



Community Development **REQUEST FOR PROPOSAL**

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

DATE ISSUED: May 7, 2026

BID DATE: May 27, 2026

PROJECT: 815 Island Ave., Isle Renovation

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 815 Island Ave., Isle, MN. Bids will be due Wednesday, May 27, 2026 at 3:00 PM. Bids received will be opened and qualified by the Mille Lacs Band of Ojibwe on Thursday, May 28, 2026 at 10:00 AM.

A mandatory pre-bid site visit will be held on Friday, May 15, 2026 at 1:30pm.

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.

Entry Doors:

1. Demo and replace front and side (sunroom) entry doors and frames. New door shall be Therma-Tru steel fan lite 4-panel flush entry door with Concorde decorative glass w/ brushed nickel coming with include aluminum clad wrap on frame per Spec Bk. Door to be prefinished in white. Provide and install new satin nickel hardware per Spec Book. Both entry doors to be keyed alike.
2. Demo existing interior casing. Supply and install of new wood casing in stain finish to match existing wood finishes in the living room (like golden oak) for the sunroom entry door; and white PVC casing around the front entry door in kitchen.
3. Demo existing front and side entry storm doors. Supply and install new Emco storm doors with chain kits per Spec Book.

Interior Base Bid:

1. Demo and replace all smoke detectors with spec combo smoke c/o detector to meet code compliance.
2. Flooring: Demo all interior main level flooring and underlayment; or carpet pads. Grind and prep subfloor as needed for a neat even finished appearance, including floor leveler, if needed.
 - a. Supply and install Lifeproof click lock 22 mil 8.7" x 48" LVP with attached underlayment in all rooms except the kitchen, master bedroom, 3rd bedroom and living room. Color selection to be Pinecrest Place Oak. Home Depot SKU # 1010435396.
 - b. Supply and install Lifeproof click lock waterproof LVT 22 mil 18.5 "x 37" with attached underlayment in Mountain Brook Marble in the kitchen. Home Depot SKU # 1012776615.
 - c. Supply and install Dreamweaver carpet and new pad in the living room, master bedroom and 3rd bedroom. Color selection: Serene III 7165 in Walnut Grove 2223
 - d. Demo all existing baseboards. Supply and install new colonial style wood baseboards in stain finish to match existing wood finishes in the living room (similar to a golden oak) in all rooms except the kitchen. Supply and install colonial style white pvc baseboards in the kitchen.
3. Master Bedroom Sheetrock Patch & Paint: Repair hole in the exterior wall of the bedroom. Patch, texture as needed, prime and paint to match existing paint finish on that wall. All (new and existing) texturing to match as closely as possible. Prime with Zinsser mold killing primer.
4. Kitchen:
 - a. Demo all existing cabinets and countertops. Supply and install all new kitchen cabinets and countertops from Brenny Cabinets per Spec Book in the same layout as the existing. All upper cabinet doors shall have a frosted glass center. Stain color to be miniwax true black. Hinges should be polished nickel. All doors and drawers to have Mastercraft 3 ¾" Center-to-Center Marble & Satin Nickle Cabinet Pulls, Menards sku# 4881785. Countertops to be: White Ice Granite laminate 9476-58.
 - b. Demo tile on the walls. Complete any necessary sheetrock repairs, patching or texturing and finish the whole kitchen as follows: prime and paint all drywall surfaces. 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. When complete, all the paint and texturing is expected to look as uniform as possible. Homeowner shall select Sherwin Williams color. Allow one color for the walls and one for the ceiling. Homeowner to select all colors within 2 weeks of contractor presenting them with color charts.
 - c. Demo all existing casing on window by the dining table. Supply and install white pvc casing to replace.
 - d. Demo existing kitchen sink window extension jambs and sill. Supply and install new white pvc jambs with a cultured marble sill. Color to be: Avalene Quartz.
 - e. Supply and install a door to cover the recessed wall storage located at the end of the interior side of cabinets. Door shall match new upper cabinet doors (black stain w/ frosted glass).

