



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: September 18, 2025

BID DATE: **October 29, 2025**

PROJECT: 1919 Thomas Avenue North
Minneapolis, MN 55411

TO: General Contractor

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 an Elder Renovation Project at 1919 Thomas Avenue North, Minneapolis, MN 55411. Bids will be due Wednesday **October 29, 2025 at 3:00 PM.** Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday October 30th, 2025 at 10:00am.

A pre-bid site visit will be held on: Wednesday, October 1st, 2025 at 12:00pm (NOON)

All Interested General Contractors and Mechanical / Electrical Sub-Contractors or other Sub-Contractors are encouraged to attend walk through at this time.

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 that supersedes previous additions.
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. Contractor shall be responsible for all debris removal related to all work performed under this work scope.
8. 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.

COMMUNITY DEVELOPMENT WILL, TO THE GREATEST EXTENT FEASIBLE, GIVE PREFERENCE IN THE AWARD OF CONTRACT TO INDIAN ORGANIZATIONS AND INDIAN-OWNED ECONOMIC ENTERPRISES.

Work Narrative:

The basement bathroom area and the adjacent basement laundry area have underwent an incomplete DIY (do it yourself) remodel. The basement project was not completed. The basement area is in a state of disrepair as the plumbing rough-ins and fixtures for toilet, sink, vanity, shower and laundry area were affected by the old wall demo and concrete cut-ins. Ceiling junction boxes for electrical service have been open and exposed to humid / wet conditions. This has caused corrosion in junction boxes and devices as well as lighting, conduit, wiring and connections to the same. All damaged wiring and fixtures, junction boxes, wiring system, switches, load distribution and overall electrical circuits and service to the basement need to be repaired and updated. The base project is to include the following work in the basement area.

Work Scope:

Pull all necessary Minneapolis Permits. Include the construction and design build plans (if or as required) and costs to secure the City of Minneapolis Permit. Confirm with City of Minneapolis (612-673-3000) and include any plans and costs in the base proposal as part of the Lump Sum total as required on this residential remodel. Also, an additional MLBO Building Permit from Toby Egan (Building Official) at: (320-630-2491). Manual J & S HVAC reports may be required by Minneapolis and the MLBO Building Officials at the time of project award.

BASEMENT BATHROOM AND LAUNDRY AREA:

1. Demo and remove existing sump pump and basin. Provide and install basement drain tile system complete with new "ZOELLER 900-0002 – 1/3 H/P Cast Iron Preassembled sump pump SYSTEM (18 x 22 Basin)". Provide all necessary electrical, plumbing and all related materials and labor to ensure proper sump pump operation. Provide and install a connection to the sump water discharge that will eject the sump water sufficiently away from the basement foundation walls. There are currently signs of rainwater and or ground water intrusion into the basement area. Provide and install exterior home downspouts to direct the water a minimum of (6) SIX FEET from exterior basement walls on the front and

back side of home. Connect gutters and downspouts into the current exterior gutter drain system that runs underground. Include cleaning of underground gutter discharge piping. The neighbors are too close to eject downspouts on the north or south side of home. Include basement wall crack repairs. Tear out the bottom landing of the stairs and extend drain tile or beaver system across to the west wall. Re-build the landing and bottom steps at basement level.

2. Provide new materials and fixtures for a working laundry area complete with laundry tub and bathroom, shower and vanity as required and replace all damaged plumbing, venting, supply and waste lines with hubs and connections. Toilet, shower head and faucet, vanity sink and faucet, floor drain and laundry tub complete with faucet to be provided and installed. Work must meet all local and state codes for this residential basement. The re-poured concrete floor must have sand and or P Gravel or proper gravel to support the underground plumbing drain piping. Provide and install a floor drain in bathroom floor located outside the shower enclosure toward the bathroom door (ensure proper slope to floor drain).
3. Provide all concrete materials and labor to patch in and complete a "flat" floor. No floor coverings required. The basement floor will be the finished concrete.
4. Electrical work to include updating existing wiring and circuitry for the laundry, newly demised bathroom and general basement area. Provide (7) ceiling mounted 2 x 4 LED light fixture for proper illumination in the laundry, basement bathroom and general basement area. Provide all materials, labor and switching. Provide a water proof light fixture in the shower ceiling. Lighting in the bathroom to be installed in a new suspended grid and tile ceiling. The bathroom exhaust fan / light combination to be provided and installed in accordance to the MLBO Spec. Book. (Panasonic light fan combination).
5. HVAC work as follows: **Replace the (1995 Vintage) forced air 75,000 BTU furnace and (2) two tons of air conditioning with new A Coil complete. Include new low voltage and thermostat. This is a Tempstar Furnace that we are replacing. Alternate manufacturers will be entertained. Include manufacturer in your company Proposal. The MLBO Spec. Book model LENNOX #EL296V Two Stage, high efficiency unit is preferred. Please, price the Lennox Unit and if contractor prefers, provide an alternate furnace and A/C manufacturer with pricing. Include all duct work transitions, insulation, grilles, air filter, supply and return duct. Venting will need to be run to the exterior of home and exhausted. Gas connections, parts, electrical and all sizing to be verified to meet local and state codes to meet permitting and inspection requirements. Contractor to provide and install thermostat for this installation. HVAC provider must complete and submit Manual J and S reports if Building Official requests upon project award.**
6. Provide all new backing and stand off brackets for the handrail leading to the basement.

