



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

**OWNER:** MILLE LACS BAND OF OJIBWE **DATE ISSUED:** April 22, 2026

**BID DATE:** May 13, 2026

**PROJECT:** 36199 194<sup>th</sup> Place McGregor, MN 55760

**TO:** QUALIFIED PLUMBING CONTRACTORS

**THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.**

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The Mille Lacs Band of Ojibwe, Community Development office will be accepting sealed lump sum bids for a PLUMBING PROJECT at 36199 194<sup>th</sup> Place, McGregor MN. Bids will be due Wednesday May 13<sup>th</sup>, 2024 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday May 14<sup>th</sup>, 2026 at 10:00 AM.

**A mandatory PLUMBING CONTRACTOR Pre-Bid site visit will be held Wednesday April 29<sup>th</sup>, 2026 at 9:00am. 36199 194<sup>th</sup> Place McGregor, MN 55760**

### 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:

This is a "PLUMBING ONLY" PROPOSAL to include the following areas of home. Any other areas may be considered for "Extras if necessary". Only pre-approved items will be paid out of the \$3,000.00 Contingency for other areas of the home that may have necessary repairs.

- Upper Level Bathroom shower with the Warm Rain Enclosure provided and installed, vanity, provide and install toilet.
  - Lower Level Bathroom shower repairs and updates, vanity, toilet. Provide and install toilet.
  - Upper Level Laundry closet.
1. Complete plumbing for a new laundry room on upper level of split level home. This new laundry room has a shared wet wall with adjacent existing bathroom. The laundry room has been framed and is ready for plumbing. The laundry room will include Plumbing for new washer and dryer, laundry facility complete with supply, drain and vent as required by code. All work must meet State and Local Code. Laundry Appliances will be provide and installed by MLBO Housing Department.
  2. This same upper level bathroom adjacent the newly demised laundry facility has been demo'd. and will require all new bathroom and shower plumbing. Plumber to provide and install a Warm Rain WR530 shower enclosure.(60 x 30) with right hand drain for shower. Plumber provide and install Moen handheld shower and slide bar (Moen or like quality). Plumber to provide and install (3) grab bars in the upper level bathroom. Plumber to provide and install (2) new vanities. Both of these vanities provided and installed by the Plumber will be complete with cultured marble tops. 1 – 24" and 1 -36" vanity in builder grade to match the home finishes. (1) Vanity to be provided and installed in the upper level bathroom and (1) of the vanities provide and installed by plumber will go in lower level bathroom. Plumber to provide and install both vanities and all materials with new sinks, faucets with all new plumbing materials and labor. New ADA ready Shower and Valve provided and installed by the plumber on the upper level. The lower level shower will be repaired as required with all parts and labor for functioning lower level shower to meet MN
  3. Include a \$3,000.00 Contingency in the base proposal for additional Plumbing work that may arise. The extras and or additional charges must be approved in advance by Project Coordinator prior to work being completed.

All work will be reviewed at the Mandatory On-Site Walk Through scheduled for:

April 29<sup>th</sup>, 2026 9:00am.

*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](mailto: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 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: 36199 - 194<sup>th</sup> Place Plumbing  
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.

**PERMIT AND CONTRACTOR REQUIREMENTS:**

Plumber is required to follow all State and Local codes. Photo documentation must be done on a timely basis and delivered to the Project Coordinator when requested. All pressure testing to be completed to ensure plumbing systems are leak free and code compliant.

**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 \$100,000.00 require bonding regardless of company ownership.**

# 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: 36199 194<sup>TH</sup> Place McGregor, MN 55760

LUMP SUM PRICE: Base Bid

\$

(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: \_\_\_\_\_