



## **Community Development** **REQUEST FOR PROPOSAL**

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

**DATE ISSUED:** May 13, 2025

**BID DATE:** June 11, 2025

**PROJECT:** 20103 380<sup>th</sup> St., McGregor Rehab

**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 20103 380<sup>th</sup> St., McGregor, MN. Bids will be due Wednesday, June 11, 2025 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday June 12, 2025 at 10:00 AM.

**A mandatory pre-bid site visit will be held on Monday, May 19, 2025 starting approx. at 11:30am. As 1 other pre-bid site visit proceeds this site, all contractors who plan to attend must email Carla Dunkley ahead of time. As such, they can be informed of any schedule changes.**

### **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. Contractor should provide their electrical subcontractor with sufficient information so that cost of any code required updates are included in their base bid.
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:** Unless otherwise noted all work shall be completed according to the 2025 MLB Spec Book. Utilize provided sheet for product finish and color selections.

**Exterior:**

1. Detached garage:
  - a. Demo existing sheathing with house wrap only on the rear and side of the garage. Replace sheathing and install Ty-Vek house wrap.
  - b. Supply and install new siding on the side and rear garage elevations.
    - 1) Provide total cost to supply and install new cedar siding stained to match existing as Bid Alternate #1.
    - 2) Provide total cost to supply and install new Certainteed vinyl siding in Clay as Bid Alternate #2.
  - c. Supply and install foundation flashing and metal cap per Spec Book. Match the color of soffit/ fascia.
  - d. Correct/ lower grade around the rear and right side. Create a swale to keep runoff away.
  - e. Remove large hardwood tree behind the garage and pine tree at front corner of the garage; and grind stumps.
  - f. Provide brush and small tree clearing behind the garage and around the septic mound.
  - g. Demo and replace weatherstripping on both garage man doors. Demo and replace lock sets on both doors. Doors to have satin chrome knobs. To be keyed alike house entry doors. Include install of brick mould around perimeter.
  - h. Remove wood paneling along the rear interior wall.
  - i. Demo all insulation from ceiling and rear walls. Demo insulation on right exterior side wall as follows: remove sheetrock and insulation in the bathroom only.
  - j. Coat the rear exterior wall framing with Kilz.
  - k. Remove boiler and exhaust. Patch and infill roof sheathing, underlayment, shingles, etc.
  - l. Remove and dispose of satellite dish. Caulk screw holes or repair any damage to the roof.
  - m. Adjust overhead garage doors. Replace weatherstripping as needed.
  - n. Replace light bulbs throughout the garage (not to include the living quarter section).
  - o. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH and switches for both man doors and at least 1 location between overhead doors.
2. House Porch:
  - a. Supply and install soffit for porch. Match existing soffit/ fascia coloring.
  - b. Supply and install LP smart side to wrap the posts. Paint to match soffit/ fascia coloring.
  - c. Demo and replace decking and stair treads.
3. Supply and install fascia flashing and soffit on side entry door dormer to match existing house soffit and fascia.
4. Demo and replace all damaged siding (peeling or deteriorating). Restain discolored corner pieces and window trim pieces. All new stain and siding pieces shall match existing.
5. Remove and dispose of cable wires secured around the exterior of the house. Caulk holes in the siding after removal with color matching caulk.
6. Remove and dispose of satellite dish(es). Caulk any holes in roof sheathing or siding after removal.
7. Both detached garage and house: Pressure wash and clean all siding and exterior surfaces. Being careful not to damage the existing shingles, scrub off any moss from roofing.
8. On house: Demo all existing exterior light fixtures. Supply and install new Patriot Lighting dualux LED dual head motion sensor exterior fixtures model: E9201WH.
9. Demo and replace damaged; or supply and install missing window components, if any.
10. Supply and install all new window screens.
11. Both detached garage and house: Supply and install gutters and downspouts, including leaf guards.
12. Both detached garage and house: Supply and install concrete splash pads per Spec Book.