- f. Demo kitchen sink and faucet. Supply and install new Elkay double bowl stainless steel 33" 3 hole sink model# DSE233193; and Moen M-DURA kitchen faucet in chrome with side sprayer model: 8138.
 - g. Demo existing track light. Supply and install two (2) Commercial Electric Sebastian 48"x13" Farmhouse gray with black LED flush mount dimmable ceiling lights. Home Depot SKU# 1005179068. Provide any required wiring changes.
 - h. Demo and replace recessed lighting trim kits.
 - i. Demo existing dishwasher. Supply and install Whirlpool model # WDT730PAHB.
 - j. Demo existing refrigerator. Supply and install Whirlpool model# WRT541SZDB.
 - k. Demo existing gas oven. Supply and install Whirlpool gas 5-in-1 air fry oven model# WFG550SOLB.
 - l. Demo existing vented microwave. Supply and install Whirlpool model # WMH78019HB.
 - m. Demo and replace pre-hung basement entry door, frame and hardware per Spec Book. New door shall be 6 panel solid core prefinished in white. Hardware and door knobs to be satin nickel finish. Include supply and install of new white pvc casing.
5. Bathroom:
- b. Demo existing tub and surround Supply and install Flexstone Royale Alcove Shower Surround Kit for openings up to 48" W x 36" D x 80" H. 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 Crema Bordeaux 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.
 - c. Contractor shall supply and install plywood backer for the shower surround.
 - d. Contractor shall include all costs associated with moving plumbing to align with the new shower.
 - e. 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.
 - j. Modify existing shower valve assembly to eliminate tub spout (shower function only) Supply and install a new Moen Voss M-Core 3 Series shower oil rubbed bronze trim model # UT3692EPORB.
 - k. Demo existing toilet. Supply and install American Standard Cadet 3 FlowWise toilet per Spec Bk.
 - l. Demo existing bath vanity. Supply and install Naples 30" wide bath vanity cabinet without top in Tobacco color. Home Depot model #: NATA3021D
 - m. Supply and install Transolid 31"x21" Capri Cliffs Quartz Undermount Single Sink Widespread Faucet Mount Bathroom Vanity Top. Lowes model# Q3122-3Q-A-B-8C
 - n. Supply and install new bath faucet Moen Voss oil rubbed bronze two handle high arc bath faucet model: TV6905ORB.
 - o. Demo existing over the toilet storage. Supply and install Hampton Harbor 30" w x 66.5" h x 10" d brown over-the-toilet storage. Home Depot model # BF-21015-SQ
 - p. Demo existing medicine cabinet. Supply and install Naples 25" w x 31" h rectangular medicine cabinet with mirror. Home Depot model # NACC2531
 - q. Supply and install Moen Voss 24" oil rubbed bronze towel bar: YB5124ORB; and Moen Voss oil rubbed bronze pivoting style toilet paper holder: YB5108ORB.
 - r. Supply and install Moen curved old world bronze shower rod with weighted full length curtain. Rod model # CSR2164OWB.
 - s. Supply and install Panasonic Whisper Green model: FV-05-11VKSL3 bath fan with light vented to the exterior per Spec Book. Include Smart Action motion sensor module FV-MSVK1.
 - t. Demo existing light fixture. Supply and install Moen Voss 4-lite oil rubbed bronze vanity light model# YB5164ORB.
 - u. Demo and replace pre-hung interior door, frame and hardware per Spec Book. New door shall be 6 panel solid core. Stain finish to match existing wood finishes in the living room.

- Hardware and door knob to be satin nickel finish. Include supply and install of new wood casing in stain finish to match existing wood finishes in the living room (like golden oak).
- v. Prime and paint all sheetrock surfaces as follows: 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. When complete, all the paint and texturing is expected to look as uniform as possible. Homeowner shall select Sherwin Williams color. Allow one color for the walls and one for the ceiling. Homeowner to select all colors within 2 weeks of contractor presenting them with color charts.
6. Living Room:
 - a. Demo and replace recessed lighting trim kits.
 7. Have all ductwork cleaned.

