

1 **GPC INVITATION TO BID (Rev 8/2022)**
2 DIVISION OF FACILITIES DEVELOPMENT

3
4 **ALBERTSON HALL REPLACEMENT**
5 **UNIVERSITY OF WISCONSIN – STEVENS POINT**
6 **STEVENS POINT, WISCONSIN**

7
8 Division Project No. 19F3E-03
9

10 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., MAY 3, 2023.**
11 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., MAY 17,**
12 **2023.**

13
14 OWNER: State of Wisconsin, Department of Administration, Division of Facilities Development,
15 hereinafter termed DFD.

16
17 **All potential bidders must be certified by DOA prior to submitting bids on state construction**
18 **projects over \$50,000.** All bids received from contractors who are not certified will be rejected. Contractor
19 certification applications and instructions for completing the form may be obtained from the DOA Website
20 DFD Contractor Certification page: <https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx>
21 or upon request from DFD--email dfdcertification@wisconsin.gov.

22
23 This project is being let using the single prime bidding and contracting process. DFD will publicly bid the
24 applicable mechanical, electrical, plumbing, and fire protection (MEP) divisions of work **first**. Within 5
25 days of the MEP bid opening, DFD will identify a lowest, qualified, responsible, certified bidder in each
26 applicable MEP division of work. These successful MEP bids must be included in all general prime
27 contractor bids received. No later than 5 days after DFD identifies the successful MEP bids, DFD will
28 publicly open general prime contractor bids. **General prime contractor bids that do not include the**
29 **successful MEP bids will be rejected.** The state will enter into a single contract with the lowest, qualified,
30 responsible, certified general prime contractor and this general prime contractor will enter into subcontracts
31 with the successful MEP bidders. If a project does not include any mechanical, electrical, plumbing, or fire
32 protection divisions of work, DFD will bid one bid package for all work to general prime contractors.

33
34 Sealed bids will be received as follows, before the time indicated above:

- 35 • **PDF scanned file of all required bid documents, including bid and bid bond forms with**
36 **original wet signatures or properly transmitted electronic signatures (only PDF files will be**
37 **accepted) emailed to loadfdmbidsubmission@wisconsin.gov (this is the preferred method);**
- 38 • **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin,**
39 **Administration Building, 7th Floor, 101 East Wilson Street, Madison, Wisconsin 53703; or**
- 40 • **Hand delivery to the drop box labeled SEALED BIDS ONLY in front of the State of**
41 **Wisconsin Administration Building located at 101 East Wilson Street, Madison, Wisconsin**
42 **53703.**

43
44 The bidder is responsible for the sealed bid being delivered to the indicated location or email before the
45 time specified for the bid submission. Third party delivery is entirely at the bidder's risk.
46 Bid opening will be conducted via Microsoft Teams. Bidders may call the Microsoft Teams teleconference
47 number: (608) 571-2209, conference ID: 484 588 360#, on the day of the bid to hear the bid results
48 announced on the day bids are due. The conference line will be open at 1:45 P.M. CDT and all bids will be
49 opened after 2:00 P.M. CDT. Bidders may also join the Microsoft Teams meeting via Microsoft Teams:
50 [Click here to join](#)

51
52 In general the work consists of constructing a four-story replacement structure for Albertson Hall to
53 accommodate a new Learning Commons and Student Success Center and associated offices and support
54 spaces. The exterior envelope and mechanical, electrical, and plumbing systems are designed for energy

1 efficiency. Engineered systems include mechanical and air distribution systems, a pre-action fire-sprinkler
2 system with standpipes, detection wiring, alarm and sensing equipment, fire pump, roof-mounted
3 photovoltaic systems along with capacity for future additional PV panels, and an exterior envelope with
4 thermal barriers made up of curtainwall, terra cotta, face brick, and EPDM roof membrane. The outdoor
5 plaza, Specht Forum will be replaced with a new plaza consisting of concrete pavements, pavers, plantings,
6 and site furnishings.

7
8 **CLASS 1 NOTICE:**

9
10 **Notice is hereby given in accordance with Section 16.855(10), Wisconsin Statutes, that the Division**
11 **believes it is in the best interests of the State to contract the following work from only one source,**
12 **without the usual statutory procedures:**

- 13
- 14 • **Select Door Hardware; see Section 08 71 00.**
- 15 • **Direct Digital Control System for HVAC as specified in Section 23 09 24.**
- 16 • **Site Area Lighting as specified in Section 26 56 29.**
- 17 • **Access Control as specified in Section 28 10 00.**
- 18 • **Fire Alarm IAW System as specified in Section 28 31 00.**
- 19 • **Irrigation Controller as specified in Section 32 84 00.**
- 20

21 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in
22 PDF format): as a downloadable file from the Division's Projects Bidding website (see website address
23 below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities
24 webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding
25 information, including plan holders lists are available on the Division of Facilities Development public
26 website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page,
27 select Current Construction Project Bidding Opportunities at the bottom of the screen. Bidder shall identify
28 the division of work they are bidding on when requesting Bidding Documents online. No deposit is
29 required to obtain documents for bidding purposes.

30
31 **Base Bid will be received for: A single lump sum bid for All Work.**

32
33 Bid Guarantee in the amount of 10% of the Bid must accompany each bid submitted.

34
35 Contract offer and construction phase records will be processed electronically on the WisBuild™ DFD
36 Information System.

37
38 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin's prevailing**
39 **wage laws. Effective September 23, 2017, state prevailing wage requirements on state building**
40 **projects no longer apply. These changes take effect for projects advertised for bid after September**
41 **23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**

42
43 A non-mandatory pre-bid tour is scheduled for April 13, 2023, at 1:00pm in Noel Fine Arts. It is encouraged
44 that contractors attend. Please contact Walter Johnson, (414) 272-8822, wallyj@workshoparchitects.com for
45 additional information.

46
47 Bidding Documents will be available online immediately upon the project being advertised for bid.

48
49 ***