

**TYPE 1 JUVENILE CORRECTIONS FACILITY
DEPARTMENT OF CORRECTIONS
MILWAUKEE, WISCONSIN
PROJECT NO. 18K2M MEPID
PROJECT MANAGER - ROBERT HOFFMANN**

**IDENTIFICATION OF SUCCESSFUL MEP BIDDERS
May 1, 2024**

CONTRACTOR	DIVISION OF WORK	BID AMOUNT
N/A	Fire Suppression Base Bid No. 2	
CornerStone One, LLC Brookfield, WI	Plumbing Base Bid No. 3	1,980,000.00
North American Mechanical, Inc. Windsor, WI	HVAC Base Bid No. 4	5,760,000.00
Altmeyer Electric, Inc. Sheboygan, WI	Electrical Base Bid No. 5	7,785,375.00

1 **BID FORM – MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (MEP)**
2 **(Rev 12/2023)**
3 DIVISION OF FACILITIES DEVELOPMENT
4 s.16.855 Wis. Stats.

5
6 **TYPE 1 JUVENILE CORRECTIONS FACILITY**
7 **DEPARTMENT OF CORRECTIONS**
8 **MILWAUKEE, WISCONSIN**
9

10 Division Project No. **18K2M**

11
12 **BID SUBMISSION DUE by 1:00PM,**
13 **Mechanical, Electrical, Plumbing, and Fire Protection (MEP) Bid Opening: 2:00 P.M., April 24,**
14 **2024.**

15
16 To: State of Wisconsin, Department of Administration, Division of Facilities Development

17 ~~(a joint venture)~~
18 (a corporation)
19 (a partnership)
20 (an individual)

21 We Cornerstone One LLC

(Cross out inapplicable)

22
23 Of 20865 Enterprise Ave Brookfield Waukesha Wisconsin 53045
24 Street City County State Zip

25
26 hereby agree to execute a subcontract with the General Prime Contractor awarded the contract for the
27 project designated above and to furnish satisfactory separate 100% Performance Bond and 100% Payment
28 Bond in the amount specified no later than ten (10) days after execution of the subcontract with the
29 General Prime Contractor, and to provide all labor and material required for the construction of the project
30 designated above, for the prices hereinafter set forth, in strict accordance with the Bidding Documents
31 prepared by **BWBR Architects, Inc – 1 South Pinckney Street, Suite 500, Madison, WI 53717** for the
32 Division of Facilities Development and dated **March 15, 2024.**

33
34 (For use by General Prime Contractor to offer subcontract to the successful MEP bidders identified by DFD)

35
36 Contact Name: Jason Pampuch

37
38 Telephone Number: 262-613-5750

39
40 Email Address: jason.pampuch@cstoneone.com

41
42 Fax Number: 262-896-9004
43

44 **IMPORTANT: BEFORE SUBMITTING YOUR BID, PLEASE VERIFY THAT:**

- 45 1. You have been **certified by DOA as a qualified and responsible bidder** for the amount of your bid
46 within the division(s) of work being bid.
47 2. You have **entered all Bid amounts in numeric characters** (Example: \$9,999);
48 3. You have **acknowledged receipt of all addenda**;
49 4. You have **signed the Bid Form**
50 5. You have **included a valid Bid Guarantee** for not less than 10% of the value of the bid as either:
51 a) a Bid Bond signed by the contractor and surety, with a Power of Attorney attached, **or**
52 b) a Cashier's Check or Bank Check pursuant to Wis. Stat. s. 779.14(1m)(c)2.b. and 779.14(1s).
53 A Company or Personal Check will not be accepted.
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FIRE SUPPRESSION

BASE BID NO. 2 Fire Suppression Work fully complete as per Bidding Documents,

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

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PLUMBING

BASE BID NO. 3 Plumbing Work fully complete as per Bidding Documents,

for the sum of (\$ 1,980,000.00)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

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HEATING, VENTILATING AND AIR CONDITIONING

BASE BID NO. 4 Heating, Ventilating, Air Conditioning Work fully complete as per Bidding Documents, for the sum of

(\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

1 **ELECTRICAL**

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BASE BID NO. 5 Electrical Work fully complete as per Bidding Documents

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

UNIT PRICES (listed below are for additions to or deductions from amount of work required under the contract. See Instructions to Bidders 'Article 18 Unit Prices' for detailed instructions.) (Applicable to Base Bid No. 5)

Unit Description	Specification Section	Unit Price	Quantity Included in All Work (Lump Sum Base Bid)
1. Photovoltaic	Section 26 31 00	\$ _____ Per 10kW	10 kW

