

St. Croix Chippewa Indians of Wisconsin

4264 Admin Rd. • Webster, WI 54893 • (715) 349-2195 • Fax (715) 349-5768

REQUEST FOR PROPOSALS

OWNER: St. Croix Chippewa Indians of Wisconsin
4264 Admin Road
Webster, WI 54893

DATE ISSUED: October 1, 2026

DUE DATE: October 29, 2026

PROJECT: Design-Build services for the St. Croix Danbury Casino – Gasoline/Service Station with Convenience Market located at **30222 State Road 35/77 Danbury, WI 54830.**

TO: Qualified Design-Build Contractors

**THIS IS NOT A CONTRACT NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED
HEREIN.**

Project Description & Scope of Work:

The St. Croix Chippewa Indians of Wisconsin (“Tribe”) is accepting proposals from qualified firms to provide full Civil, Landscape, Architectural, Interiors, FF&E, Structural, Mechanical/Plumbing, and Electrical design and engineering services for the St. Croix Danbury Casino – C-Store located at 30222 State Road 35/77 Danbury, WI 54830. Please see **Attachment A: Proposed Site Location Map** for more information. Once under contract, the final design location and facility scale will be determined in the 1st or 2nd meetings of project kick-off. The selected qualified firm will be expected to handle all required approvals and procedures of installing fuel tanks, systems, environmental and permitting requirements.

General Information:

A mandatory site visit is required by all contractors planning to submit a proposal. The site visit will take place on **October 8th, 2026 at 10:00 AM**. Questions must be submitted via email by **October 15th, 2026 at 3:00 PM**. Proposals must be submitted by **October 29th, 2026 at 3:00 PM**. Proposals will be opened via Zoom on **November 2nd, 2026 at 10:00 AM**. Please contact Melanie Johnson via email at melaniecj@stcroixojibwe-nsn.gov and Jordan Lowe at jordanl@stcroixojibwe-nsn.gov with questions and for more information.

Proposal Requirements:

Provide the following minimum documentation in your proposal:

- Lump sum price to perform the work & payment terms
- Certificate of Insurance & W-9
- Proposed on-site construction start and substantial completion date
- List of subcontractors
- Acknowledgement of any addenda issued
- All mandatory pages

Conrad St. John
Chairman
Big Sand Lake

Richard Benjamin
Vice-Chairman
Danbury

Leslie Billy
Secretary/Treasurer
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Thomas Fowler
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Proposals must be submitted by **October 29th, 2026 at 3:00 PM**. Qualified individuals, or firms, are to submit three (3) copies of the completed bid and support documentation via delivery or mail and labeled as the following:

St. Croix Chippewa Indians of Wisconsin

Procurement Division

Sealed bid: Design-Build Services – St. Croix Danbury Casino C-Store

4264 Admin Rd.

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PROPOSALS NOT SUBMITTED IN THIS MANNER WILL BE REJECTED. THE TRIBE RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS FOR ANY REASON.

The cost for developing the bid is the sole responsibility of the Bidder. The Tribe will not provide reimbursement for such costs.

Tax Information:

The Tribe is exempt from paying Wisconsin Use Tax, Wisconsin Retailers Occupation Tax, and Federal Excise Tax. Both the Tribe and the Bidder will recognize and agree that the Bidder is and shall be treated as an Independent Contractor for all purpose under the laws of the Tribe and any and all other applicable tax laws.

The St. Croix Chippewa Indians of Wisconsin Taxation Ordinance, **Article X 11 S.C.T.C 04.10(I) Construction Tax** will be applied to this project. Please see **Attachment B: SCCIW Taxation Ordinance, Article X 11 S.C.T.C 04.10(I) Construction Tax** for more information.

Bonding Requirements:

A bid guarantee from each bidder equivalent to five percent (5%) of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

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VENDOR CERTIFICATION

We agree to furnish and deliver any and all of the deliverables and services named in the attached Request for Proposals (RFP).

It is understood and agreed that this bid constitutes an offer, which when accepted in writing by the St. Croix Chippewa Indians of Wisconsin is subject to terms and conditions of such acceptance and will constitute a valid and binding contract between the undersigned and the St. Croix Chippewa Indians of Wisconsin.