13. Pour a sidewalk to run along the right side of the dining area up to the right side entry door, include a 4'x4' landing for the door. Sidewalk to widen alongside the dining area/ sunroom. Contractor shall provide grade corrections as needed and supply and install fill to prep area. Include an expansion joint at the foundation abutment. Hold the concrete about ½" down from the entry door sill. Include #4 rebar 24" o.c. throughout. Include control joints no more than every 4'. Install expansion joints along foundation abutment.
14. Demo patio door by the dining area. Finish this section of exterior wall by in-filling siding (cedar siding stained to match existing), insulation, vapor & air barriers per Spec Book.
15. Demo and replace front porch and side entry doors and frames per Spec Book, include install of aluminum clad wrap and brick mould around perimeter. Provide and install new lock sets to be keyed alike. Doors shall have satin chrome knobs not levers. New doors shall be prefinished to match the green color on soffit/ fascia.
16. Supply and install storm doors with chain kits for front porch and side entries per Spec Book. Door color: Almond.
17. Provide materials and labor to construct a 5'x5' concrete pad 4" thick. Supply and install AC-Guard security cage model AC GU with AC-Guard Top Bar to be anchored with ½"x 3" Red Head anchor sleeves to the 5'x5' pad.
18. Demo existing a/c condenser. Supply and install new Lennox 14ACX condenser, controller and lineset. New condenser shall be set on 5'x5' concrete pad.
19. Clean out all intake and exhaust vents.
20. Contractor shall supply and install any missing outlet box covers.
21. Supply and install any missing or damaged components to ensure proper function of exterior hose bibs.
22. Well – Demo and replace well pump. Contractor shall be responsible for disinfecting the existing well; and testing for coliform bacteria and nitrates.
23. All yard and mound areas should be mowed down several times.
24. Subcut driveway as needed to install base and topping as follows. Provide and install 6" of class 5 material with 2" topping of reclaimed asphalt or crushed concrete. Top of driveway elevation shall not interfere with use of the garage apron at abutment. Any excess materials which cannot be used onsite shall be removed from site by the contractor.
25. Remove and disposal of miscellaneous yard debris to be completed by Housing.

#### **Interior:**

1. Contractor shall provide dehumidification throughout renovation to minimize swelling.
2. Install sheet rock for modified patio door opening. Texture, paint and finish, including installation of pvc baseboard. Finish per interior work scope item #4.
3. Supply and install sheetrock to close ceiling of lower bedroom closet. Finish per interior work scope item #4.
4. Patch, texture, prime and paint all damaged interior drywall surfaces. Demo and replace any sections of drywall with heavy molding. Sand any existing drywall areas of texture or seams which do not blend-in well. Repair any noticeably damaged corners. All (new and existing) texturing to match as closely as possible. Prime all drywall with Zinsser mold killing primer. Repaint all drywall surfaces Dover White. When complete, all the paint and texturing is expected to look as uniform as possible.
5. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
6. Demo and replace all damaged; or supply and install missing interior light fixtures components.
7. Demo and replace trim kits for recessed lighting.
8. Supply and install all new LED light bulbs throughout per Spec Book schedule.
9. Demo and replace any damaged; or supply and install any missing, damaged or painted receptacle and switch covers.
10. Demo all existing wood and carpet flooring; supply and install Shaw Infinite 12 plank flooring to replace, to include supply and install spec underlayment with floor leveler. Color selection: Grand Canyon.

11. Demo wood stair treads; supply and install new oak stair treads stained and finished to match existing. The wood flooring at stairway mid-landing may be sanded and refinished.
12. Demo and replace damaged, painted or water-stained baseboards; or supply and install missing baseboards. All new baseboards to match the existing finish within that room.
13. Demo and replace lower kitchen cabinets, countertops, sink, faucet and side sprayer. Demo and replace damaged; or supply and install missing upper cabinet doors. Door/ drawer fronts style and stain to match existing. Countertop selection: 7732-58 Butterum Granite.
14. Remove kitchen island. Abandon electrical outlet within.
15. Demo and replace range hood per Spec Book. Include venting to exterior and conceal.
16. Supply and install new Whirlpool oven model# WFC150MOJW and refrigerator model# WRT311FZDW.
17. Supply and install all new window blinds per Spec Book.
18. Demo and replace any damaged; or supply and install any missing, trim, jambs or casing. Woodwork should be free of water damage (blackened appearance or wrapping), cracking or excessive paint. Match to existing finishes.
19. For each bathroom:
  - a) Demo and replace bath fan with Panasonic FV-05-11VKSL2 model, vented to the exterior. Include Condensation Module FV-CSVK1. (both bathrooms)
  - b) Provide refinishing of each shower surround to repair any damage and remove staining.
  - c) Remove shower stall door and top frame in lower bathroom. Supply and install a shower rod just above shower surround.
  - d) Demo and replace toilet stool per Spec Book. (both bathrooms)
  - e) Demo existing pedestal sink in lower bath and vanity in upper bath. Supply and install Brookings Solid Wood 37"x22" bath vanity with Ivory Swirl Cultured Marble Top for each bathroom. Center to fit with plumbing (field measure to verify fit.) Supply and install spec faucet for each.
  - f) Demo and replace shower trim set. (both bathrooms)
  - g) Demo and replace tub spout and controls in upper bath.
  - h) Supply and install missing bath accessories per Spec Book. (both bathrooms)
20. Separating upper bedrooms:
  - a. Remove doorway, casing and jambs between upper master bedroom and adjoining bedroom. In-fill framing to close the opening. Supply and install sheetrock and finish per interior work scope item #4.
  - b. Supply and install a pre-hung door, frame and hardware at the entrance of the open closet located at the top of the stairs on the right. Stained to match existing finishes, hardware to have satin chrome finish.
  - c. Move electrical on the back wall of the closet to each nearest side wall.
  - d. Remove existing rear wall of the closet to open up to the 2<sup>nd</sup> bedroom.
  - e. Paint attic access ladder cover to match room ceiling finish. Supply and install pvc trim board along 3 sides of the access, careful not to interfere with ladder dropdown ability.
20. Supply and install wire shelving in entry closets and lower bedroom closet per Spec Bk.
21. Demo and replace any damaged; or supply and install any missing door stops.
22. Thoroughly clean laundry/ mechanical room floor. Apply epoxy coating per Spec Book.
23. Supply and install white pvc colonial style baseboard throughout mechanical/ laundry room.
24. Demo and replace laundry tub and faucet per Spec Book.
25. Supply and install new washer valve box.
26. Provide repair of blown boiler piping and replace expansion tank. Then fill system and test for function. Report findings to the Owner. Note: this should be done as soon as possible after starting the renovation and prior to any finish work.
27. Supply and install all necessary parts to repair plumbing throughout the house. Include an allowance of \$5,000 in the base bid for these repairs (broken piping, fittings caused by freeze-up). Provide detailed breakdown of any repairs billed against this allowance. Test function of plumbing to ensure proper function and no leaks prior to painting or finishes.
21. Demo and replace water softener and iron filter system. Contractor shall complete water conditioning test and set softener hardness accordingly.
28. Demo and replace furnace and A-coil per Spec Book. To be properly sized per energy calculations, which must be submitted to MLB Inspector.

