



Stockbridge Munsee Community

Maplewood Street Elder Apartment Complex Renovation

Release Date: 9/16/2026

Proposal Due Date: 10/01/2026

Bidding Documents and subsequent addenda are available at the Stockbridge Munsee Community website at [www.https://mohican-nsn.gov/](https://mohican-nsn.gov/) under the News/Updates "RFPS/Bids" tab on the home page of the website.

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I. INTRODUCTION

The Stockbridge Munsee Community is soliciting bid proposals from licensed, bonded, and insured General Contractors to renovate a single-level apartment complex, consisting of six (6) one-bedroom units.

This Request for Proposal (RFP) outlines the requirements, scope, and evaluation criteria for selecting a qualified firm.

II. SCHEDULE AND SUBMITTAL OF PROPOSALS

Submission of Proposals. Proposals for the services requested in the RFP will be received by October 1st, 2026, at 4:00 PM, Central Time. Proposals may be submitted with either a hard copy or submitted electronically in a .pdf format by email.

Proposals shall be marked "**Maplewood Elder Apartment Complex Renovation**" on the outside of a sealed envelope. Proposals must include an electronic version with the submission along with a paper copy is submitted.

Proposals shall be delivered to:

Stockbridge-Munsee Community
Community Playgrounds Proposal
Attn: Tribal Secretary
N8476 Moh He Con Nuck Road
P.O. Box 70
Bowler, WI 54416

Jody Hartwig, Tribal Secretary
Email: jody.hartwig@mohican-nsn.gov
Phone: 715-793-4387

RFP Schedule. The dates set forth are subject to change, in the sole discretion of the Tribe:

RFP Distribution: 9-16-2026
Site Walkthrough: 9-22-2026
Deadline for Contractor Questions: 9-28-2026
Proposal Submission Deadline: 10-1-2026 @ 4:00pm
Contract Award: 10-20-2026
Project Construction Start: 11-2-2026
Project Substantial Completion: 4-5-2027

Responsibility to Examine Apartment Location. It is the responsibility of each bidder to examine the site of the apartment complex for which services are sought and ascertain accurate measurements and any other data and information deemed by bidder to be necessary for the purpose of preparing a proposal in response to this RFP. Bidders are responsible for all measurements. The Tribe makes no representations as to measurements. A site visit to the apartment building is recommended. Bidders shall visit sites by contacting the Tribe's RFP Contact to plan for a site visit before final bidding.

Content of RFP and Superseding Effect. This RFP is designed to provide prospective bidders with information necessary for the preparation of competitive proposals. Each bidder is responsible for determining all factors necessary for the submission of a comprehensive and compliant proposal. This RFP supersedes all previous RFPs and all proposals, oral and written, and all negotiations, conversations, communications and discussions heretofore had by and between the parties, related to the subject matter of this RFP.

Amendment to RFP. The Tribe reserves the right to amend this RFP at any time. In the event it becomes necessary to amend, add to, or delete any part of the RFP, an amendment will be provided to all known vendors/prospective bidders who received the original RFP and posted on the Tribe's website. All submitted proposals/bids must include acknowledgment of each addendum and/or amendment.

Rejection of Proposals. Notwithstanding any other provision of this RFP, at any time prior to execution of the written Contract by and between the parties, the Tribe reserves the right to reject any or all proposals, in whole or in part, to advertise for new proposals, to abandon the need for such services, and to cancel this RFP if it is in the best interests of the Tribe.

Opening of Bids. The proposals will be opened during a CLOSED BID OPENING on **DATE**, or as soon thereafter as practicable.

Validity of Proposals. All proposals shall be valid for a period of sixty (60) business days following the date on which proposals are due, except that the proposal of the successful bidder shall remain valid until expiration or termination of any contract based upon the successful bidder's proposal, between the Tribe and the successful bidder.

Proposals Property of the Tribe. All proposals become the property of the Tribe and shall not be returned to the bidder submitting a proposal. The bidder agrees that the Tribe may copy the proposal for purposes of facilitating the evaluation of the proposal or for any other reason.

Disputes. In case of any doubt or differences of opinions as to the contents of this RFP, or interpretation of any provision of this RFP, the decision of the Tribe shall be final and binding upon all parties.

Inquiries Regarding RFP. Inquiries regarding the RFP and any questions related to the RFP shall be by e-mailed to Jody Hartwig at jody.hartwig@mohican-nsn.gov by **9-28-2026** by 4:00 pm (central time.) Any responses to questions presented by bidders will be submitted to all bidders.

It is the responsibility of prospective RFP respondents to check the Stockbridge Munsee Community website for RFP Addenda and responses to any inquiries or questions. Website Address: [www. https://mohican-nsn.gov/](https://mohican-nsn.gov/). Bidding Documents and subsequent addenda are available under the News/Updates "RFPs/Bids" tab on the home page of the website.

