

1 **GPC INVITATION TO BID** (Rev 11/2017)  
2 DIVISION OF FACILITIES DEVELOPMENT

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4 **MULTI-BUILDING ELEVATOR REPLACEMENT**  
5 **UNIVERSITY OF WISCONSIN - MADISON**  
6 **MADISON, WISCONSIN**

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9 Division Project No. **19G2P**

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11 **BID OPENING for MEP BIDDERS: 2:00 P.M., SEPTEMBER 29, 2022.**

12 **BID OPENING for GENERAL PRIME CONTRACTOR BIDDERS: 2:00 P.M., OCTOBER 13, 2022.**

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

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17 **NOTICE: Effective January 1, 2014, all potential bidders must be certified by DOA prior to submitting bids**  
18 **on state construction projects over \$50,000.** All bids received from contractors who are not certified will be rejected.  
19 Contractor certification applications and instructions for completing the form may be obtained from the DOA Website  
20 DFD Contractor Certification page: <https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx> or upon  
21 request from DFD--email [dfdcertification@wisconsin.gov](mailto:dfdcertification@wisconsin.gov).

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

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32 Sealed bids will be received at the State of Wisconsin Administration Building, 7th Floor, 101 East Wilson Street,  
33 Madison, Wisconsin 53703, before the time indicated above. The bidder is responsible for the sealed bid being  
34 delivered to the indicated location for receipt stamping before the time specified for the bid opening. Third party  
35 delivery is entirely at the bidder's risk.

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37 **In general the work consists of the replacement of five (5) elevators in five (5) different buildings on the**  
38 **University of Wisconsin-Madison Campus, and related work. Project work includes replacing the elevator**  
39 **controller, power or pumping unit, car, hoist way doors, operating equipment, car door sills, car operating**  
40 **panels, car rollers/guides, and the hoist system. All safety equipment, including safeties, governor, governor**  
41 **ropes, buffers, rope grippers will be upgraded and all cab fixtures will be vandal proof.**

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43 **Project work also upgrades the cab interior and lighting, and microprocessor-based control systems to improve**  
44 **energy consumption and improve traffic management. The elevator machine room heating and cooling systems**  
45 **are being replaced or augmented as necessary to satisfy the equipment warranty. The fire alarm system**  
46 **connections and capabilities will be augmented as necessary to meet current elevator codes. The elevators will**  
47 **also be connected to the campus wide building automation system for monitoring the availability to operate.**

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49 **Related work includes cutting and patching, upgrading machine rooms and openings with appropriately rated**  
50 **assemblies and fire stopping.**

1 **CLASS 1 NOTICE:**  
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3 **Notice is hereby given in accordance with Section 16.855(10), Wisconsin Statutes, that the Division believes it**  
4 **is in the best interests of the State to contract the following work from only one source, without the usual**  
5 **statutory procedures:**  
6

7 **Section 08 71 00 – Door Hardware. No substitutions allowed to locksets and cylinders.**  
8

9 **Section 28 31 00 – Fire Detection and Alarm**

- 10 • **Fire alarm detectors, control devices, and notification appliances to match the existing facility fire**  
11 **alarm systems as follows:**  
12 ○ **Ingraham Hall - Honeywell Notifier**  
13 ○ **Lathrop Hall – Honeywell Notifier**  
14 ○ **Below Alumni Center – Simplex**  
15 ○ **Babcock Hall - Simplex**  
16 ○ **Memorial Library – Siemens**  
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18 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in PDF format):  
19 as a downloadable file from the Division’s Projects Bidding website (see website address below) and/or on compact  
20 discs or DVD by ordering from the Construction Project Bidding Opportunities webpage. Bidding documents may  
21 also be seen at various Builders' Exchanges. Additional project bidding information, including plan holders lists are  
22 available on the Division of Facilities Development public website:  
23 <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page, select Current  
24 Construction Project Bidding Opportunities at the bottom of the screen.  
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26 Bidder shall identify the division of work they are bidding on when requesting Bidding Documents online.  
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28 **Base Bid will be received for: A single lump sum bid for All Work.**  
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30 No deposit is required to obtain documents for bidding purposes.  
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32 Bid Guarantee in the amount of 10% of the Bid must accompany each bid submitted.  
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34 Contract offer and construction phase records will be processed electronically on the WisBuild™ DFD Information  
35 System.  
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37 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin’s prevailing wage laws.**  
38 **Effective September 23, 2017, state prevailing wage requirements on state building projects no longer apply.**  
39 **These changes take effect for projects advertised for bid after September 23, 2017. This change does not**  
40 **affect the Federal Davis Bacon Act requirements.**  
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42 A non-mandatory pre-bid tour will be held the morning of **September 13, 2022 at 9:00 am**. UW-Madison Campus  
43 Covid-19 protocols in effect on this date will be followed. Participants should arrive prepared to wear a face mask  
44 should one be required. Participants should meet outside the Lake Street entrance at the **The Below Alumni Center**  
45 located at **650 North Lake Street, Madison, WI**. Directions to the other buildings will be provided at this first  
46 meeting location. All bidders are highly encouraged to attend this Pre-bid Conference / Building Tour. The contact  
47 person is OPN Architects, Inc., Mark Kruser, 301 North Broom Street – Suite 100, Madison, WI 53703, Telephone:  
48 (608) 819-1282.  
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50 Bidding Documents will be available online immediately upon the project being advertised for bid.  
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