



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: April 21, 2026

BID DATE: May 06, 2026

PROJECT: 6005 Edgewater Circle, Garrison, MN 56450

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 Cabinet Repairs, flooring replacement and Plumbing repairs from Water Damage that started in kitchen base cabinet at 6005 Edgewater Circle in Garrison. Bids will be **due Wednesday May 06, 2026 at 3:00 PM.** Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday **May 07, 2026 at 10:00 AM.**

A mandatory pre-bid site visit will be held: Tuesday, April 28th, 2026 at 11:00am.

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 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 Scope:

1. Remove the following damaged windows and frames. Include all insulation, labor and proper framing repairs as required.
2. Provide and install new EMCO Model #200 Patio Doors with heavy duty closer and wind chain to replace the damaged and broken unit on lake side of home at the driveway level. Include all removal and disposal. Contractor to verify the opening and sizing prior to ordering or at walk through. Doors and frames to be factory finished white to match current home exterior trim.
3. Provide and install the following new Thermo Tech Vinyl windows and frames according to 2025 MLBO Project Specification Book: (2) windows located above the Patio Door replacement.
4. Provide and install (2) Thermo Tech vinyl double hung window units under the Front Exterior Deck and Stairs located in block wall.
5. Therma Tru, Steel Pre-Hung front door with adjacent decorative side lite in Pre-finished White. Available Home Depot and other dealers. Verify sizes and openings. Ensure that the insulation and framing meet code.
6. Verify all existing door and window sizes and confirm correct sizes prior to ordering.
7. All window replacement location must include Thermo-tech vinyl sliding windows with grids and styles to match existing. Supply and install of siding and matching trim boards around the exterior of the windows must match the home exterior finish and will be discussed at the pre-bid. Spray foam the rough openings. The windows in the block along the lowest level to be sealed and insulated to match. Include materials and labor for the proper extension jambs at all replaced window locations.
8. Coordinate closely with Mille Lacs Band of Ojibwe contracted Building Inspector at Mid-MN Inspections LLC, Tad Winterfield 763-482-0446. Progress photos and required inspections will be coordinated with this Building Official.
9. Include demo and removal of all construction related debris along with dumpster and disposal fees.
10. Remove and replace the shower and tub faucets, shower head with like quality to fit current tub, shower. Inspect tub drain and replace any damaged piping
11. There is not a Crow Wing County Permit. We will require a Mille Lacs Band of Ojibwe Permit and inspection with our designated Inspector. Include a \$500.00 Permit / Inspection allowance. Actual cost will be adjusted accordingly on the final billing.
12. Include all new Smoke and or CO2 alarms as required by code inside of home.
13. Include a separate line item for a contingency allowance of \$2,400.00. Only Project Manager, pre-approved project costs will be charged to this contingency.

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 **320-364-9865 (cell) or 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.

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. 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) 320-532-4778 or EMAIL Lori Trail at Lori.Trail@millelacsband.com.

All proposals MUST be mailed and labeled as follows:

**Mille Lacs Band of Ojibwe
Commissioner of Community Development
Sealed bid: (6005 Edgewater Circle Garrison, MN)
P.O. Box 509
Onamia, MN 56359**

**Please note that the bids must be 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. **

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 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 a Mille Lacs Band of Ojibwe Permit. MLBO Project Management will be utilizing Mid-MN Inspections LLC – Tad Winterfield 763-482-0446 to complete these inspections on behalf of the MLBO.

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: (6005 Edgewater Circle Garrison, MN 56450)

LUMP SUM PRICE:

_____ \$ _____
(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 may 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: _____