III. PROJECT OBJECTIVES

The Stockbridge Munsee Community anticipates renovating a 6 unit single bedroom senior apartment building. The goal of this project is to modernize the facility, improve energy efficiency, integrate universal design and accessibility features, and ensure exterior structures are durable, safe, and easily accessible for elderly residents.

IV. SCOPE OF SERVICES

The selected contractor will provide all labor, materials, equipment, and permits required to complete the following renovations across all six units and the exterior grounds:

1. Living, Dining, and Bedroom Interior Upgrades
 - **Flooring:** Remove all existing flooring, carpets and high-profile transition strips. Install commercial-grade, slip-resistant luxury vinyl plank (LVP) flooring with flush, wheelchair-accessible thresholds across all rooms.
 - **Doors & Hardware:** Widen bedroom and main living entry interior frames to a minimum 36-inch clear width to accommodate walkers and wheelchairs. Replace all round doorknobs with easy-to-grip lever handles.
 - **Walls & Paint:** Repair drywall and apply low-VOC, high-scrub, matte or satin finish paint. Use high-contrast color schemes between walls, baseboards, and doorways to assist visually impaired residents. Unit separation walls add sound insulation and install new drywall and paint.
 - **Closets:** Reconfigure bedroom closets with height-adjustable shelving, pull-down closet rods, and smooth-sliding pocket or bypass doors.
 - **Safety Features:** Install heavy-duty impact guards on vulnerable wall corners and structural blocking behind drywall for future ADA handrail or grab-bar installations along main paths
2. Kitchen Upgrades
 - **Cabinetry:** Install soft-close, accessible cabinets with D-shaped pull handles.
 - **Countertops:** Install durable, non-glare, rounded-edge countertops at a comfortable height.
 - **Appliances:** Provide and install ADA-compliant appliances (e.g., front-control ranges, side-by-side refrigerators).
 - **Plumbing:** Install single-lever, high-arc faucets with pull-out sprayers and anti-scald valves, make any repairs to existing plumbing drainage system if needed.
 - **Lighting:** Add LED under-cabinet task lighting and bright overhead fixtures.
3. Bathroom Upgrades and Expansion
 - **Layout:** Expand structural footprint where possible to accommodate a minimum 5-foot turning radius for wheelchair accessibility.
 - **Showers:** Convert existing tubs into curb less, zero-threshold roll-in showers. Make any existing plumbing drain, waste, and vent repairs if needed.
 - **Fixtures:** Install adjustable height hand-held showerheads and thermostatic anti-scald valves.
 - **Safety:** Anchor heavy-duty, slip-resistant grab bars into reinforced wall blocking in showers and near toilets.
 - **Toilets:** Install Comfort Height (17-19 inches) ADA-compliant toilets.
 - **Vanity:** Install open-front or roll-under vanities with insulated piping to prevent burns.
 - **Flooring:** Lay slip-resistant, textured ceramic tile or commercial-grade sheet vinyl.
 - **Upgrade lighting:** Bathroom LED Lighting
 - **Exhaust System:** Add new Exhaust fans for bathrooms
4. HVAC System Upgrades
 - **Replacement:** Remove existing heating/cooling units. Repair any roof and wall penetrations.
 - **Installation:** Install energy-efficient, individual heat pumps or ductless mini-split systems.
 - **Controls:** Install smart, user-friendly programmable thermostats with large, high-contrast displays.
 - **Air Quality:** Integrate high-efficiency air filters (MERV 13 or higher).

5. Electrical Upgrades

- **Service Panels:** Upgrade the main electrical service panel and individual unit sub-panels to a minimum of 100-125 Amps per unit to handle modern appliance loads.
- **Switches & Outlets:** Replace all standard switches with large, easy-to-use rocker-style (Decora) switches. Raise all wall outlets to 18-24 inches above the finished floor to reduce bending for seniors.
- **Safety Devices:** Install dual Arc Fault Circuit Interrupter (AFCI) and Ground Fault Circuit Interrupter (GFCI) protection in kitchens, bathrooms, laundry rooms, and outdoor areas per modern National Electrical Code (NEC).
- **Emergency & Night Lighting:** Install integrated, automatic LED emergency backup lighting in main hallways and living areas that triggers during power outages. Add path-guiding LED nightlights on low-wall outlets between bedrooms and bathrooms.
- **Smart Upgrades:** Install USB/USB-C integrated outlets in the kitchen and bedrooms. Ensure hardwired, interconnected smoke and carbon monoxide detectors with strobe light warnings and voice alerts are placed in every unit.

