

1 **MEP INVITATION TO BID (Rev 7/2023)**  
2 DIVISION OF FACILITIES DEVELOPMENT

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4 **TAVERN RENOVATIONS**  
5 **OLD WORLD WISCONSIN ETHNIC OUTDOOR MUSEUM**  
6 **WISCONSIN HISTORICAL SOCIETY**  
7 **TOWN OF EAGLE, WISCONSIN**

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9 Division Project No. 1711K-04

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12 **BID SUBMISSION DUE by 1:00PM, BID OPENING for MEP BIDDERS: 2:00 P.M., NOVEMBER**  
13 **14, 2023.**

14 **BID SUBMISSION DUE by 1:00 PM, BID OPENING for GPC BIDDERS: 2:00 P.M., NOVEMBER**  
15 **29, 2023.**

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17 OWNER: State of Wisconsin, Department of Administration (DOA), Division of Facilities Development,  
18 hereinafter termed DFD.

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

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

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

- 37 • **PDF scanned file of all required bid documents, including bid and bid bond forms with**  
38 **original wet signatures or properly transmitted electronic signatures (only PDF files will be**  
39 **accepted) emailed to [loadfdmbidsubmission@wisconsin.gov](mailto:loadfdmbidsubmission@wisconsin.gov) (this is the preferred method);**
- 40 • **US Mail or Third-party delivery (UPS, Fedex, or DHL) to State of Wisconsin,**  
41 **Administration Building, 7<sup>th</sup> Floor, 101 East Wilson Street, Madison, Wisconsin 53703; or**
- 42 • **Hand delivery to the drop box labeled SEALED BIDS ONLY in front of the State of**  
43 **Wisconsin Administration Building located at 101 East Wilson Street, Madison, Wisconsin**  
44 **53703.**

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46 The bidder is responsible for the sealed bid being delivered to the indicated location or email before the  
47 time specified for the bid submission. Third party delivery is entirely at the bidder's risk.

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49 Bid opening will be conducted via Microsoft Teams. Bidders may call the Microsoft Teams teleconference  
50 number: (608) 571-2209, conference ID: 484 588 360#, on the day of the bid to hear the bid results  
51 announced on the day bids are due. The conference line will be open at 1:45 P.M. CDT and all bids will be  
52 opened after 2:00 P.M. CDT. Bidders may also join the Microsoft Teams meeting via Microsoft Teams:  
53 [Click here to join the meeting](#)

1 In general, the work consists of: 2,108 square foot interior renovation of the historic Wittnebel's Tavern  
2 and a new 1,000 square foot Beer Garden with a 613 square foot sun shade structure. The project is located  
3 at W372 S9727 Hwy 67 on the Old World Wisconsin Outdoor Ethnic Museum site located in Eagle,  
4 Wisconsin. The work scope includes cast-in-place concrete, pipe and tube railings, architectural woodwork  
5 restoration, rough carpentry, sheathing, shop-fabricated wood trusses, interior and exterior finish carpentry,  
6 interior architectural woodwork, dampproofing, insulation, weather barriers, asphalt shingles, sheet metal  
7 flashing and trim, sealants, stile and rail wood doors, fixed louvers, GWB, wood flooring, resilient flooring,  
8 FRP wall panels, painting, plumbing, HVAC, site lighting, lighting and light controls, electrical /  
9 communications wiring, video surveillance, earthmoving, trenching, erosion control, plants, seeding, water,  
10 and fuel distribution utilities.

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13 **CLASS 1 NOTICE:**

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

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- 21 • **Section 28 23 00 Video Surveillance System**

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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. No deposit is  
required to obtain documents for bidding purposes.

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

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

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**NOTICE: 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.**

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A non-mandatory pre-bid tour will be conducted at the site on October 25, 2023, at 10:00AM. Participants  
should enter the Old World Wisconsin site using Gate 4 (The Main Gate), located at W372 S9727 Hwy 67,  
Eagle, WI 53119. Parking is available in the main parking lot adjacent to the project site and the tour will  
meet at the site entry structure (located on the west side of the parking lot). All bidders are highly encouraged  
to attend, and no separate tours will be conducted. Please contact Shannon Miller ([smiller@aroeberle.com](mailto:smiller@aroeberle.com))  
at Aro Eberle Architects, Inc. Telephone: (608) 204-7464.

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

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