

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

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4 **ROTUNDA PLASTER AND DECOR FINISH CEILING PANEL RESTORATION**  
5 **WISCONSIN STATE CAPITOL**  
6 **DEPARTMENT OF ADMINISTRATION**  
7 **MADISON, WISCONSIN**

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9 Division Project No. 21J1Q

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11 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., May 25, 2023.**

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

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

21  
22 This project is being let using the single prime bidding and contracting process. DFD will publicly bid the  
23 applicable mechanical, electrical, plumbing, and fire protection (MEP) divisions of work **first**. Within 5  
24 days of the MEP bid opening, DFD will identify a lowest, qualified, responsible, certified bidder in each  
25 applicable MEP division of work. These successful MEP bids must be included in all general prime  
26 contractor bids received. No later than 5 days after DFD identifies the successful MEP bids, DFD will  
27 publicly open general prime contractor bids. **General prime contractor bids that do not include the**  
28 **successful MEP bids will be rejected.** The state will enter into a single contract with the lowest, qualified,  
29 responsible, certified general prime contractor and this general prime contractor will enter into subcontracts  
30 with the successful MEP bidders. **If a project does not include any mechanical, electrical, plumbing, or**  
31 **fire protection divisions of work, DFD will bid one bid package for all work to general prime**  
32 **contractors.**

33  
34 Sealed bids will be received as follows, before the time indicated above:

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

43  
44 The bidder is responsible for the sealed bid being delivered to the indicated location or email before the  
45 time specified for the bid submission. Third party delivery is entirely at the bidder's risk.

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

51 In general, the work consists of: the cleaning, restoration, and preservation of decoratively painted plaster  
52 ceiling areas (64 panels of various sizes) in the three rings of the ground floor Rotunda of the Wisconsin  
53 State Capitol Building. Work is required to be conducted with a continuous work effort/presence. Multiple  
54 panels may be treated simultaneously.

1 All painted ceiling surfaces will receive conservation cleaning to remove surface dirt/dust/grime. The work  
2 includes the manual removal of the darkened varnish coating over the entire panel on all panels and  
3 conservation of the intact finishes on all the panels. The scope includes varnish removal, application of an  
4 isolation layer, plaster stabilization, paint consolidation, infills where necessary, inpainting and in-gilding  
5 of losses, patinating and toning of new finish areas to match adjacent existing finishes, and final varnish.  
6

7 Areas of plaster loss are required be repaired using appropriate plaster material. Areas of repaired plaster  
8 will be in-painted to match the original color palette and any areas of decorative loss will be in-painted  
9 and/or in-gilded to match the original color palette.  
10

11 On panels that have been repainted and are not original, the work includes repainting to match the  
12 conserved panels. Where there is a significant quantity of painting loss, the scope will include repainting in  
13 lieu of touch-ups to provide a cohesive appearance. New gilding will be toned in to match the surrounding  
14 panels. At the completion of the conservation, a non-yellowing, reversible art conservation isolation  
15 varnish will be applied to stabilize, saturate, and unify the decorative ceiling panels.  
16

17 Access to the work area will be accomplished via scaffold to be provided by the successful bidder. This  
18 work includes the protection of the floors, walls, and work area during the project.  
19

20 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in  
21 PDF format): as a downloadable file from the Division's Projects Bidding website (see website address  
22 below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities  
23 webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding  
24 information, including plan holders lists are available on the Division of Facilities Development public  
25 website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page,  
26 select Current Construction Project Bidding Opportunities at the bottom of the screen. Bidder shall identify  
27 the division of work they are bidding on when requesting Bidding Documents online. No deposit is  
28 required to obtain documents for bidding purposes.  
29

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

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

33 Contract offer and construction phase records will be processed electronically on the WisBuild™ DFD  
34 Information System.  
35

36 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin's prevailing  
37 wage laws. Effective September 23, 2017, state prevailing wage requirements on state building  
38 projects no longer apply. These changes take effect for projects advertised for bid after September  
39 23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**  
40  
41

42 It is mandatory that contractors attend one of the two pre-bid tours. Please contact Stacey Keller, AIA from  
43 Insite Consulting Architects 1-608-204-0825 or [Stacey@icsarc.com](mailto:Stacey@icsarc.com) for additional information.  
44

45 The pre-bid tours are scheduled for May 4<sup>th</sup> and May 9<sup>th</sup> at 10AM at the Wisconsin State Capitol Building,  
46 ground floor Rotunda, 2 E. Main St., Madison, WI 53703.  
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48 Bidding Documents will be available online immediately upon the project being advertised for bid.  
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