

1 **GPC INVITATION TO BID** (Rev 11/2017)  
2 DIVISION OF FACILITIES DEVELOPMENT

3  
4 **FOOD SERVICE BUILDING RENOVATION**  
5 **MENDOTA MENTAL HEALTH INSTITUTE**  
6 **DEPARTMENT OF HEALTH SERVICES**  
7 **MADISON, WISCONSIN**

8  
9  
10 Division Project No. 19J1D

11  
12 **BID OPENING for MEP BIDDERS: 2:00 P.M., October 11, 2022**

13 **BID OPENING for GENERAL PRIME CONTRACTOR BIDDERS: 2:00 P.M., October 25, 2022**

14 **BID OPENING for ASBESTOS ABATEMENT CONTRACTOR BIDDERS: 2:00 P.M. October 25, 2022**

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

18  
19 **NOTICE: Effective January 1, 2014, all potential bidders must be certified by DOA prior to**  
20 **submitting bids on state construction projects over \$50,000.** All bids received from contractors who are  
21 not certified will be rejected. Contractor certification applications and instructions for completing the form  
22 may be obtained from the DOA Website DFD Contractor Certification page:  
23 <https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx> or upon request from DFD--email  
24 [dfdcertification@wisconsin.gov](mailto:dfdcertification@wisconsin.gov).

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

35  
36 Sealed bids will be received at the State of Wisconsin Administration Building, 7th Floor, 101 East Wilson  
37 Street, Madison, Wisconsin 53703, before the time indicated above. The bidder is responsible for the  
38 sealed bid being delivered to the indicated location for receipt stamping before the time specified for the  
39 bid opening. Third party delivery is entirely at the bidder's risk.

40  
41 In general the work consists of **renovation of the food service building at Mendota Mental Health**  
42 **Institute. A new kitchen will be constructed in the location of the present Conference Center space.**  
43 **This will allow meal preparation to continue while the new kitchen is constructed. All mechanical**  
44 **electrical and plumbing systems will be replaced. Abandoned built in coolers and freezers will be**  
45 **demolished to allow for better food and material storage in the lower level. The building envelope**  
46 **will be repaired to preserve the structural integrity of the building. An accessible entrance and**  
47 **vertical platform lift will be added to the west building entrance.**

48  
49 **CLASS 1 NOTICE:**

50  
51 **Notice is hereby given in accordance with Section 16.855(10), Wisconsin Statutes, that the Division**  
52 **believes it is in the best interests of the State to contract the following work from only one source,**  
53 **without the usual statutory procedures:**

- 1 • **Section 08 71 00 Door Hardware: Mortise Locks: Yale, Behavioral Mortise Locks:**
- 2 **Marks USA, Exit Devices: Von Duprin, Closers: LCN, and Key Cylinders: Medeco.**
- 3 • **Section 26 56 29 Site Lighting: Walkway lights: Sternberg Lighting 1430LED Roadway**
- 4 **Series.**
- 5 • **Section 28 10 00 Access Control Systems: Product shall be iSTAR door controller**
- 6 **compatible with existing C-Cure system.**
- 7 • **Section 28 23 00 Video Surveillance System: Integrate to existing Milestone Video**
- 8 **Management System. Provide Axis Cameras and Milestone Husky IVO 1800R Rack**
- 9 **Mounted 2U Unit.**
- 10 • **Section 28 31 00 Fire Detection and Alarm: New Notifier Fire Alarm System**
- 11 **manufactured by Notifier and linked to the campus central system.**
- 12 • **Section 28 46 10 Security System Control and Monitoring: Provide all software logic**
- 13 **developed by Wonderware Solutions (Aveva).**
- 14 • **Section 28 46 30 Door Control Intercom System: Paging and Intercom System –**
- 15 **Harding Technology**

16  
17 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in  
18 PDF format): as a downloadable file from the Division’s Projects Bidding website (see website address  
19 below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities  
20 webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding  
21 information, including plan holders lists are available on the Division of Facilities Development public  
22 website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page,  
23 select Current Construction Project Bidding Opportunities at the bottom of the screen.

24  
25 Bidder shall identify the division of work they are bidding on when requesting Bidding Documents online.

26  
27 **Base Bid will be received for: A single lump sum bid for All Work.**

28  
29 No deposit is required to obtain documents for bidding purposes.

30  
31 Bid Guarantee in the amount of 10% of the Bid must accompany each bid submitted.

32  
33 Contract offer and construction phase records will be processed electronically on the WisBuild™ DFD  
34 Information System.

35  
36 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin’s prevailing**  
37 **wage laws. Effective September 23, 2017, state prevailing wage requirements on state building**  
38 **projects no longer apply. These changes take effect for projects advertised for bid after September**  
39 **23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**

40  
41 A non-mandatory pre-bid tour will be held, and a pre-bid conference will be held on September 20, 2022,  
42 promptly at 9:00 a.m. The scheduled Prebid tour is the only time that prospective bidders will be able to  
43 access the building for review. Meet at the Mendota Mental Health Institute Food Service Building, 301  
44 Troy Drive, Madison, Wisconsin. Visitors will be required to wear surgical grade face masks on site at all  
45 times.

46  
47 **See section “DHS – Contractor Site Access and Working Requirements” for special requirements**  
48 **pertaining to the pre-bid conference.**

49  
50 Bidding Documents will be available online immediately upon the project being advertised for bid.

51  
52 \*\*\*