



Community Development **REQUEST FOR PROPOSAL**

OWNER: MILLE LACS BAND OF OJIBWE

DATE ISSUED: September 28, 2026

BID DATE: October 14, 2026

PROJECT: 1578 34th Ave. SW., Cambridge, MN

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 at 1578 34th Ave. SW., Cambridge, MN. Bids will be due Wednesday October 14th, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday October 15th, 2026 at 10:00 AM.

A mandatory Pre-Bid site visit will be held Friday October 2, 2026 at 1:00pm. 1578 34th Ave. SW, Cambridge, MN 55008.

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:

Interior: Lower Level Bathroom:

1. Remove toilet and vanity. Save for re-installation.
2. Demo Drywall on the wall between the toilet and vanity. Demo grid ceiling and tiles. Protect utilities from damage.
3. Demo concrete floor and ceramic tile as needed to move toilet drain flange location shown on bathroom plan.
4. Rough-in toilet to new location waste, vent, and cold water supply. Demo drywall as needed to install plumbing.
5. Demo bathroom vanity. Modify vanity plumbing waste and supply to move vanity location per plan. New vanity to be 483-8085. New Faucet to be 673-0948. Install new vanity mirror 483-9212. Install new linen cabinet 483-8089.
6. Partially demo the dividing wall to achieve a 2'-8" finished opening to the toilet / shower area.
7. Move electrical in wall as needed to achieve the wider opening. Move vanity light power source and install new vanity light Valen Satin Nickel 4 light (MV2424N 351-7690).
8. Demo existing bathtub unit and drywall as needed to complete the installation of a new alcove shower system. Protect water supply and waste piping for re-use.
9. Install new shower valve (Moen Adler 82604SRN 673-5003) and Shower Head (Moen Spot Resistant Magnetic Docking 216C1EPSRN 678-6598). Modify shower drain as needed for connection to new shower base and install at standard shower heights.
10. Install grab bar backing in the alcove opening (side and rear walls). Coordinate exact locations with Homeowner.
11. install Johns Mansville GoBoard backer board or Georgia Pacific DensShield backer board in shower alcove. Tape and finish to prepare for shower system per all manufacturers installation instructions.
12. Mud, sand to blend into existing drywall, prime and paint all bathroom walls (Eggshell finish). Owner selected color: (Pittsburgh Keepsakes MEN7040-2).
13. Install new drywall ceiling. Finish to be Orange Peel. Prime and paint.
14. Provide and install FlexStone Shower Base 60"W x 32"D and 3 Panel Royal shower wall kit. Color to be Selected by Homeowner. Configured for the alcove installation Right Drain. Include two additional Flexstone Wall Shelf units, and Flexstone Floating Corner Seat. Install per manufacturers installation instructions.
15. Provide and install new shower door system OVE Decors Dolly 53-1/2-60"x 76"H Brushed Nickel Frameless Bypass with Clear Glass. (Menards SKU 669-7316)
16. Provide and install (2) Grab Bars: 24" horizontal on shower wall and 24" grab bar at the new toilet location. Install backing as needed for secure support. Coordinate locations with the Homeowner.
17. Move electrical switch box and replace switches as needed for the wall removal.
18. Replace bath fan unit with Tuscan 70 cfm fan with light (7105-11-M 611-5076) Connect to existing venting.
19. Drywall, tape sand and paint all bathroom areas including ceiling. Orange Peel texture ceiling finish.
20. Restore all finishes affected by this work.
21. Install new flooring and base trim in the bathroom. LVT MS International Everlife Andover Kingsdown Gray VTRKINGRA7X48-5MM-20MIL; Sku: 725-7566. Base: White PVC 3-1/4"
22. Re-install toilet.

Interior: Lower Level Bedroom:

1. Install electrical rough in including receptacles, light fixture w/switch, and smoke detector.
2. Drywall ceiling and upper walls. Fur out masonry walls, insulate and drywall. Install drywall ledge cap. Tape, sand, prime and paint. Orange Peel ceiling finish.

3. Install window extension jambs and casing. Pre-Finished White MDF.
4. Demo existing carpet pad and tack strip. Install LVT flooring as identified in #21 listed above. Install pre-finished white MDF base trim.

Exterior: Deck Repairs:

1. Demo and dispose of existing Deck railings and deck boards.
2. Install deck tension ties. (Existing lower level truss system is open for rod tie connections.)
3. Install new 4x4 treated railing posts to the interior of the rim boards. Block between joists as needed to secure posts per code requirements. Utilize existing carriage bolt locations when securing new rail posts. Secure rim boards per code.
4. Modify floor framing to widen the stair access.
5. Install new 5/4 treated decking boards. Add blocking where needed for support. Ensure wall flashing at deck ledger is installed, sealed and in good condition before installing new decking.
6. Install new treated deck railing around perimeter. Install new stair railings and handrails to code.

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 either Ryan Jendro at 320.630.5011 or by email at ryan.jendro@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 should provide the following along with their bid submittal:
 - a. Completed and signed MLB Community Development Construction Bid Form (will be disqualified without)
 - 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 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: 1578 34th Ave

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 City of Cambridge, MN

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 Statue Ordinance 03-06 states the following:

Section 17. Bonding

- A. For all Band funded residential construction projects, a performance bond is required for contracts in excess of \$100,000.00. The performance bond shall be at a minimum twenty (20%) percent of the contract price, but not in excess of \$500,000.00.

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: 1578 34th Ave. SW, Cambridge, MN

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)
- MLBO VENDOR LICENSE
- COPY OF CURRENT INSURANCES
- LETTER FROM BONDING SURETY
- COPY OF MINNESOTA CONTRACTOR'S LICENSE
- SUB-CONTRACTOR LISTS (Include values)

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____