29. Supply and install new furnace thermostat model: Honeywell T6 Pro Series TH6210U2001.
30. Contractor shall have all ductwork cleaned.
31. Demo and replace all floor vents, wall registers, diffusers and return air covers.
32. Insulate exposed plumbing pipes in mechanical room per Spec Book.
33. Demo and replace HRV unit to be balanced. Reconnect to ductwork.
34. Thoroughly clean all interior surfaces.
35. Include \$10,000 allowance in base bid for concealed damages. Allowance shall only be used for changes to the work scope which have been approved by Carla Dunkley, the MLBO Compliance & Residential Projects Manager, prior to execution of work.
36. Contractor shall include 0.5% TERO tax fee in base bid. Receipt of TERO fee payment must be submitted to the Project Coordinator before the final pay application will be processed.
37. Bids must be honored for 90 calendar days.
38. Construction shall be permitted through the MLBO.

*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](mailto: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 a fully executed contract.
2. Project will be substantially complete within 120 days of fully executed contract. Weather dependent exterior items may be allowed to exceed this timeframe with prior approval of project coordinator.
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 are encouraged to provide the following along with their bid submittal:
  - a. Completed and signed MLB Community Development Construction Bid Form (Required)
  - b. Completed schedule of values (billing worksheet page 2). Should include names of the sub-contractors supplying labor for each item and each materials supplier for each item. (Required)
  - c. A copy of Current MLB Vendor's License (or a copy of the submitted application)
  - d. Bonding Surety - Bonding is required for this project, as such a letter from your bonding company must be included with your bid stating that if you are awarded the contract for this

project that they will issue the required bond. **Any bid submitted without this letter will be disqualified.**

- e. A copy of Current Insurance Certificate
  - f. A copy of Subcontractor/Material Supplier list
  - g. A copy of valid State of Minnesota Contractor's License. The contractor submitting the bid must be the license holder.
  - h. 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.
  - 5. Bidders must thoroughly review the MLB 2025 Spec Book, project rfp and any pre-bid addendums issued to ensure that they have accounted for and included the cost of all specified materials, products, equipment and labor in their bid.

**All proposals must be mailed and labeled as follows:**

**Mille Lacs Band of Ojibwe**

**Commissioner of Community Development**

**Sealed bid: 20103 380<sup>th</sup> St. Rehab**

**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](mailto:JSmith2@grcasinos.com) with questions regarding licensing and for the license application.

**Contractor submitting the bid must hold a valid State of Minnesota Contractor's License. The bidding contractor must be the license holder.**

**PERMIT AND CONTRACTOR REQUIREMENTS:**

Permits: Contractors are responsible to attain all necessary permits for all work, including Mille Lacs Band of Ojibwe (MLBO) Permit.

**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.

## Bidding Requirements and Contract Forms

**FY 2025 CONSTRUCTION BID FORM**  
**REQUIRED FOR ALL BIDS**

EMAIL ADDRESS: \_\_\_\_\_