

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

3  
4 **NEW HEALTH SERVICES UNIT**  
5 **STANLEY CORRECTIONAL INSTITUTION**  
6 **DEPARTMENT OF CORRECTIONS**  
7 **STANLEY, WISCONSIN**

8  
9 Division Project No. **19I2Q**

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11 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., November 28,**  
12 **2023.**

13 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., December 12,**  
14 **2023.**

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

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

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

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

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

44  
45 The bidder is responsible for the sealed bid being delivered to the indicated location or email before the  
46 time specified for the bid submission. Third party delivery is entirely at the bidder's risk.

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

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53 In general, the work consists of: the construction of a new Health Services Unit at the Stanley Correctional  
54 Institution in Stanley, Wisconsin. The project will be a single story, 23,970 square foot (approximately)

1 building housing clinical, dental, and psychological services. Additionally, the program will include an  
2 observation unit, pharmacy, and administration spaces.

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4 **CLASS 1 NOTICE:**

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

- 9  
10       • **08 71 00 - Non-Detention Hardware – Locksets, auxiliary locks, lock cylinders, keys &**  
11 **cores – Best**  
12       • **08 71 63 - Detention Hardware – Detention Door Hardware – AirTeq**  
13       • **09 72 16.14 - Hygienic Wall Panels and Flooring – Hygienic Wall Panels and Slip**  
14 **Resistant Sheet Flooring – Altro Whiterock and Altro Aquarius**  
15       • **09 96 72 - Fluid Applied Insulative Coatings – Thermal Break Coating – Tnemec**  
16       • **28 31 00 – Fire Detection and Alarm – EST4 - Edwards**  
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.  
27

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

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

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

38 A non-mandatory pre-bid tour is scheduled for November 14, 2023, at 2:00PM at Stanley Correctional  
39 Institution. It is encouraged that contractors attend. Pre-registration is required for all wishing to attend. Each  
40 attendee must complete the DOC-2430 Facility Security Clearance form (included in this Project Manual)  
41 and email Tom Zemaitis (Facility Building and Grounds Director) at [Thomas.zemaitis@wisconsin.gov](mailto:Thomas.zemaitis@wisconsin.gov) at  
42 least 2 days before the tour. Anyone not preregistered will not be allowed to attend the prebid tour. For all  
43 other communications, contact the AE as noted below.  
44

45 Mead and Hunt  
46 Dave Provencher  
47 [Dave.provencher@meadhunt.com](mailto:Dave.provencher@meadhunt.com)  
48 (608) 239-1859  
49

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