

1 GPC INVITATION TO BID (Rev1/2023)  
2 DIVISION OF FACILITIES DEVELOPMENT

3  
4 RINGLING BROTHERS BUSINESS OFFICE RESTORATION  
5 CIRCUS WORLD  
6 WISCONSIN HISTORICAL SOCIETY  
7 BARABOO, WISCONSIN

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9 Division Project No. 21120

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11 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., April 3, 2024.**  
12 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., April 17,**  
13 **2024.**

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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 fire  
33 protection divisions of work, DFD will bid one bid package for all work to general prime contractors.

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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.**

44  
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 the meeting](#)

52 In general, the work consists of: restoration of the Ringling Brother's Business Office, a listed property on  
53 the National Register of Historic Places and a designated National Historic Landmark, back to its  
54 historically significant period of use in 1915 by the Ringling Brothers. This project is partially funded by a  
55 Save America's Treasures Grant. This project will be conducted utilizing the *Secretary of the Interior*

1 *Standards for Restoration.* The existing building is a 2,385 sf, two-story, wood framed structure with a  
2 basement and an attached one-story masonry vault that has a slab on grade. Removal of the non-historic  
3 elements and restoration of the overall form of the building, including roof reconstruction, porch  
4 alignments, masonry vault infills, window replacement, and custom siding replacement. Historic windows  
5 and doors will be restored. Interior work includes floor, wood trim, plaster, and paint restoration.  
6

7 All existing mechanical, electrical, plumbing systems shall be removed and replaced in their entirety. Fire  
8 protection sprinklers and fire alarm systems will be added to the building. A ground source heat pump  
9 system for heating and cooling will be added.  
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11 Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in  
12 PDF format); as a downloadable file from the Division's Projects Bidding website (see website address  
13 below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities  
14 webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding  
15 information, including plan holders lists are available on the Division of Facilities Development public  
16 website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page,  
17 select Current Construction Project Bidding Opportunities at the bottom of the screen. Bidder shall identify  
18 the division of work they are bidding on when requesting Bidding Documents online. No deposit is  
19 required to obtain documents for bidding purposes.  
20

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

22 Bid Guarantee in the amount of 10% of the Bid must accompany each bid submitted.  
23

24 Contract offer and construction phase records will be processed electronically on the WisBuild™ DFD  
25 Information System.  
26

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

33 A non-mandatory pre-bid tour is scheduled for March 19, 2024 at 9:00am at the Ringling Brothers Office,  
34 400 Water Street, Baraboo, WI 53913. It is encouraged that contractors attend. Please contact Stacey Z.  
35 Keller, AIA, InSite Consulting Architects, 1-608-204-0825, [Stacey@icsarc.com](mailto:Stacey@icsarc.com) for additional information.  
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37 Bidding Documents will be available online immediately upon the project being advertised for bid.  
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