

1 **MEP INVITATION TO BID** (Rev 1/2023)  
2 DIVISION OF FACILITIES DEVELOPMENT

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4 **BATHROOM AND PROGRAM SPACE REMODEL**  
5 **CRSP BUILDING**  
6 **SOUTHERN WISCONSIN CENTER**  
7 **DEPARTMENT OF HEALTH SERVICES**  
8 **UNION GROVE, WISCONSIN**

9  
10 Division Project No. 21A3J

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13 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., MAY 30, 2023.**

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

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16 OWNER: State of Wisconsin, Department of Administration (DOA), 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 projects over**  
20 **\$50,000.** All bids received from contractors who are not certified will be rejected. Contractor certification  
21 applications and instructions for completing the form may be obtained from the DOA Website DFD Contractor  
22 Certification page: <https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx> or upon request from  
23 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 applicable  
26 mechanical, electrical, plumbing, and fire protection (MEP) divisions of work **first**. Within 5 days of the MEP bid  
27 opening, DFD will identify a lowest, qualified, responsible, certified bidder in each applicable MEP division of  
28 work. These successful MEP bids must be included in all general prime contractor bids received. No later than 5  
29 days after DFD identifies the successful MEP bids, DFD will publicly open general prime contractor bids. **General**  
30 **prime contractor bids that do not include the successful MEP bids will be rejected.** The state will enter into a  
31 single contract with the lowest, qualified, responsible, certified general prime contractor and this general prime  
32 contractor will enter into subcontracts with the successful MEP bidders.

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 original wet**  
36 **signatures or properly transmitted electronic signatures (only PDF files will be accepted) emailed to**  
37 **[doadfdbids@wisconsin.gov](mailto:doadfdbids@wisconsin.gov) (this is the preferred method);**
- 38 • **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin, Administration**  
39 **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 Wisconsin**  
41 **Administration Building located at 101 East Wilson Street, Madison, Wisconsin 53703.**

42  
43 The bidder is responsible for the sealed bid being delivered to the indicated location or email before the time  
44 specified for the bid submission. Third party delivery is entirely at the bidder's risk.

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

48 Bidders may also join the Microsoft Teams meeting via Microsoft Teams:

49 [Click here to join the meeting](#)

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51 In general the work of this project consists of the remodel for various bathroom spaces in the CRSP building so that  
52 they are ADA compliant and more accessible for an aging population. This project will address the decommissioning

1 and infilling of an abandoned indoor swimming pool. Select classrooms will be modified to convert smaller individual  
2 areas into larger programming space.

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4 The CRSP (Center for Residential Services and Programing) building at Southern Wisconsin Center was built in the  
5 mid-1950s and designed as a school for ambulatory children. In the 1980s the programming need shifted to support  
6 an older population that involves resident skills training. The typical existing restrooms were designed to  
7 accommodate children and are too small and inadequate to support existing adult resident needs.

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9 Existing domestic water, cast iron waste piping and vents shall be replaced and associated asbestos will be abated.

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11 **CLASS 1 NOTICE:**

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13 **Notice is hereby given in accordance with Section 16.855(10), Wisconsin Statutes, that the Division believes it**  
14 **is in the best interests of the State to contract the following work from only one source, without the usual**  
15 **statutory procedures:**

- 16  
17 • **DOOR HARDWARE – Section 08 71 00**
  - 18 ○ **Lockset: Sargent 10X Line.**
  - 19 **Note: Electronic Access Controls are not utilized at this facility.**
- 20  
21 • **FIRE DETECTION AND ALARM – Section 28 31 00**
  - 22 ○ **Fire alarm system: Edwards**

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

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34 **Base Bids will be received as a single lump sum bid for: 2) Fire Protection (Fire Suppression); 3) Plumbing;**  
35 **4) Mechanical (Heating, Ventilating, Air Conditioning); and 5) Electrical.**

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

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

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44 A non-mandatory pre-bid tour is scheduled for **TUESDAY, MAY 16, 2023 at 2:30 PM**. It is encouraged that  
45 contractors attend. Participants should meet outside the building entry of **Tramburg Hall** located at **21425 Spring**  
46 **Street, Union Grove, WI**. Please contact **Mark Kruser, OPN Architects, Inc., (608) 819-1282,**  
47 [mkruser@opnarchitects.com](mailto:mkruser@opnarchitects.com) for additional information.

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

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