6. Exterior & Accessibility Renovations

- **Walkways & Ramps:** Repair, level, or replace all exterior concrete walkways to eliminate tripping hazards. Construct or upgrade ramps to ensure a gentle, code-compliant incline (1:12 slope maximum) with stable, double-sided handrails.
- **Exterior Mechanical Rooms:** Remove old drywall and repair existing with new drywall and paint, new lighting with new smoke/carbon monoxide detector installed.
- **Lighting:** Install bright, dusk-to-dawn LED exterior lighting along all pathways, building entries, and parking spaces to maximize visibility and security.
- **Siding & Trim:** Repair or replace damaged siding with low-maintenance, weather-resistant materials (e.g., fiber-cement or premium vinyl siding).
- **Entry Doors:** Install insulated, heavy-duty exterior entry doors for each with ADA compliant low-profile thresholds.
- **Replace all patio doors and all windows**
- **Patios/Porches:** Refurbish outdoor seating areas with non-slip surfaces and shade structures/possible covered roof area over back patio to support resident community gathering.

7. Washer/Dryer Closet Extension

- **Structural:** Extend the current hall closet footprint outward or laterally to accommodate full-size or stackable units. Plumb in washer connection and drain, provide dryer/washer electrical outlets.
- **Doors:** Replace standard doors with smooth-glide bi-fold or pocket doors to maximize floor space.
- **Utilities:** Modify plumbing, venting, and 240V electrical outlets to match the new configuration.

V. DELIVERABLES

Pre-Construction & Design Deliverables

- **As-Built Surveys:** Accurate measurements of existing structural, mechanical, and architectural layouts.
- **ADA & Accessibility Assessment:** Identification of barriers to meet Universal Design and ADA standards.
- **Material Selection Boards:** Physical or digital samples of senior-friendly, non-slip, and low-glare materials.
- **Schematic Design Plans:** Initial floor plans detailing optimized layouts for aging-in-place.
- **Phased Construction Schedule:** Detailed timeline minimizing disruption to existing senior residents.

Interior Renovation Deliverables

- **Universal Design Layouts:** Final construction documents for all 6 units featuring 36-inch wide doorways.
- **Kitchen Millwork Details:** Drawings of lowered counters, pull-down shelving, and D-shaped cabinet handles.
- **Bathroom Safety Plans:** Detailed elevations showing roll-in curb less showers, grab bars, and comfort-height toilets.
- **Lighting & Electrical Plans:** Layouts emphasizing high-lumen, glare-free LED lighting and rocker-style switches.
- **Flooring Specifications:** Selection of slip-resistant, flush-transition flooring (luxury vinyl tile or low-pile carpet).
- **MEP Upgrade Submittals:** Plans for smart thermostats, lever-handle faucets, and updated HVAC filtration.

Exterior Renovation Deliverables

- **Safe Pathway Plans:** Civil drawings for zero-step entry thresholds, smooth concrete ramps, and handrails.
- **Outdoor Lighting Design:** Placement plans for high-visibility walkway, entry, and security lighting.
- **Low-Maintenance Siding Specs:** Selection of durable, weather-resistant materials like fiber cement or vinyl siding.
- **Wayfinding & Signage Schemes:** High-contrast, large-font building numbers and directional signage designs.
- **Landscaping & Drainage Plans:** Selection of non-toxic, low-maintenance plants and slip-free patio surfaces.

HVAC Upgrade Deliverables

- **Manual J & S Calculations:** Certified heating and cooling load calculations per unit to ensure precise equipment sizing.
- **Zoned System Layouts:** Equipment specs for independent, ductless mini-splits or localized heat pumps per apartment.
- **Thermostat Specs:** Procurement details for smart, large-font thermostats with voice control or remote management.
- **Air Filtration Submittals:** Specifications for minimum **MERV 13 air filters** to maximize indoor respiratory health.
- **Ventilation Schemes:** Engineering plans for continuous kitchen and bathroom exhaust fans to eliminate moisture and odors.
- **Condensate Drainage Plans:** Gravity or pump drainage schematics that prevent exterior icing or pooling on walkways.

Administrative & Cost Deliverables

- **Itemized Bid Breakdown:** Separate labor and material costs for interior units vs. exterior grounds.
- **Permit & Regulatory Plan:** Strategy for securing Stockbridge-Munsee Community and local zoning, building, and environmental permits.
- **Warranty & Closeout Binder:** Operations manuals, manufacturer warranties, and subcontractor contact lists.

VI. QUALIFICATIONS

The successful bidder must meet the following minimum qualifications:

1. Demonstrated experience in multi-family renovations and senior & accessible housing.
2. Have prior experience with similar projects.
3. Hold insurance coverage from a reliable company acceptable to Tribe and licensed to do business in the State of Wisconsin at industry standard levels.

