ½% TERO tax in base bid.
19. Davis Bacon wage rates apply. They will be posted with Pre-Bid Addendum #1.
20. Contractor will need to provide toilet facilities.
21. Contractor is responsible for site cleanup and disposal of generated debris.

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 Ryan Jendro – CMD Project Manager at ryan.jendro@millelacsband.com or at 320.630.5011 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 must 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. Surety Bond Letter
 - e. A copy of Subcontractor/Material Supplier list
 - f. A copy of valid State of Minnesota Contractor's License
 - g. 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: (East Lake Maintenance Garage)
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:

1. 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 State of MN Electrical.

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 Statute Ordinance 03-06 states the following:

Section 17. Bonding

- A. In construction contracts that are federally funded or deemed commercial, bonding is required. These types of contracts shall demand a performance bond not less than twenty (20%) percent of the total contract price, but not to exceed \$500,000.00. A performance bond requirement is to ensure that, if a contractor defaults, the Band may request that the surety pay the expense incurred to complete the construction contract.
- B. In addition, all construction contracts identified as federally funded or commercial shall be covered by a payment bond equal to one payment installment or cover subcontractors/suppliers as determined by the Contracting Officer or his agents. The payment bond must contain language stating that if the contractor fails to make a payment to its subcontractors/suppliers, the surety will make the necessary payment.

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: East Lake Maintenance Garage

LUMP SUM PRICE:

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

ALTERNATE #1: (Description)

_____ \$ _____
(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)
- SCHEDULE OF VALUES
- MLBO VENDOR LICENSE
- COPY OF CURRENT INSURANCES
- LETTER FROM BONDING SURETY (REQUIRED)
- COPY OF MINNESOTA CONTRACTORS LICENSE (if required)
- SUB-CONTRACTOR/SUPPLIER LIST (Include values)

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____