

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

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4 **READINESS CENTER ROOF REPLACEMENT**  
5 **DEPARTMENT OF MILITARY AFFAIRS**  
6 **FORT ATKINSON, WISCONSIN**

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8 Division Project No. 22A1Y

9 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., OCTOBER**  
10 **17, 2023.**

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12 OWNER: State of Wisconsin, Department of Administration, Division of Facilities Development,  
13 hereinafter termed DFD.

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15 **All potential bidders must be certified by DOA prior to submitting bids on state construction**  
16 **projects over \$50,000.** All bids received from contractors who are not certified will be rejected.  
17 Contractor certification applications and instructions for completing the form may be obtained from the  
18 DOA Website DFD Contractor Certification page: [https://doa.wi.gov/Pages/DoingBusiness/](https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx)  
19 [ContractorCertification.aspx](https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx) or upon request from DFD--email [dfdcertification@wisconsin.gov](mailto:dfdcertification@wisconsin.gov).  
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21 This project is being let using the single prime bidding and contracting process. DFD will publicly bid the  
22 applicable mechanical, electrical, plumbing, and fire protection (MEP) divisions of work **first**. Within 5  
23 days of the MEP bid opening, DFD will identify a lowest, qualified, responsible, certified bidder in each  
24 applicable MEP division of work. These successful MEP bids must be included in all general prime  
25 contractor bids received. No later than 5 days after DFD identifies the successful MEP bids, DFD will  
26 publicly open general prime contractor bids. **General prime contractor bids that do not include the**  
27 **successful MEP bids will be rejected.** The state will enter into a single contract with the lowest, qualified,  
28 responsible, certified general prime contractor and this general prime contractor will enter into  
29 subcontracts with the successful MEP bidders. **If a project does not include any mechanical, electrical,**  
30 **plumbing, or fire protection divisions of work, DFD will bid one bid package for all work to general**  
31 **prime contractors.**

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

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- 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: removal of approximately 16,200 square feet of roof material including  
53 insulation, from roof to decking. Install new flat roof system with tapered insulation. Roof system to be  
54 fully adhered Ethylene-Propylene-Diene-Monomer (EPDM) membrane, 60 mils thick. Mechanically  
55 fasten and adhere new rigid insulation to achieve minimum total R-value of 25. Inspect and clean roof

1 drains. Provide new flashing, pipe-boots, counter-flashing, and other roof accessories as required to achieve  
2 manufacturer's 20-year No-Dollar-Limit warranty. Removal of approximately 325 lineal feet of brick  
3 masonry (3-courses). Install new through-wall flashing, counterflashing, waterproofing membrane and re-  
4 install face brick and mortar with proper weeps. Re-use salvaged brick units. Replacement of any damaged  
5 brick during removal to be replaced with new to match existing.

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

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

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

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

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

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29 A non-mandatory pre-bid tour is scheduled for October 3rd at 1:00 PM at 820 Bark River Dr, Fort Atkinson,  
30 WI, 53538. It is encouraged that contractors attend. Please contact Zac Mar-Pohl, InSite Consulting  
31 Architects, (608) 204-0825, [zac@icsarc.com](mailto:zac@icsarc.com) for additional information.

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

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