VII. PROPOSAL REQUIREMENTS

Interested contractors must submit a proposal containing the following sections:

1. **Firm Qualifications:** Brief overview of your firm, history, and experience with senior living or ADA modifications.
2. **Project Approach:** Detailed description of how your firm will manage the construction, minimize disruption to any remaining tenants, and maintain a clean, dust-controlled site.
3. **Cost Proposal:** Itemized pricing broken down per unit and per category (Interior/Flooring, Electrical, Roofing, Exterior, HVAC, Kitchen, Bathroom, Laundry, Permitting/MGM).
4. **Timeline:** A detailed Gantt chart or schedule showing milestones and estimated completion.
5. **References:** Contact information for at least three (3) clients with similar multi-family or elder-care renovation projects completed in the last 5 years.
6. **Proof of Licensing & Insurance:** Copy of valid state contractor license, general liability insurance, and workers' compensation.
7. **Previous work experience with tribal communities,** including any past work with Stockbridge Munsee Community

Proposals that do not include all the requested information may be deemed non-responsive and subject to rejection.

VIII. ADDITIONAL INFORMATION

General Requirements/Work Considerations

1. **Site Access:** Pedestrian access to adjacent building entrances/exits must be maintained for the duration of construction at each site. Contractor shall clearly demarcate pedestrian access paths, so they are easily recognizable and safe.
2. **Work Hours:** Contractor work hours shall not be limited but will be confirmed and coordinated with each site manager as other projects or events that may be occurring concurrently.
3. **Contractor Staging Area:** A staging will be designated and maintained by contractor at each site location. **Construction Debris:** Contractor will not be allowed to utilize existing dumpsters. All construction debris must be placed in a contractor-controlled dumpster at the end of every shift. Debris will not be allowed to accumulate on site. Coordinate location of dumpster with each site manager.
4. **Restrooms:** Restrooms in each location's facility will not be available for Contractor use. Contractor shall provide temporary on-site provisions for construction personnel use for the duration of construction.
5. **Road Closures:** Contractor shall be responsible to coordinate any road closures with the appropriate entities. A minimum of three (3) days advance notice prior to the shutdown is required.
6. **Construction Permit(s):** Contractor will be responsible for procuring construction permit(s), including permit fees, as applicable, prior to start of construction.
7. **Inspections:** Contractor will be responsible for coordinating substantial completion and final completion inspections with the appropriate entities. A minimum of five (5) days advance notice prior to the inspection is required.

8. Weekly Coordination Meetings: Contractor is required to hold weekly construction coordination meetings with the Tribe. Time and place to be determined. Online or conference call format is acceptable (Teams, Zoom, Go-To Meeting, Webex, etc.)
9. Protection: Contractor is responsible for protecting and maintaining existing roads, concrete, asphalt, curbs, landscaping, etc. throughout construction.
10. Safety Considerations: Contractor shall limit dust, excessive noise, and provide traffic controls as needed to provide a safe work environment for each project site.
11. Warranty: Contractor will be required to provide a one (1) year workmanship warranty. The warranty is to commence upon substantial acceptance of the work by the Tribe.
12. Utility Line Identification and Work Site Damages. The Contractor shall be responsible for getting utilities marked as necessary, protecting existing utilities, and, if damaged, repairing those utilities. Any damage to existing utilities, equipment, or property caused by any act of the Contractor or the Contractor's employees or subcontractors shall be repaired to the satisfaction of the Tribe at the Contractor's expense.
13. Code Compliance. All materials, equipment, and workmanship on this project shall conform to all applicable industry standards and federal, state, and tribal codes, but not limited to, applicable safety requirements.
14. Compliance with Laws. The successful bidder/Contractor will agree to abide by and comply with all applicable laws, rules, ordinances, regulations, and administrative rulings of the Stockbridge-Munsee Community, the United States, and State of Wisconsin.
15. Marketing Prohibition. The successful bidder/Contractor shall not use the names of, or refer to, the Stockbridge Munsee Community in any marketing activity, nor will the successful bidder/Contractor use said names or references thereto in any endorsement of its firm, product, or service, without the written consent of the Tribe.
16. Reservation of rights. The Tribe reserves all rights not expressly granted herein and may exercise such rights at its discretion to ensure the best interests of the organization are met.
17. Governing Law and Venue. The successful bidder/Contractor shall consent and agree that any and all questions arising in connection with this RFP and/or contract resulting there/from shall be governed first by the laws and ordinances of the Stockbridge Munsee Community and second by federal and Wisconsin laws, if applicable. The successful bidder/Contractor shall further consent and agree to the jurisdiction of the Stockbridge Munsee Community Tribal Court and that venue for any legal proceeding relating to this RFP and/or contract by and between the successful bidder/Contractor and the Tribe shall be the Stockbridge Munsee Tribal Court.
18. Sovereign Immunity. The Stockbridge Munsee Community does not waive its Sovereign Immunity.

IX. EXHIBITS