It is understood and agreed that we have the St. Croix Chippewa Indians of Wisconsin's specifications shown or referenced in the bid and that this bid is made in accordance with the provisions of such specifications. By our written signature on this bid, we guarantee and certify that all items included in this bid meet or exceed any and all such specifications.

We verify that all information contained in this bid is truthful to the best of our knowledge and belief. We further certify that we are duly authorized to submit this bid on behalf of the firm and that the firm is ready, willing, and able to perform or deliver if awarded the contract.

The laws of the St. Croix Chippewa Indians of Wisconsin will govern any agreement relating to the provision of goods and services contemplated by this bid. In addition, the service provider under such an agreement will comply with all applicable laws, regulations, and policies of the St. Croix Chippewa Indians of Wisconsin.

We agree that our bid will remain firm for a period of up to 120 days in order to allow the St. Croix Chippewa Indians of Wisconsin adequate time to evaluate the qualifications submitted.

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MANDATORY PAGE

BID FORM

The following required services/items shall be provided according to the solicitation conditions contained herein.

PRICING INFORMATION:

Estimated Cost of Design: _____

Estimated Cost of Construction: _____

Total Estimated Cost: _____

Return the following documents with your bid. If Bidder fails to provide these documents with their bid, their bid will be considered non-responsive and will not be considered.

- W-9 Form
- Certificate of Insurance
- Acknowledgement of any Addenda
- All Mandatory Pages Contained Herein.

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BID SIGNATURE AND CERTIFICATION

I/We certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I/We understand collusive proposing is a violation of State and Federal law. I/We certify that we have not been barred from contracting with a unity of Local, State, Federal, or Tribal Government. No officer, employee or agent of the St. Croix Chippewa Indians of Wisconsin or any other Bidder has interest in said bid and that the undersigned executed this Bidder's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so. I/We agree to all conditions of the bid and certify that I/We am/are authorized to sign this bid for the Bidder.

****State of Incorporation:** _____

(Please circle one): Individual – Partnership – Company – Corporation

Federal Tax Identification Number (FEIN): _____

(Business Name)

(Business Address)

(City)

(State)

(Zip Code)

(By Printed Name and Signature)

(Title)

(Witness Signature)

(Title)

(Telephone Number)

(Email)

(Date)

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REFERENCES

Please list three (3) references that you have completed similar work, serviced or supplied similar products to within the last twelve (12) months.

(1)

Entity: _____

Address: _____

Contact Name: _____

Telephone Number: _____ Email: _____

(2)

Entity: _____

Address: _____

Contact Name: _____

Telephone Number: _____ Email: _____

(3)

Entity: _____

Address: _____

Contact Name: _____

Telephone Number: _____ Email: _____

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ATTACHMENTS

Attachment A: Proposed Site Location Map (*30222 State Road 35/77 Danbury, WI 54830*)



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Attachment B: SCCIW Taxation Ordinance, Article X 11 S.C.T.C 04.10(I) Construction Tax

June 25, 2024

Pursuant to St. Croix Chippewa Indians of Wisconsin Taxation Ordinance, **Article X 11 S.C.T.C 04.10(I) Construction Tax**. There is hereby imposed upon the privilege of doing business as a Construction Contractor on the reservation a use tax upon the price paid for all materials used by a construction contractor in any construction project within the exterior boundaries of the reservation at the rate that is broken down into three tiers:

\$50,000-\$500,000 a 3% Tax

\$500,001-\$1,000,000 a 4% Tax

\$1,000,001 and Higher a 5% Tax



Jeff Taylor Sr
Tax Commissioner



8-13-24



8-13-24



8-13-2024



Neil Oustigoff Sr.
Tax Commissioner



ST. CROIX CHIPPEWA INDIANS OF WISCONSIN TAX COMMISSION

24663 Angeline Avenue | Webster, WI 54893 | 715.349.2195 ext. 5157 | Fax: 715.349.2499

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END OF DOCUMENT

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