7. Cut floor as required for access to plumbing and provide concrete and labor for the new concrete floor in this area of the basement.
8. Provide a bathroom vanity and top complete with faucet.
9. The washers and or dryers are to be removed from the basement, disposed of properly and replace with new. Replace water supply lines, venting and provide shut offs for each water line. Provide power for new washer and dryer.
10. The egress window and well exist. This egress window is 40" wide x 53" deep x 36" from the house to outside measurement. The existing window in the egress well is a 28" x 40" window. Include an Egress Window Cover for this existing well.
11. Prepare block walls and paint the interior of exposed block on walls in basement to receive BEHR #MS-82 Cobblestone Gray Block and Concrete Stucco and Brick Paint. Existing and newly in-filled Concrete Floor will remain unpainted.
12. Provide and install all new smoke and CO2 Alarms in the basement and entire home to meet local and state codes.
13. Patch in the plaster repairs in upper bedroom or laminate ½" sheetrock over the walls and ceiling in bedroom. Either approach is fine for making the bedroom wall and ceiling repairs. Use a piece of trim to transition from the walls to the ceiling at the radius where the sidewall meets the ceiling. Entire ceiling to be patched and repaired. Provide all new bedroom paint for walls and ceiling.
14. The entry way floor on the ground level, main entrance to the home is part of an addition that was added years ago. The flooring is damaged with a large hole that needs carpentry and sub-floor. The flooring in this porch area can be salvaged with a patched in piece of flooring in a color that is acceptable to the Elder Homeowner.
15. Carpentry, walls, doors, etc... Construct new bathroom walls of 2 x 4 studs and framing with insulation and sheetrock. Provide and install a new 3'0" x 6'8" door for bathroom complete with privacy hardware.
16. Include a \$2,250.00 contingency allowance in the base price.
16. Include ½ % of project total as a separate line item for TERO Fee as part of the project total. Complete TERO PLAN PRIOR TO WORK COMMENCEMENT. Direct TERO questions to Lori Trail at 320-630-2617 or Lori.Trail@millelacsband.com.

Alternate #1

1. Mirror and frame.
2. Bathroom specialty hardware for linen and toilet paper towels.

3. Tuscany Tortona 38" x 74" SKU #6692968 framed neo angle corner shower assembly with door and clear glass.

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, Project Coordinator, at 320-532-7432 (office), 320-364-9865 (cell) 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.

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. A copy of Subcontractor/Material Supplier list
 - e. A copy of valid State of Minnesota Contractor's License (if applicable)
 - 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 (TERO DIRECTOR) 320-630-2617 or EMAIL: Lori.Trail@millelacsband.com

All proposals MUST be mailed and labeled as follows:

Mille Lacs Band of Ojibwe

Commissioner of Community Development

Sealed bid: (1919 Thomas Avenue North Minneapolis, MN 55411)

P.O. 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 MAY 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/inspections for all work, including CITY OF MINNEAPOLIS and Mille Lacs Band of Ojibwe (MLBO) Permits.

The Mille Lacs Band of Ojibwe Building Official is Mr. Toby Egan at 320-630-2491.

Bonding Requirements: In accordance with 2016 MLB Project Specification Book.

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: (1919 Thomas Avenue North Minneapolis, MN 55411)

LUMP SUM PRICE: CONTRACTOR SHOULD PROVIDE MLBO "schedule of values" with proposal.

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

ALTERNATE #1 (IF APPLICABLE):

(Indicate specifics of what is to be included in Alternate 1.)

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

ALTERNATE #2 (IF APPLICABLE):

(Indicate specifics of what is to be included in Alternate 2.)

_____ \$ _____
(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 will result in bid disqualification.

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

NAME: _____ **TITLE:** _____

SIGNATURE: _____ **DATE:** _____

FIRM NAME: _____ **TELEPHONE:** _____

ADDRESS: _____

EMAIL ADDRESS: _____