

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

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4 **ADDITION AND RENOVATION**
5 **SOUTH HALL**
6 **UNIVERSITY OF WISCONSIN - STOUT**
7 **MENOMONIE, WISCONSIN**

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11 Division Project No. 20A1E

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13 **BID OPENING for MEP BIDDERS: 2:00 P.M., February 22, 2022**

14 **BID OPENING for GENERAL PRIME CONTRACTOR BIDDERS: 2:00 P.M., March 8, 2022**

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16 OWNER: State of Wisconsin, Department of Administration, Division of Facilities Development,
17 hereinafter termed DFD.

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19 **NOTICE: Effective January 1, 2014, all potential bidders must be certified by DOA prior to submitting**
20 **bids on state construction projects over \$50,000.** All bids received from contractors who are not certified
21 will be rejected. Contractor certification applications and instructions for completing the form may be
22 obtained from the DOA Website DFD Contractor Certification page:
23 <https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx> or upon request from DFD--email
24 dfdcertification@wisconsin.gov.

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26 **This project is being let using a new single prime bidding and contracting process.** DFD will publicly
27 bid the applicable mechanical, electrical, plumbing, and fire protection (MEP) divisions of work **first**. Within
28 5 days of the MEP bid opening, DFD will identify a lowest, qualified, responsible, certified bidder in each
29 applicable MEP division of work. These successful MEP bids must be included in all general prime contractor
30 bids received. No later than 5 days after DFD identifies the successful MEP bids, DFD will publicly open
31 general prime contractor bids. **General prime contractor bids that do not include the successful MEP**
32 **bids will be rejected.** The state will enter into a single contract with the lowest, qualified, responsible,
33 certified general prime contractor and this general prime contractor will enter into subcontracts with the
34 successful MEP bidders.

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36 Sealed bids will be received at Facilities Planning & Management, University of Wisconsin - Eau Claire,
37 651 University Drive, Eau Claire, WI 54702-4004. The bidder is responsible for the sealed bid being
38 delivered to the indicated location for receipt stamping before the time specified for the bid opening. Third
39 party delivery is entirely at the bidder's risk.

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41 In general the work consists of **renovation of the student residence South Hall to provide programmatic**
42 **and infrastructure upgrades that will improve functionality, efficiency, and building code compliance.**
43 **It also constructs a new accessible building entrance, expanded restrooms on each floor, and a**
44 **passenger elevator.**

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46 **The bathrooms on each floor will be remodeled. All room finishes will be replaced or upgraded. All**
47 **interior doors and door hardware will be replaced. All mechanical, electrical, and plumbing (MEP)**
48 **systems and associated controls; telecommunications; and security and life safety systems will be**
49 **replaced. All exterior windows, doors, frames and door hardware will be replaced. All roofing systems**
50 **will be replaced, including increasing the insulation. Exterior masonry repair, tuck-pointing, and**
51 **caulking will be performed on the building envelope to restore the integrity and improve energy**
52 **efficiency. New telecommunication rooms will be constructed. The fire alarm and smoke detection**
53 **system will be replaced and augmented as needed to meet current code requirements, and a new**
54 **automatic sprinkler system will be installed.**

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CLASS 1 NOTICE:

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

- Section 08 71 00 – Door Hardware: Locksets, exit devices, cylinders, door closers, electric strikes.**
- Section 08 71 13 – Automatic Door Operators: Power door operators.**
- Section 28 13 00 – Electronic Access Control System: Readers, controllers, power supplies, and power adapter cables.**
- Section 28 31 00 – Fire alarm system.**

Bidding documents (drawings, specifications, and addenda) may be obtained only as electronic files (in PDF format): as a downloadable file from the Division’s Projects Bidding website (see website address below) and/or on compact discs or DVD by ordering from the Construction Project Bidding Opportunities webpage. Bidding documents may also be seen at various Builders' Exchanges. Additional project bidding information, including plan holders lists are available on the Division of Facilities Development public website: <https://doa.wi.gov/Pages/AboutDOA/FacilitiesDevelopment.aspx>. After opening the web page, select Current Construction Project Bidding Opportunities at the bottom of the screen.

Bidder shall identify the division of work they are bidding on when requesting Bidding Documents online.

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

No deposit is required to obtain documents for bidding purposes.

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

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

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

A non-mandatory pre-bid tour will be held, and a pre-bid conference will be held on February 3, 2022, promptly at 11:00 a.m. The scheduled Prebid tour is the only time that prospective bidders will be able to access the building for review. Meet at Merle Price Commons, Room 144, 1110 S. Broadway Street, Menomonie, Wisconsin. Attendees may park in commuter lot #27 or lot #29, with cost of parking paid by attendee, or on free city street parking west of campus. Attendees may not park in lot #5 north of South Hall.

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