Bid Alternate #1: Repainting All Interior Sheetrock:

Provide lump sum added cost to prime and paint all of the interior not just the bathroom, kitchen and area of repair in the bedroom. Prime and paint all drywall surfaces as follows: Sand any existing drywall areas of texture or seams which do not blend-in well. Address nail pops such as in the sunroom. 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. When complete, all the paint and texturing is expected to look as uniform as possible. Homeowner shall select Sherwin Williams color. Ceiling color to be consistent throughout. Allow up to one color on walls in each room except for the master bedroom which will have 2 colors. Note: each room may have a different color. Homeowner to select all colors within 2 weeks of contractor presenting them with color charts.

Bid Alternate #2: Window Casing:

Supply lump sum added cost to replace window casing throughout the home not just in the bathroom and kitchen as follows. Demo all existing window casing. Supply and install new wood casing in stain finish to match existing wood finishes in the living room (similar to a golden oak).

Bid Alternate #3: Interior Doors:

Supply lump sum added cost to replace all interior doors and casing as follows:

- a. Demo and replace all pre-hung interior entry doors, frames and hardware per Spec Book. New doors shall be 6 panel solid core. Stain finish to match existing wood finishes in the living room. Hardware and door knobs to be satin nickel finish.
- b. Demo and replace all pre-hung bedroom closet doors, frames and hardware per Spec Book. New doors shall match existing style in each location. Stain finish to match existing wood finishes in the living room. Hardware and door knobs to be satin nickel finish.
- c. Demo all existing casing. Supply and install new wood casing in stain finish to match existing wood finishes in the living room (similar to a golden oak).

Bid Alt. #4 Entry Door Delete:

Provide added cost to delete the entry door opening from the front porch into the workout room. In-fill wall insulation, poly and finish within the front porch area. In-fill sheetrock, patch and finish per painting specifications. In-fill baseboard for removed door in stain finish to match living room fireplace (like golden oak).

Bid Alt. #5 Bedroom Hall Cubby:

Demo existing sliding doors and shelving for recessed closet area within hallway wall abutting the living room. Supply and install custom recessed oak wood cabinet of same size with same shelving. Include any supportive wall framing required. Stain finish to match existing wood finishes in the living room (similar to a golden oak). Hardware and cabinet pulls to be satin nickel finish.

Bid Alt. #6 Driveway Repaving:

Provide lump sum cost to: demo existing asphalt on driveway; supply and install class 5 base materials to correct elevations to install new 2" thick asphalt top. Driveway surface should direct all runoff towards the street.

Bid Alt. #7 Lower Tub Refinish: Provide lump sum cost to refinish the tub/ shower in the basement.

Applies to All Bid Sections & Alternates:

1. Contractor will include the 0.5% TERO tax fee within each bid area and alternate. Submission of receipt for paid TERO fee is required with application for final payment.
2. Provide a schedule of values to include the entry doors and interior base bid. Note: When and if bid alternates are selected for project inclusion, the successful bidder will be asked to provide an updated schedule of values (MLB billing worksheet page 2).
3. Construction shall be permitted through Tad Winterfield, as contracted through the Mille Lacs Band. Include a \$500 permit allowance. Any difference in actual permit cost will be deducted from the final billing.

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 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 90 days of fully executed contract.
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
 - 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 Contractor's License
 - e. 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: 815 Island Ave., Isle
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 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 permitting through the Band's contracted inspector.

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: 815 Island Ave., Isle

ENTRY DOORS LUMP SUM PRICE:

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

INTERIOR BASE BID LUMP SUM PRICE:

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

BID ALTERNATE #1 (Painting):

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

BID ALTERNATE #2 (Window Casing):

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

BID ALTERNATE #3 (Interior Doors):

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

BID ALTERNATE #4 (Entry Door Delete):

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

BID ALTERNATE #5 (Hallway Cubby):

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

BID ALTERNATE #6 (Driveway Repaving):

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

BID ALTERNATE #7 (Basement Shower Refinish):

_____ \$ _____
(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)**
- **SCHEDULE OF VALUES FOR ENTRY DOORS & BASE BID**

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

FIRM NAME: _____ TELEPHONE: _____

ADDRESS: _____

EMAIL ADDRESS: _____