

**GPC INVITATION TO BID (Rev 8/2022)**

DIVISION OF FACILITIES DEVELOPMENT

**TAVERN RENOVATIONS  
OLD WORLD WISCONSIN ETHNIC OUTDOOR MUSEUM  
WISCONSIN HISTORICAL SOCIETY  
TOWN OF EAGLE, WISCONSIN**

Division Project No. 1711K-04

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

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

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

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

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

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

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

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

1 In general the work consists of 2,108 square foot interior renovation of the historic Wittnebel's Tavern and  
2 a new 1,000 square foot Beer Garden with a 613 square foot sun shade structure. The project is located at  
3 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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15 **Notice is hereby given in accordance with Section 16.855(10), Wisconsin Statutes, that the Division**  
16 **believes it is in the best interests of the State to contract the following work from only one source,**  
17 **without the usual statutory procedures: The project is located at Old World Wisconsin.**

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

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

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

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

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

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38 **The 2017-2019 Wisconsin State Budget (2017 Wisconsin Act 59) repealed Wisconsin's prevailing**  
39 **wage laws. Effective September 23, 2017, state prevailing wage requirements on state building**  
40 **projects no longer apply. These changes take effect for projects advertised for bid after September**  
41 **23, 2017. This change does not affect the Federal Davis Bacon Act requirements.**

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

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

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