1 **COMBINED BASE BIDS OPTION**

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BASE BID NO. _____ for _____ (Division of Work),
BASE BID NO. _____ for _____ (Division of Work) and
BASE BID NO. _____ for _____ (Division of Work) and
BASE BID NO. _____ for _____ (Division of Work) Work fully complete as per
specifications and related drawings,

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

UNIT PRICES (listed below are for additions to or deductions from amount of work required under the contract. See Instructions to Bidders 'Article 18 Unit Prices' for detailed instructions.) (Applicable to Base Bid No. 3, 4 and 5)

Unit Description	Specification Section	Unit Price	Quantity Included in All Work (Lump Sum Base Bid)
1. Photovoltaic	Section 26 31 00	\$ _____ Per 10kW	10 kW

1 COMMENCEMENT AND COMPLETION OF WORK
2 The undersigned agrees, if identified as the lowest qualified responsible certified bidder for the divisions(s)
3 of work bid on, to enter into a subcontract with the General Prime Contractor, and to commence the work
4 on or before a date to be specified in a written Notice to Proceed issued by DFD to the General Prime
5 Contractor, and to complete the work in accordance with the project schedule in the Instructions to Bidders.

6
7 ADDENDUM RECEIPT

8 We acknowledge receipt of the following Addenda:

9
10 Addendum No. 1 Date 4-17-24
11
12 Addendum No. _____ Date _____
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14 Addendum No. _____ Date _____
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16 Addendum No. _____ Date _____
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18 Addendum No. _____ Date _____

19
20 PRIOR TO SIGNING, BIDDERS' ATTENTION IS DIRECTED TO MEP INSTRUCTIONS TO
21 BIDDERS TO AVOID THE POSSIBILITY OF INVALIDATING THIS BID.

22
23 BY SIGNING THIS BID FORM, THE BIDDER ATTESTS TO PERSONAL KNOWLEDGE OF THE
24 FOLLOWING:

- 25
- | | |
|----|--|
| 1. | Bidder is <u>certified</u> by DOA as a qualified and responsible bidder for the amount of the bid submitted, within the division(s) of work being bid. |
| 2. | Bidder agrees to enter into a subcontract with the General Prime Contractor in accordance with Wis. Stats. s. 16.855(14) and ARTICLE 9 of these Bidding Documents. |
| 3. | Bidder has examined the drawings and specifications, carefully prepared the bid form, and <u>has</u> reviewed all forms in detail before submitting bid; and bidder, or the agents, officers, or employees thereof, have not, either directly or indirectly, entered into any agreement, bid rigging, bid rotation, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this bid. |
| 4. | That all work will be performed at the Bidder's own proper cost and expense, that the Bidder will furnish all necessary materials, labor, tools, machinery, apparatus, and other means of construction in the manner provided in the applicable specifications, and at the time stated in the General Prime Contractor's Notice to Proceed. |

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Cornerstone One LLC

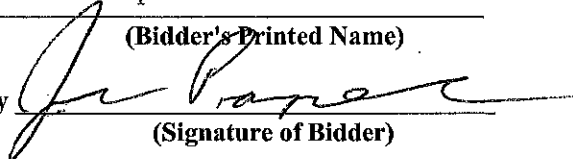
(Firm Name)

Jason Pampuch

(Bidder's Printed Name)

(Seal, if bid is by a corporation)

Date: 4-24-24

By 

(Signature of Bidder)

[] Place an "X" in the box if Bidder is certified as a minority business enterprise or disabled veteran-owned business by the Wisconsin Supplier Diversity Program.

1 **BID FORM – MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (MEP)**
2 **(Rev 12/2023)**
3 **DIVISION OF FACILITIES DEVELOPMENT**
4 **s.16.855 Wis. Stats.**

5
6 **TYPE 1 JUVENILE CORRECTIONS FACILITY**
7 **DEPARTMENT OF CORRECTIONS**
8 **MILWAUKEE, WISCONSIN**

9
10 **Division Project No. 18K2M**

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12 **BID SUBMISSION DUE by 1:00PM,**
13 **Mechanical, Electrical, Plumbing, and Fire Protection (MEP) Bid Opening: 2:00 P.M., April 24,**
14 **2024.**

15
16 **To: State of Wisconsin, Department of Administration, Division of Facilities Development**

17 ~~(XXXXXXXXXX)~~

18 (a corporation)

19 ~~(XXXXXXXXXX)~~

20 **We North American Mechanical Inc.**

21 ~~(XXXXXXXXXX)~~

(Cross out inapplicable)

