

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

3
4 **ROOF REPLACEMENT**
5 **EAU CLAIRE ARMORY**
6 **DEPARTMENT OF MILITARY AFFAIRS**
7 **EAU CLAIRE, WISCONSIN**

8
9 Division Project No. 21C4E

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12 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., August 9,**
13 **2023.**

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

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

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

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

- 37 • **PDF scanned file of all required bid documents, including bid and bid bond forms with**
38 **original wet signatures or properly transmitted electronic signatures (only PDF files will be**
39 **accepted) emailed to loadfdmbidsubmission@wisconsin.gov (this is the preferred method);**
- 40 • **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin,**
41 **Administration Building, 7th Floor, 101 East Wilson Street, Madison, Wisconsin 53703; or**
- 42 • **Hand delivery to the drop box labeled SEALED BIDS ONLY in front of the State of**
43 **Wisconsin Administration Building located at 101 East Wilson Street, Madison, Wisconsin**
44 **53703.**

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

1 In general the work consists of Area 1 – Pitched Roof Area: Remove approximately 8,700 square feet of
2 the shingled roof, felt paper barrier (or the like), fascia and all flashing. Replace with a new asphalt shingle
3 roof system to include replacement of worn/water-soaked underlayment, new felt vapor barrier,
4 underlayment as needed, 2 layers of ice dam preventer, flashing and fascia.

5
6 Areas 2 thru 7 – Flat Roof Areas Remove approximately 21,850 square feet of roof material including
7 insulation, from roof areas 2 thru 7 as shown above. Install new flat roof system to be fully-adhered
8 Ethylene-Propylene-Diene-Monomer (EPDM) membrane, 60 mils thick. Mechanically fasten new rigid
9 insulation to achieve minimum total R-value of 25. Replace roof drains. Provide new flashing, pipe boots,
10 counter-flashing, and other roof accessories as required to achieve manufacturer’s 20-year No-Dollar-Limit
11 warranty. Existing roof has reached the end of its useful life and the shingles are curling. The fascia and
12 soffit is stained/painted wood which is deteriorating and should be replaced with aluminum for long term
13 protection. The existing flat portions of the roof were installed in 1993 and are beyond their serviceable life.
14 The adhered PVC flat roof has come loose causing the roof to “float” and bunch into corners. Repair is not
15 an option as the substrate has deteriorated also. Several large puddles or "bird baths" exist on the flat
16 portions of the roof causing additional leaks into the interior.

17
18 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in
19 PDF format): as a downloadable file from the Division’s Projects Bidding website (see website address
20 below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities
21 webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding
22 information, including plan holders lists are available on the Division of Facilities Development public
23 website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page,
24 select Current Construction Project Bidding Opportunities at the bottom of the screen. Bidder shall identify
25 the division of work they are bidding on when requesting Bidding Documents online. No deposit is
26 required to obtain documents for bidding purposes.

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

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

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

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

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40 A non-mandatory pre-bid tour is scheduled for July 27, 2023 at 10:00 p.m. at the project site. It is encouraged
41 that contractors attend. Please contact Sara Hinz, 715-232-5713, sara.hinz@cedarcorp.com for additional
42 information.

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

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