

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

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4 **BUILDING 6 REMODEL**  
5 **CENTRAL WISCONSIN CENTER**  
6 **DEPARTMENT OF HEALTH SERVICES**  
7 **MADISON, WISCONSIN**

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9 Division Project No. 17E3C

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11 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., November 29,**  
12 **2022.**

13 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., December 13,**  
14 **2022**

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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**  
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.

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

- 36 • **PDF scanned file of all required bid documents, including bid and bid bond forms with**  
37 **original wet signatures or properly transmitted electronic signatures (only PDF files will be**  
38 **accepted) emailed to [loadfdmbidsubmission@wisconsin.gov](mailto:loadfdmbidsubmission@wisconsin.gov) (this is the preferred method);**
- 39 • **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin,**  
40 **Administration Building, 7<sup>th</sup> Floor, 101 East Wilson Street, Madison, Wisconsin 53703; or**
- 41 • **Hand delivery to the drop box labeled SEALED BIDS ONLY in front of the State of**  
42 **Wisconsin Administration Building located at 101 East Wilson Street, Madison, Wisconsin**  
43 **53703.**

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45 The bidder is responsible for the sealed bid being delivered to the indicated location or email before the  
46 time specified for the bid submission. Third party delivery is entirely at the bidder's risk.  
47 Bid opening will be conducted via Microsoft Teams. Bidders may call the Microsoft Teams teleconference  
48 number: (608) 571-2209, conference ID: 484 588 360#, on the day of the bid to hear the bid results  
49 announced on the day bids are due. The conference line will be open at 1:45 P.M. CDT and all bids will be  
50 opened after 2:00 P.M. CDT. Bidders may also join the Microsoft Teams meeting via Microsoft Teams:  
51 [Click here to join](#)

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53 In general, the work consists of renovating the existing Building 6 on the Central Wisconsin Center (CWC)  
54 campus. The existing masonry construction one-story building with a lower level contains 46,377 gross

1 square feet and was constructed in 1963. The building will be used for either long- or short-term care for  
2 CWC residents or for civil geriatric psychiatric patients currently cared for at Mendota Mental Health  
3 Institute (MMHI). This project will correct Life Safety Code deficiencies that were identified during a  
4 2008 regulatory inspection and includes the installation of a fire sprinkler protection system. Mechanical,  
5 plumbing, electrical, low voltage and security systems will be replaced to bring them up to current  
6 requirements. The building envelope will be updated including insulating all exterior walls and installing  
7 psychiatric windows. The project includes demolition and remodel of the first floor and selective  
8 remodeling in the basement. The building is planned as an inpatient behavioral health hospital and will  
9 provide two (15) bed patient units each with a nurse station, activity spaces, dining room and support  
10 spaces. The first floor will be I-2 occupancy. The lower level will be Business occupancy housing staff  
11 and building support spaces. The main entrance to the building will be relocated to an accessible route on  
12 the south side facing the access drive. Site work includes replacement of existing ramps to meet ADA and  
13 various sidewalk changes to provide more accessible routes. Exterior and adjacent site lighting will be  
14 upgraded. Outdoor enclosed courtyards will also be developed for patient use.

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

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

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

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

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36 A single prebid tour date has been set up for November 14, 2022 - 10:00AM at Central Wisconsin Center.  
37 Attendance is non-mandatory. Contractors interested in attending the prebid tour shall send their full name,  
38 date of birth, and state driver's license number, via email to Seth Markgraf, email:  
39 [seth.markgraf@dhs.wisconsin.gov](mailto:seth.markgraf@dhs.wisconsin.gov) by Thursday November 10, 2022; 2:00PM. Indicate the project number  
40 and bid tour time when sending the email. Limit of 2 individuals from any separate company for the prebid  
41 tour. Contractors attending the prebid tour shall meet at Building 6 to enter at the east end of the building off  
42 of South Rd. Contractors will be required to sign in and get temperature checked. Masks must be worn at all  
43 times when indoors.

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

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