22
23 **Of 4401 State Road 19 Windsor Dane Co. WI. 53598**

24 **Street City County State Zip**

25
26 hereby agree to execute a subcontract with the General Prime Contractor awarded the contract for the
27 project designated above and to furnish satisfactory separate 100% Performance Bond and 100% Payment
28 Bond in the amount specified no later than ten (10) days after execution of the subcontract with the
29 General Prime Contractor, and to provide all labor and material required for the construction of the project
30 designated above, for the prices hereinafter set forth, in strict accordance with the Bidding Documents
31 prepared by **BWBR Architects, Inc – 1 South Pinckney Street, Suite 500, Madison, WI 53717** for the
32 Division of Facilities Development and dated **March 15, 2024.**

33
34 (For use by General Prime Contractor to offer subcontract to the successful MEP bidders identified by DFD)

35
36 **Contact Name: Kevin Powers**

37
38 **Telephone Number: (608) 842-3919**

39
40 **Email Address: Kpowers@naminc.com**

41
42 **Fax Number: (608) 842-3905**

43
44 **IMPORTANT: BEFORE SUBMITTING YOUR BID, PLEASE VERIFY THAT:**

- 45 1. You have been **certified by DOA as a qualified and responsible bidder** for the amount of your bid
46 within the division(s) of work being bid.
47 2. You have **entered all Bid amounts in numeric characters** (Example: \$9,999);
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51 a) a Bid Bond signed by the contractor and surety, with a Power of Attorney attached, **or**
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53 A Company or Personal Check will not be accepted.
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FIRE SUPPRESSION

BASE BID NO. 2 Fire Suppression Work fully complete as per Bidding Documents,

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

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PLUMBING

BASE BID NO. 3 Plumbing Work fully complete as per Bidding Documents,

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

1 **HEATING, VENTILATING AND AIR CONDITIONING**

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3 BASE BID NO. 4 Heating, Ventilating, Air Conditioning Work fully complete as per Bidding
4 Documents, for the sum of

5

6 (**\$ 5,760,000** _____)

7 *Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders*
8 *'Article 15 Submission of Base Bids' for detailed instructions.*

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1 **ELECTRICAL**

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3 BASE BID NO. 5 Electrical Work fully complete as per Bidding Documents

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5 for the sum of (\$ _____)

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10 UNIT PRICES (listed below are for additions to or deductions from amount of work required under the
11 contract. See Instructions to Bidders 'Article 18 Unit Prices' for detailed instructions.) (Applicable to
12 Base Bid No. 5)

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Unit Description	Specification Section	Unit Price	Quantity Included in All Work (Lump Sum Base Bid)
1. Photovoltaic	Section 26 31 00	\$ _____ Per 10kW	10 kW

1 **COMBINED BASE BIDS OPTION**

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BASE BID NO. _____ for _____ (Division of Work),
BASE BID NO. _____ for _____ (Division of Work) and
BASE BID NO. _____ for _____ (Division of Work) and
BASE BID NO. _____ for _____ (Division of Work) Work fully complete as per
specifications and related drawings,

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

UNIT PRICES (listed below are for additions to or deductions from amount of work required under the contract. See Instructions to Bidders 'Article 18 Unit Prices' for detailed instructions.) (Applicable to Base Bid No. 3, 4 and 5)

Unit Description	Specification Section	Unit Price	Quantity Included in All Work (Lump Sum Base Bid)
1. Photovoltaic	Section 26 31 00	\$ _____ Per 10kW	10 kW

1 COMMENCEMENT AND COMPLETION OF WORK
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3 of work bid on, to enter into a subcontract with the General Prime Contractor, and to commence the work
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5 Contractor, and to complete the work in accordance with the project schedule in the Instructions to Bidders.

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11 Addendum No. _____ Date _____

12 Addendum No. _____ Date _____

13 Addendum No. _____ Date _____

14 Addendum No. _____ Date _____

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21 BIDDERS TO AVOID THE POSSIBILITY OF INVALIDATING THIS BID.

22
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24 FOLLOWING:

- 25
- | | |
|----|---|
| 1. | Bidder is <u>certified</u> by DOA as a qualified and responsible bidder for the amount of the bid submitted, within the division(s) of work being bid. |
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| 4. | That all work will be performed at the Bidder's own proper cost and expense, that the Bidder will furnish all necessary materials, labor, tools, machinery, apparatus, and other means of construction in the manner provided in the applicable specifications, and at the time stated in the General Prime Contractor's Notice to Proceed. |

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North American Mechanical Inc.
(Firm Name)

Kevin Powers
(Bidder's Printed Name)

(Seal, if bid is by a corporation)
Date: 4/24/24

By Kevin Powers
(Signature of Bidder)

[] Place an "X" in the box if Bidder is certified as a minority business enterprise or disabled veteran-owned business by the Wisconsin Supplier Diversity Program.

