

1 **GPC INVITATION TO BID (Rev1/2023)**  
2 **DIVISION OF FACILITIES DEVELOPMENT**

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4 **ELEVATOR MODERNIZATION**  
5 **GEF I BUILDING**  
6 **DEPARTMENT OF ADMINISTRATION**  
7 **MADISON, WISCONSIN**

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9 Division Project No. 19K2N

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11 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., January 24,**  
12 **2024.**

13 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., February**  
14 **7,2024.**

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16 OWNER: State of Wisconsin, Department of Administration, 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).

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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. If a project does not include any mechanical, electrical, plumbing, or fire  
34 protection divisions of work, DFD will bid one bid package for all work to general prime 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](mailto: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, 7<sup>th</sup> 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 the meeting](#)

53 In general, the work consists of: renovation and replacement of 6 elevator traction elevators and related  
54 equipment. Work includes replacement of all machine room equipment and control systems, and interior  
55 finishes to the cab. An elevator monitoring system will be installed. Fire Fighter Service operation will be

1 provided. Electrical improvements to the elevator equipment machine room and shaft. Machine room work  
2 also includes cleaning, patching, and painting. Lighting replaced in elevator equipment machine room, shaft,  
3 pit, and lobbies. A fully regenerative drive will be installed.  
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5 **Notice is hereby given in accordance with Section 16.855(10), Wisconsin Statutes, that the Division**  
6 **believes it is in the best interests of the State to contract the following work from only one source,**  
7 **without the usual statutory procedures:**  
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- 9 • **Fire Detection and Alarm per section 28 31 00 - Honeywell fire alarm system.**

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

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

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

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

24 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin's prevailing**  
25 **wage laws. Effective September 23, 2017, state prevailing wage requirements on state building**  
26 **projects no longer apply. These changes take effect for projects advertised for bid after September**  
27 **23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**

28 A non-mandatory pre-bid tour is scheduled for January 9, 2024, beginning at 9:00 AM. at 201 East  
29 Washington Avenue. Participants should meet in the First-Floor lobby using the main door entrance facing  
30 East Washington Avenue. Paid hourly parking is available on surrounding streets. It is encouraged that  
31 contractors attend. Please contact Aro Eberle Architects, Kim Spoden, 608-204-7464 ext 119,  
32 [kspoden@aroeberle.com](mailto:kspoden@aroeberle.com) for additional information.  
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34 Bidding Documents will be available online immediately upon the project being advertised for bid.  
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