

1 **GPC INVITATION TO BID (Rev 8/2022)**  
2 DIVISION OF FACILITIES DEVELOPMENT

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4 **BOAT HOUSE EXTERIOR REPAIR & RESTORATION**  
5 **ROCK ISLAND STATE PARK**  
6 **DEPARTMENT OF NATURAL RESOURCES**  
7 **WASHINGTON, WISCONSIN**

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9 Division Project No. 22B3Y

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12 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., August 16,**  
13 **2023.**

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

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

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24 This project is being let using the single prime bidding and contracting process. DFD will publicly bid the  
25 applicable mechanical, electrical, plumbing, and fire protection (MEP) divisions of work **first**. Within 5  
26 days of the MEP bid opening, DFD will identify a lowest, qualified, responsible, certified bidder in each  
27 applicable MEP division of work. These successful MEP bids must be included in all general prime  
28 contractor bids received. No later than 5 days after DFD identifies the successful MEP bids, DFD will  
29 publicly open general prime contractor bids. **General prime contractor bids that do not include the**  
30 **successful MEP bids will be rejected.** The state will enter into a single contract with the lowest, qualified,  
31 responsible, certified general prime contractor and this general prime contractor will enter into subcontracts  
32 with the successful MEP bidders. **If a project does not include any mechanical, electrical, plumbing, or**  
33 **fire protection divisions of work, DFD will bid one bid package for all work to general prime**  
34 **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](#)

1 In general the work consists of the renovation, repairs, and restoration of exterior envelope of the Boat  
2 House located on Rock Island State Park in Door County, WI. The boat house is composed of three  
3 primary levels: the water level boat slip level, the main entry, and an upper level mezzanine. Between the  
4 water level and main level is an intermediate transition level. The main work of the project involves the  
5 restoration of existing wood window and door assemblies. Work includes, but not limited to the  
6 remediation of existing paint, repairs, and new paint to wood surfaces. Additional work includes limited  
7 masonry repairs to the stone enclosure walls and concrete coping caps.

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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.

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

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

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

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27 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin’s prevailing  
28 wage laws. Effective September 23, 2017, state prevailing wage requirements on state building  
29 projects no longer apply. These changes take effect for projects advertised for bid after September  
30 23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**

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32 A non-mandatory pre-bid tour is scheduled for July 25, 2023 at 11:00 AM at the Rock Island Boat House,  
33 Rock Island, Wisconsin. It is encouraged that contractors attend. Please contact Jonathan Cecelia, (608) 571-  
34 8499, [jon@icsarc.com](mailto:jon@icsarc.com) for additional information.

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36 Bidders can access the Washington Ferry schedule at the following sites:  
37 Washington Island: <https://wisferry.com/washington-island>  
38 Rock Island: <https://wisferry.com/rock-island>

39  
40 Insite Consulting Architects  
41 Jonathan Cecelia, RA  
42 [jon@icsarc.com](mailto:jon@icsarc.com)  
43 (608)571-8499 (cell)  
44 (608)204-0825 (office)

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

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