

MEP INVITATION TO BID (Rev 1/2023)  
DIVISION OF FACILITIES DEVELOPMENT

FIRST AND SECOND FLOOR RENOVATION  
MILWAUKEE READINESS CENTER  
DEPARTMENT OF MILITARY AFFAIRS  
MILWAUKEE, WISCONSIN

Division Project No. 17D2P-02

**BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., August 23, 2023.**

**BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., September 7, 2023.**

OWNER: State of Wisconsin, Department of Administration (DOA), Division of Facilities Development, hereinafter termed DFD.

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

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

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

- **PDF scanned file of all required bid documents, including bid and bid bond forms with original wet signatures or properly transmitted electronic signatures (only PDF files will be accepted) emailed to [doadfdbids@wisconsin.gov](mailto:doadfdbids@wisconsin.gov) (this is the preferred method);**
- **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin, Administration Building, 7<sup>th</sup> Floor, 101 East Wilson Street, Madison, Wisconsin 53703; or**
- **Hand delivery to the drop box labeled SEALED BIDS ONLY in front of the State of Wisconsin Administration Building located at 101 East Wilson Street, Madison, Wisconsin 53703.**

The bidder is responsible for the sealed bid being delivered to the indicated location or email before the time specified for the bid submission. Third party delivery is entirely at the bidder's risk.

Bid opening will be conducted via Microsoft Teams. Bidders may call the Microsoft Teams teleconference number: (608) 571-2209, conference ID: 484 588 360#, on the day of the bid to hear the bid results announced on the day bids are due. The conference line will be open at 1:45 P.M. CDT and all bids will be opened after 2:00 P.M. CDT. Bidders may also join the Microsoft Teams meeting via Microsoft Teams: [Click here to join the meeting](#)

This project is Phase II-02 of a 5 part Master Plan for this facility.

In general the work consists of the remodeling of approximately 1,645 GSF of the Milwaukee Army National Guard Readiness Center.

**Project Background:**

The Milwaukee Army National Guard Readiness Center was constructed in 1927 and consists of approximately 98,243 GSF. The building was originally designed as an Armory, Calvary Riding Hall and Stables.

Renovations have continuously occurred since that time including;

Converting the riding hall and stables into a drill hall and miscellaneous administrative offices.

The Phase I renovation work (completed in Spring of 2020) - which included provision of a mechanical room addition, provision of fire protection and fire alarm systems, replacement of hot water heating, ventilating and air conditioning systems and equipment, and replacement of lighting, power, and communications systems in the Administrative Wing of the building.

The Phase II basement renovation work (completed in July 2022) - which included provision remodeling of the basement of the Administrative Wing, including new toilet and shower rooms.

The scope of work for this Phase II-02 Contract includes;

The provision of a 3 stop elevator, hoistway and associated equipment within the existing building footprint.

The provision of miscellaneous civil and site work to the grounds adjacent to the building.

The provision of replacement unit windows in the Administrative Wing.

The provision of MEP and FP work associated with the above described work.

For information, subsequent Phase III work will include the provision of architectural renovation on the first and second floors of the Administrative Wing and portions of the Drill Hall. Phase III work is scheduled to start after completion of this Phase II-02 work.

**CLASS 1 NOTICE:**

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

- **Section 09 91 00 Door Hardware**

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

**Base Bids will be received as a single lump sum bid for: 2) Fire Protection (Fire Suppression); 3) Plumbing; 4) Mechanical (Heating, Ventilating, Air Conditioning); and 5) Electrical.**

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

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

A non-mandatory pre-bid observation of the building and site will be provided to the bidders on August 2, 2023 at 10:00 am. It is encouraged that bidders attend. Enter the facility at the Richards Street Entrance

1 Gate of the Milwaukee Readiness Center, 4108 North Richards Street, Milwaukee, Wisconsin. Meet in the  
2 Drill Hall. Contact person for the pre-bid observation is John F. Zerger, Buildings & Grounds  
3 Superintendent, telephone; (608) 516-6140, email; [john.zerger@wi.gov](mailto:john.zerger@wi.gov) .  
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5 Bidding Documents will be available online immediately upon the project being advertised for bid.  
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