

**Stockbridge-Munsee Community
Property and Equipment
Bowler, Wisconsin**

**Request for Proposals
Replacement of Furnaces, Boiler, and AC units
Administration Office, Environmental/Conservation Office, Housekeeping Office, Land
Management Office, Legal Office, Tribal Office, Public Safety, and Property & Equipment**

May 1st, 2026

I. Introduction

The Stockbridge-Munsee Community (“Tribe”), a federally-recognized Indian Tribe, is seeking proposals from qualified contractors to replace existing furnaces, AC units, and boiler at the following building with public safety, not including the new units that have been installed. If you want to put in a bid, we require a walk-through prior to bidding to ensure pricing accuracy.

Administration Building N8705 Moh He Con Nuck Rd. Bowler, WI 54416

Environmental/Conservation N7689 Koan Tuk Dr Bowler, WI 54416

Housekeeping N8480 Moh He Con Nuck Rd. Bowler, WI 54416

Land and Enrollment N8402 Moh He Con Nuck Rd. Bowler, WI 54416

Legal Office N8476 Moh He Con Nuck Rd. Bowler, WI 54416

P&E/Roads/LP W13817 CTY HWY A Bowler, WI 54416

Fire Department/Public Safety W13455 Camp 14 Rd. Bowler, WI 54416

Tribal Offices N8476 Moh He Con Nuck Rd. Bowler, WI 54416

The successful contractor will be expected to complete the agreed-upon repair and/or replacement within the terms of the contract.

II. Schedule

Sealed proposals for the services requested in the RFP will be received until May 15th, 2026, until 4:00 pm, Central Daylight Time. Proposals must be identified as being “Bids for Replacement of Furnaces, Boiler, and AC units” on the outside of the envelope. Proposals shall be hand-delivered to:

Stockbridge-Munsee Tribal Secretary
N8476 Moh He Con Nuck Road
Bowler, WI 54416
Telephone 715-793-4387

The Tribe reserves the right to conduct interviews and anticipates that the successful proposer will be selected by May 20th, 2026. The design work, including preparation of construction documents, building permits, and specifications, should be completed by the contractor on or around June 12th, 2026.

III. Project and Scope of Services

The tribe intends to replace the existing furnaces, boiler, and AC units at the aforementioned buildings due to these items being beyond their life expectancy and at risk of failure. The replacement must be done to comply with the State of Wisconsin building codes.

The successful firm will work with tribal staff as appropriate to provide the following services on the Project.

1. Replace existing units with properly sized furnaces, AC units, and boiler for the buildings and properly installed.

Bidders may contact the Tribe's Property and Equipment Department (715-793-4879) to schedule an appointment to review the existing buildings and visit the proposed sites.

IV. Qualifications

The successful bidder must meet the following minimum qualifications.

- A. Be licensed to provide services in the State of Wisconsin.
- B. Hold insurance coverage from a reliable company acceptable to Tribe and licensed to do business in the State of Wisconsin at industry standard levels, but in no case less than the levels indicated:
 - Workers' Compensation Insurance at statutorily required levels.
 - Commercial General Liability Insurance at \$1 million per incident and \$2 million aggregate.
 - Professional Liability Insurance, if applicable, at \$1 million per incident and \$2 million aggregate.
 - Business Auto Insurance, which also covered hired and non-owned autos at \$1 million per incident and \$2 million aggregate.

V. Proposal Requirements

At a minimum, the proposal must contain the following information. A proposal that does not contain this information shall be deemed non-responsive and is subject to rejection.

1. Identify the bidder's qualifications to provide the proposed construction services.
2. Identify experience with completing similar projects.
3. Describe the process proposed to provide services.
4. Identify the timeline to complete the services.

5. Identify the fee for this service. The fee should be broken down into the following costs.
 - a. Cost of materials
 - b. Cost of labor
6. Identify key personnel and the areas of responsibility, including the Owner's contact.
7. Identify any deviations from this RFP.

Questions concerning this RFP can be directed to Clifton Pecore at the Property and Equipment, PO Box 70, Bowler WI, 54416. Telephone 715-793-4879.
Email: clifton.pecore@mohican-nsn.gov

VI. Additional Information

The successful bidder will be selected in accordance with tribal bid policies, as applicable. This RFP does not commit the Tribe to award a contract or pay any costs associated with the preparation and presentation of a proposal. The Tribe reserves the right to revise the selection process and, in its sole discretion, to accept or reject any and all responses to this RFP. The Tribe may negotiate with or request additional information from any or all considered bidders. The Tribe may waive information or irregularities in a proposal.

The successful bidder will be required to enter into a contract with the Tribe. The successful bidder will be required to carry all appropriate insurance, such as professional liability, errors and omissions, general liability, vehicle, and worker compensation coverages. The successful bidder must not engage in discriminatory conduct and may not be a barred contractor under tribal or federal contracting requirements.