



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

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

**DATE ISSUED:** February 20, 2026

**BID DATE:** March 11, 2026

**PROJECT:** 7604 Glendening Rd, Danbury, WI

**TO:** QUALIFIED GENERAL 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 residential renovation located at 7604 Glendening Rd, Danbury, WI. Bids will be due Wednesday, March 11, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, March 12, 2026 at 10:00 AM.

**A mandatory pre-bid site visit will be held on Friday, February 27, 2026 at 11:00 am.**

### **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.**
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**Work Scope Description:** Unless otherwise noted all work shall be completed according to the 2025 MLB Spec Book.

**Exterior:**

1. Demo and replace basement entry door and frame. New door shall be Therma-Tru steel 6-panel entry door per Spec Book (do not include aluminum clad wrap on frame). Door to be prefinished in white. Provide and install new bright brass hardware per Spec Book. Supply and install Schlage F51 PLY 605 knobs and Schlage JD60 605 deadbolt to be keyed alike main floor entry doors.
2. Demo and replace home's main floor front and rear entry doors and frames. New doors shall be Therma-Tru steel ½ lite 2-panel flush with clear glass (do not include aluminum clad wrap on frame). Door to be prefinished in white. Provide and install new bright brass hardware per Spec Book. Supply and install Schlage F51 PLY 605 knobs and Schlage JD60 605 deadbolt to be keyed alike.
3. Demo basement and home's main floor front and rear entry storm doors. Supply and install new EMCO white universal ¾ light vinyl storm doors with chain kits for each location.
4. Demo existing fascia and soffits. Supply and install all new wood for fascia. Supply flashing to cover the fascia per Spec Book. Supply and install triple vented aluminum soffits. Flashing and soffits to be black in color.
5. Supply and install gutters and downspouts per Spec Book on both the front and rear of the house. Gutter system shall be black in color and discharge to the south end of the house.
6. Supply and install precast concrete splash pads, at least 30" in length.
7. Demo existing siding on the front and rear sides of the home. Supply and install Tyvek house wrap. Supply and install LP Smartside Cedar Texture 8" o.c. engineered treated wood panels. Finish panels in a gray that is as close to matching the existing house and garage siding as possible. Supply and install LP Smartside trim boards for the corners and bottom trim to replace missing or damaged pieces; match existing trim board sizing. Paint in black to match the existing. Repaint the existing gable end siding and trim boards to match. Include a \$7,500 allowance to replace rotten sheathing, damaged or missing wall insulation (R-13) or rotten framing.
8. Demo and replace ledger board for rear deck. Note: homeowner plans to have the deck removed before the contractor starts siding work.
9. Demo the existing rear main level windows. Supply and install new Thermotech double hung windows. Demo the small bathroom side window. Supply and install a Thermotech casement window to replace. Supply and install LP Smartside trim boards around the installed windows, match trim board sizing around windows on the front side of the home. Painted to match the other siding trim boards. Adjust siding as needed to install bathroom window on the gable end. Install Tyvek to sheathing exposed for window install.
10. Supply and install new Bryant Preferred Series 124ANS or 126B a/c condenser, controller and lineset. Include placing unit on a precast concrete pad. Size unit properly for the home.

**Interior:**

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
2. Kitchen:
  - a. Demo existing upper and lower kitchen cabinets. Supply and install new kitchen cabinets per Spec Book in Golden Oak or stain matching existing wood finishes within the home. New layout will not include the peninsula. Instead the kitchen sink will be against the exterior wall and both upper and lower cabinets will follow the wall to the edge of the window in the dining room. The existing base cabinet sitting near the entry to the laundry area will be deleted. The tall slim perpendicular end cabinet located near the living room entrance can also be deleted. Cabinet sub shall provide homeowner a drawing of the new layout for preapproval. New hardware to be gold with door and drawer pulls. Include all costs associated with adjusting plumbing for sink relocation and reconnection.
  - b. Demo and replace all kitchen countertops, sink, faucet and side sprayer. New countertop selection: 7732-58 Butterum Granite.

- c. Demo existing dishwasher. Supply and install Whirlpool model # WDF341PAPW.
  - d. Demo existing range hood. Supply and install new Whirlpool 30" vented hood model # UXT3030ADW, venting to exterior.
3. Laundry room –
    - a. Demo existing damaged ceiling sheetrock. Supply new sheetrock. Tape, texture, prime and paint to match the existing ceiling finish in the home.
    - b. Check condition of attic insulation above this room before installing new sheetrock. If determined necessary, supply and install blown insulation to an R-38 value and poly. Include \$2,500 insulating allowance for this purpose.
    - c. Delete the existing ceiling fan. Supply and install Patriot Jerome White 2-light flush mount light fixture model # C8095.
  4. Flooring – Demo existing flooring in the living room, dining area, kitchen, laundry, hallway, hall bathroom and master bedroom bath. Supply and install all new underlayment and Captiva 20 mil x 7" x 48" waterproof rigid core LVP. Include replacing subfloor (2 sheets) in the laundry room; replacing 1 sheet of subfloor in the hall bath; and 2 sheets of subfloor in the bedroom bath. Provide unit cost of subfloor replacement. Unused materials will be credited back.
  5. Windows – New windows to have wood jambs and casing in a Golden Oak or stain finish that matches existing wood finishes within the home.
  6. HVAC – All system components to be sized properly for the home.
    - a. Demo existing mobile home furnace.
    - b. Supply and install new Bryant Preferred Series 926V furnace with a-coil. New furnace to be installed in the basement. Include the cost of adding new properly sized ductwork/ trunk needed for the conventional furnace, as well as associated work to connect to supply lines and provide return air.
    - c. Supply and install new water-to-air heat exchanger to connect existing boiler system to furnace. Also include a strap-on aquastat to control the blower fan.
    - d. Demo thermostat and replace with Honeywell T6 Pro Series TH6210U2001.
  7. Include the cost of supplying a storage pod for the tenant to move their belongings into during the project. Include 3 months rental. Homeowner will be responsible for moving their own belongings into and from the storage pod.

