

INVITATION TO BID

Date: 4/28/25
Project: Kelly Station (fka Volker - E. Wash & 7th)
Madison, Wisconsin

Bid Due Date: May 16th, 2025 at NOON CST

Please respond by Friday, May 2nd your intention to bid or to decline to bid this project.

We invite you to submit a proposal for your work as it relates to the above-referenced project. Please note the following items in preparation for your bid:

1. **Project Description:** Kelly Station is an affordable housing development consisting of a 4-story wood framed structure on top of a semi-exposed above grade precast podium garage structure. The building consists of 76 units with fitness, club room, two roof top decks, and leasing area, as well as a local community organization office space.
2. **Bid Due Date:** Bids are due to project contact below by **Friday, May 16th at NOON CST**. Bids must clearly state the proposed scope of work, and be a fully inclusive and complete proposal for listed scope of work and per drawings & specifications. Any exceptions, substitutions, additions, or voluntary alternates must be clearly identified.
3. **Existing site visit for Demo Contractors:** Tuesday, May 6th 2025, Time: 10:00am
4. **Schedule:** Anticipated Project Start Date: July 2025
 - a. Please reference preliminary schedule on Building Connected for further detail.

5. **Project Contacts:**

Alison Gorham

Vice President

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Project Engineer II

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Project Executive

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(608) 590-3575

6. **Document Management:**

- a. Bid documents can be downloaded from Building Connected
- b. The information, data and drawings embodied within this correspondence are strictly confidential and are supplied on the understanding that they will be held confidentially by you and not disclosed to third parties without the prior written consent of McShane Construction Company.

7. **Bidding Documents:** The following documents are available electronically on Building Connected in order to assist in your understanding of the intent for the Project. These documents will become contract documents and they include:
- a. Invitation to Bid/Bid Instructions dated 4/28/25 (this document)
 - b. Civil & Landscape Drawings dated 4/16/25 by JSD
 - c. Architectural & Structural Drawings dated 4/28/25 by Knothe & Bruce
 - d. Interior Design Drawings dated 3/31/25 by Studio C
 - e. Project Manual dated 4/28/25 by KBA
 - f. Logistics Plan dated 4/24/25 by McShane
 - g. Schedule dated 4/24/25 by McShane
 - h. McShane Flashing Exhibit dated 4/23/25
 - i. Wisconsin Green Built Homes Checklist dated 4/23/25
 - j. Rider G – WHEDA & City of Madison Requirements dated 04/18/25
 - k. Geotech report 08/29/2024 by CGC, Inc.
 - l. Pre-Demo Hazardous Materials Assessment by True North dated 03/31/25
 - m. Phase I Environmental Report dated 01/10/25 by Braun Intertec
 - n. Phase II Environmental Report dated 01/14/25 by Braun Intertec
 - o. Remedial Options and Design Report dated 3/18/25 by Braun Intertec
 - p. Vapor Mitigation Design System Plans dated 4/22/25 by Braun Intertec
 - q. Standard McShane Documents for review:
 - i. MCC Master Subcontract Agreement Wisconsin dated 7/15/16
 - ii. McShane Subcontract General Conditions - Wisconsin dated 12/11/15
 - iii. Rider A – Sample Insurance Certificate dated 3/22/17
 - iv. Rider E – Subcontractor Safety Requirements dated 7/15/16
 - v. Exhibit C – G702 dated 7/15/16
 - vi. Exhibit D – G703 dated 7/15/16
 - vii. Exhibit E – M706 Form dated 7/15/16
 - viii. Exhibit F – 2nd Tier Subcontractor Agreement dated 9/21/2015
 - ix. Textura TPM Information
8. **Emerging Business Program:** This project will be participating in the WHEDA Emerging Business Enterprise Programs. The program requires utilization of a minimum of 25% EBE businesses. All WHEDA certified emerging businesses and contractors are encouraged to submit proposals. More information about the program is included in the WHEDA exhibit in the bid documents.
9. **Certifications:** This project is following the WHEDA Emerging Business Program. Certifications accepted include 8(a) Small Disadvantaged Business, Disadvantaged Business Enterprise - or DBE, Emerging Business Enterprise - or EBE, Minority Business Enterprise - or MBE, Small Business Enterprise - or SBE, Women Business Enterprise - or WBE, Veteran Owned Business - or VOB, Serviced Disabled Veteran Owned Small Business - or SDVOSB, Wisconsin Department of Administration - or DVB. All contractors holding such certifications are encouraged to submit proposals for this project.
10. **Workforce Development:** The project as a whole will be subject to the WHEDA Workforce Development hiring program, requiring (12) total workforce hires on the project. Subcontractors will be asked to participate in the hiring efforts. Additional details outlining the WHEDA Emerging Business and Workforce Development programs can be found at the following link:
<https://www.wheda.com/Emerging-Business-Program/>

11. **City of Madison AA Plan and Workforce Reporting Requirements:** The project will be receiving City of Madison funds and will be subject to City of Madison Affirmative Action Plan and Workforce Reporting Requirements. Further information on this requirement can be found in Rider G as part of the Bid Documents.
12. **Wisconsin Green Built Homes Standard Certification:** This project will be obtaining an Wisconsin Green Built Homes Standard certification. Please reference checklist as part of the Bid Documents.
13. **Questions/Clarifications/RFI's:** Please submit any and all questions/clarifications/RFIs via email to project contacts listed above.
14. **Taxes:** Subcontractor shall pay all sales, consumer, use, and similar taxes for the work provided.
15. **Value Engineering:** As you prepare your bid, consideration will be given to all voluntary options that offer added value with regard to building function or cost.
16. **Insurance Requirements:** All subcontractors must provide and maintain insurance in accordance with the contract requirements. Prior to any work being performed on the jobsite, it is mandatory that the subcontractor provide McShane Construction with the specified Certificates of Insurance. Builder's Risk Insurance shall be provided by the Owner or McShane Construction for the benefit of the subcontractors. A sample certificate of insurance, Rider A, can be found on the Box site in the provided link.
17. **Safety Requirements:** All subcontractors and vendors must comply with OSHA safety rules and regulations in addition to all federal, state and local safety requirements. McShane safety language can be found in section 9 of the McShane General Conditions. Safety requirements, Rider E, can be found on the Box site in the provided link.
18. **Quality Assurance:** All subcontractors and vendors must comply with McShane Construction's Quality Assurance Program.
19. **Pre-Qualification:** Pre-Qualification: Prior to the award of any subcontract over \$25,000, subcontractors shall submit prequalification information to be approved by McShane Construction through the Textura Prequalification Management System ("Textura PQM"). Subcontractor shall be responsible for the fees and costs associated with Subcontractor's use of Textura PQM. Applicable fees are set by Textura. Subcontractor should contact Textura directly at 1-866-TEXTURA to determine subscription options and applicable fees.
20. **Billing:** Monthly pay applications will be processed through the Textura TPM system. Subcontractor acknowledges the additional cost to use Textura TPM for billings.
21. McShane Construction reserves the right to reject any and all bids, to waive informalities and irregularities and to accept any bid considered advantageous.