

1 **ASBESTOS ABATEMENT CONTRACTOR (AAC) INVITATION TO BID (Rev 8/2022)**
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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12 **BID SUBMISSION DUE by 1:00PM, BID OPENING for AAC Bidders: 2:00 P.M., December 13,**
13 **2022.**

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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.

23
24 Sealed bids will be received as follows, before the time indicated above:

- 25 • **PDF scanned file of all required bid documents, including bid and bid bond forms with**
26 **original wet signatures or properly transmitted electronic signatures (only PDF files will be**
27 **accepted) emailed to loadfdmbidsubmission@wisconsin.gov (this is the preferred method);**
- 28 • **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin,**
29 **Administration Building, 7th Floor, 101 East Wilson Street, Madison, Wisconsin 53703; or**
- 30 • **Hand delivery to the drop box labeled SEALED BIDS ONLY in front of the State of**
31 **Wisconsin Administration Building located at 101 East Wilson Street, Madison, Wisconsin**
32 **53703.**

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

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42 In general the work consists of renovating the existing Building 6 on the Central Wisconsin Center (CWC)
43 campus. The existing masonry construction one-story building with a lower level contains 46,377 gross
44 square feet and was constructed in 1963. The building will be used for either long- or short-term care for
45 CWC residents or for civil geriatric psychiatric patients currently cared for at Mendota Mental Health
46 Institute (MMHI). This project will correct Life Safety Code deficiencies that were identified during a
47 2008 regulatory inspection and includes the installation of a fire sprinkler protection system. Mechanical,
48 plumbing, electrical, low voltage and security systems will be replaced to bring them up to current
49 requirements. The building envelope will be updated including insulating all exterior walls and installing
50 psychiatric windows. The project includes demolition and remodel of the first floor and selective
51 remodeling in the basement. The building is planned as an inpatient behavioral health hospital and will
52 provide two (15) bed patient units each with a nurse station, activity spaces, dining room and support
53 spaces. The first floor will be I-2 occupancy. The lower level will be Business occupancy housing staff
54 and building support spaces. The main entrance to the building will be relocated to an accessible route on

1 the south side facing the access drive. Site work includes replacement of existing ramps to meet ADA and
2 various sidewalk changes to provide more accessible routes. Exterior and adjacent site lighting will be
3 upgraded. Outdoor enclosed courtyards will also be developed for patient use.
4

5 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in
6 PDF format): as a downloadable file from the Division's Projects Bidding website (see website address
7 below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities
8 webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding
9 information, including plan holders' lists is available on the Division of Facilities Development public
10 website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page,
11 select Current Construction Project Bidding Opportunities at the bottom of the screen. Bidders shall
12 identify the division of work being bid when requesting Bidding Documents online. No deposit is required
13 to obtain documents for bidding purposes.
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15 **Base Bids will be received as follows: A single lump sum bid for All Work.**

16 Bid Guarantee in the amount of 10% of the Bid must accompany each bid submitted.
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18 Contract offer and construction phase records will be processed electronically on the WisBuild™ DFD
19 Information System.
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22 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin's prevailing**
23 **wage laws. Effective September 23, 2017, state prevailing wage requirements on state building**
24 **projects no longer apply. These changes take effect for projects advertised for bid after September**
25 **23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**
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27 A single prebid tour date has been set up for November 14, 2022 – 10:00 AM at Central Wisconsin Center.
28 Attendance is non-mandatory. Contractors interested in attending the prebid tour shall send their full name,
29 date of birth, and state driver's license number, via email to Seth Markgraf, email:
30 seth.markgraf@dhs.wisconsin.gov by Friday, November 10, 2022; 2:00 PM. Indicate the project number
31 and bid tour time when sending the email. Limit of 2 individuals from any separate company for the prebid
32 tour. Contractors attending the prebid tour shall meet at Building 6 to enter at the East end of the building
33 off of South Rd. Contractors will be required to sign in and get temperature checked. Masks must be worn
34 at all times when indoors.
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36 Bidding Documents will be available online immediately upon the project being advertised for bid.
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