**Bid Alt. #1:** Provide lump sum cost to complete the following work in each bathroom.

- a. Master Bedroom Bath:
  - 1) Demo existing shower. Supply and install VOG panels and vertical battens to infill the deleted tub, match existing walls within the bathroom. Supply and install 4 wire shelves in the opening. Abandon any plumbing components not needed for installation of new Flexstone shower.
  - 2) Demo the existing tub and surround. Adjust framing to create an alcove to install a 36"x60"x80" Flexstone Royale shower surround and base. Include supply and install of two (2) 15" corner shelves. Supply and install Flexstone single threshold shower base with correct sided drain opening. All components to be Alaskan Ivory in color. Contractor shall include all materials and labor necessary for installation per manufacturer's instructions, including but not limited to the shower drain and backer boards for walls. Contractor is responsible for field measuring to ensure that the selected shower kit size is the best fit for the opening. Supply and install VOG panels and vertical battens on walls as needed to infill.
  - 3) Contractor shall supply and install plywood backer for the shower surround.
  - 4) Contractor shall include all costs associated with moving plumbing to align with the new showers.
  - 5) Contractor shall include all costs associated with trimming the shower walls to fit the opening. Shower shall fit without leaving a gap in the flooring at shower edge. Material trimmed from shower walls may be used as a small curb to be installed in front of the tub if needed.
  - 6) Supply and install Craft + Main Tides framed sliding shower door in silver w/ rain glass model# TDSS6070-RN-SV.
  - 7) Supply and install grab bars in shower as detailed in MN or WI Accessibility Code.
  - 8) Modify existing plumbing for new shower. Supply and install a new Moen Adler chrome shower faucet model # 82604. Contractor shall include installation of a shower divertor valve and install Moen handheld showerhead combo with slide bar (Moen 3667EP) chrome finish.
  - 9) Demo existing toilet. Supply and install American Standard Cadet 3 FloWise toilet per Spec Bk.

- 10) Apply Zinsser mold killing primer to ceiling. Repaint ceiling to match the existing color.
  - 11) Supply and install a bath fan vented to the exterior. If possibly supply one that will work with the existing round opening.
- b. Hall Bath –
- 1) Apply Zinsser mold killing primer to ceiling. Repaint ceiling to match the existing color.
  - 2) Demo existing toilet. Supply and install American Standard Cadet 3 FloWise stool per Spec Bk.
- c. Provide cost of each stool replacement. This cost will be added into the flooring replacement if the other bathroom work cannot be completed.

**Bid Alt. #2 Deck Removal & Reinstall:** Provide lump sum to assist homeowner with moving his existing deck after he detaches it and again so he can reattach it after the home's siding work has been completed.

**Bid Alt. #3 Unit Costs:** Provide unit costs to demo and replace each of the following, including disposal of old: per bag of blown insulation; per roll of batt insulation; per sheet of subfloor; per exterior wall sheathing. These costs will be used for billing about contract allowances; and subfloor cost will be deducted for unused sheets.

**Applies to All Bid Sections & Alternates:**

1. Due to the number of bid alternates, contractor will not include the 0.5% TERO tax fee in bid. This cost will be figured by the owner and added into the contract based on the total cost of the bid alternates selected. Submission of receipt for paid TERO fee is required with application for final payment.
2. Note: When bid alternates are selected for project inclusion, the successful bidder will be asked to provide a schedule of values (MLB billing worksheet page 2) at that time.

*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 notice to proceed.
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 should 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 valid State of Minnesota or Wisconsin Contractor's License (include if 1<sup>st</sup> time bidding)
  - e. A copy of Authorized Signature Sheet (include if 1<sup>st</sup> time bidding)
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: 7604 Glendening Rd, Danbury**

**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:**

Permits: None of the work included requires a permit through Burnett County.

Licensing: To be qualified, company bidding must hold a valid MN general contractor's license; or a valid Wisconsin dwelling contractor's license in the same name.

**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: 7604 Glendening Rd, Danbury

LUMP SUM PRICE BASE BID:

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

**BID ALTERNATE #1 LUMP SUM PRICE (Bathrooms):**

- a. \_\_\_\_\_ \$ \_\_\_\_\_ **Bedroom Bath**  
(Written Value) (Dollar Amount)
- b. \_\_\_\_\_ \$ \_\_\_\_\_ **Hall Bath**  
(Written Value) (Dollar Amount)
- c. \_\_\_\_\_ \$ \_\_\_\_\_ **/ Stool Replace**  
(Written Value) (Dollar Amount)

**BID ALTERNATE #2 (Deck Remove & Reinstall):**

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

**BID ALTERNATE #3 (Unit Costs):**

- a. \_\_\_\_\_ \$ \_\_\_\_\_ **/ bag of blown**  
(Written Value) (Dollar Amount)
- b. \_\_\_\_\_ \$ \_\_\_\_\_ **/ roll of batt**  
(Written Value) (Dollar Amount)
- c. \_\_\_\_\_ \$ \_\_\_\_\_ **/ subfloor sheet**  
(Written Value) (Dollar Amount)
- d. \_\_\_\_\_ \$ \_\_\_\_\_ **/ exterior sheet**  
(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 TO INCLUDE:** Failure to provide any of these attachments will result in bid disqualification.

- MLB BID FORM (MUST BE SIGNED)

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRM NAME: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

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

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