1 **BID FORM – MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION (MEP)**
2 **(Rev 12/2023)**
3 DIVISION OF FACILITIES DEVELOPMENT
4 s.16.855 Wis. Stats.

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7 **DEPARTMENT OF CORRECTIONS**
8 **MILWAUKEE, WISCONSIN**

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10 Division Project No. **18K2M**

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14 **2024.**

15
16 To: State of Wisconsin, Department of Administration, Division of Facilities Development
17 (a joint venture)
18 (a corporation)
19 (a partnership)
20 We ALTMAYER ELECTRIC INC. (an individual)
21 (Cross out inapplicable)

22
23 Of 827 S 21ST ST SHEBOYGAN SHEBOYGAN WI 53081
24 Street City County State Zip

25
26 hereby agree to execute a subcontract with the General Prime Contractor awarded the contract for the
27 project designated above and to furnish satisfactory separate 100% Performance Bond and 100% Payment
28 Bond in the amount specified no later than ten (10) days after execution of the subcontract with the
29 General Prime Contractor, and to provide all labor and material required for the construction of the project
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31 prepared by **BWBR Architects, Inc – 1 South Pinckney Street, Suite 500, Madison, WI 53717** for the
32 Division of Facilities Development and dated **March 15, 2024.**

33
34 (For use by General Prime Contractor to offer subcontract to the successful MEP bidders identified by DFD)

35
36 Contact Name: DAVID ALTMAYER
37
38 Telephone Number: 920-458-3406
39
40 Email Address: david@altmeyerelectric.net
41
42 Fax Number: 920-458-4626
43

44 **IMPORTANT: BEFORE SUBMITTING YOUR BID, PLEASE VERIFY THAT:**

- 45 1. You have been **certified by DOA as a qualified and responsible bidder** for the amount of your bid
46 within the division(s) of work being bid.
47 2. You have **entered all Bid amounts in numeric characters** (Example: \$9,999);
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FIRE SUPPRESSION

BASE BID NO. 2 Fire Suppression Work fully complete as per Bidding Documents,

for the sum of (\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

1 **PLUMBING**

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BASE BID NO. 3 Plumbing Work fully complete as per Bidding Documents,

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for the sum of (\$ _____)

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Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

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1 **HEATING, VENTILATING AND AIR CONDITIONING**

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BASE BID NO. 4 Heating, Ventilating, Air Conditioning Work fully complete as per Bidding Documents, for the sum of

(\$ _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

1 **ELECTRICAL**

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BASE BID NO. 5 Electrical Work fully complete as per Bidding Documents

for the sum of (\$7,785,375.00 _____)

Enter bid amount in numeric characters only (Example: \$9,999). See MEP Instructions to Bidders 'Article 15 Submission of Base Bids' for detailed instructions.

10 UNIT PRICES (listed below are for additions to or deductions from amount of work required under the
11 contract. See Instructions to Bidders 'Article 18 Unit Prices' for detailed instructions.) (Applicable to
12 Base Bid No. 5)

13

14	Unit Description	Specification Section	Unit Price	Quantity Included in All Work (Lump Sum Base Bid)
15				
16	1. Photovoltaic	Section 26 31 00	\$31,875.00 Per 10kW	10 kW
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1 **COMBINED BASE BIDS OPTION**

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BASE BID NO. _____ for _____ (Division of Work),
BASE BID NO. _____ for _____ (Division of Work) and
BASE BID NO. _____ for _____ (Division of Work) and
BASE BID NO. _____ for _____ (Division of Work) Work fully complete as per
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Unit Description	Specification Section	Unit Price	Quantity Included in All Work (Lump Sum Base Bid)
1. Photovoltaic	Section 26 31 00	\$ _____ Per 10kW	10 kW

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6

7 ADDENDUM RECEIPT

8 We acknowledge receipt of the following Addenda:

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11
12 Addendum No. _____ Date _____

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- | | |
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ALTMAYER ELECTRIC INC.

(Firm Name)

DAVID ALTMAYER

(Bidder's Printed Name)

(Seal, if bid is by a corporation)
Date: 04/24/2024

By 

(Signature of Bidder)

37 [] Place an "X" in the box if Bidder is certified as a minority business enterprise or disabled veteran-
38 owned business by the Wisconsin Supplier Diversity Program.