



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: October 6, 2025

BID DATE: November 5, 2025

PROJECT: 15034 110th Street, Foreston, MN Bedroom ceilings, demo, insulation, floors

TO: QUALIFIED 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 bids for **a** Project at 15034 110th Street, Foreston, MN 56330. Bids will be due Wednesday, November 5, 2025 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, November 6, 2025 at 10:00 AM.

MANDATORY PRE-BID WALK THROUGH :

Tuesday, October 21, 2025 at 10:00am.

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 for Bathroom Repair / Update:

1. Provide a construction dumpster on site for construction related debris and construction materials.
2. Demo and remove the 2-bedrooms water damaged ceilings and ceiling insulation entirely. Meet local and state building codes with replacement insulation above the ceilings in these two bedrooms.
3. Replace the damaged framing and missing or damaged ceiling furring that supports the following replacement ceiling tiles. Provide and install new ceiling tile on the ceiling furring as required to complete replacement. Ceiling **Tile is Armstrong #1132 BALTIC. Common Size 12" x 12".** Owner to provide 90 square feet of ceiling tile and the CONTRACTOR will provide 160 square feet for remainder of ceiling tile requirements.
4. Salvage and re-install the existing (2) light fixtures in both bedrooms.
5. Provide and install new "Lifeproof" 22 Mil Vinyl Plank Flooring at area where carpet is removed from the entry area to the kitchen. Remove and replace the tile flooring at the house entrance from the rear deck area to the kitchen. Contractor to present samples to Elder Homeowner for color selection.
6. Provide and install all new base over the new flooring areas to match existing base throughout the home as well as possible.
7. Make repairs to the sprayed sheetrock ceilings in the hallway, dining room area. Repair the water damaged sheetrock and tape, mud, sand for paint. Spray texture repaired areas. Include all materials for painting to match as necessary.
8. Provide and install all Code Required Smoke and Carbon Dioxide Alarms for the entire home.
9. **There are Permits required by: 1. Mille Lacs County and the 2. MLBO PERMIT and INSPECTIONS. This is "MILO" Township in Mille Lacs County.**
10. Include a contingency allowance of \$2,400.00 for any additional insulation or materials and labor that may be required to complete this project. Only Project Coordinator approved expenses will be charged against the contingency. Approvals must be received prior to work being completed. The total contingency amount of \$2,400.00 will be part of the

grand total price and the unused portion will be credited back to the MLBO on the project billing.

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 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 are encouraged to provide the following along with their bid submittal:
 - a. Completed & signed MLB Community Development Construction Bid Form (required)
 - 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 TERO Office at (320) 532-4778.

All proposals must be mailed and labeled as follows:

Mille Lacs Band of Ojibwe

Commissioner of Community Development

Sealed bid: 15034 110th St. Foreston, MN- Bedroom Repairs and Updates from Water damage.

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 obtain the necessary permit from the Mille Lacs Band of Ojibwe (MLBO) Building Department (Mr. Toby Egan 320-630-2491) and Mille Lacs County to this project at 15034 – 110th Street, Foreston, MN.

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: 15034 - 110th Street Foreston, MN 56330 Bedroom ceilings, flooring.

LUMP SUM PRICE:

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

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 will result in bid disqualification.

- MLB BID FORM (MUST BE SIGNED)

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____