

Date: 10/22/25
Project: Timberline Terrace
Madison, Wisconsin

Bid Due Date: Monday November 10th, 2025 at NOON CST

Please respond by Monday October 27th with 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:** Timberline Terrace is an affordable housing development consisting of a 5-story wood framed structure on top of a below grade precast podium garage structure. The building consists of 93 units with fitness, club room, and leasing area, as well as a local community organization office space. This project is receiving Wisconsin Green Built Homes GOLD certification and WHEDA Tax Credits. Please see documents and items below for further requirements involving these items.
2. **Bid Due Date:** Bids are due to project contacts below by **Monday November 10th 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. **Schedule:** Anticipated Project Start Date: March 2026
4. **Project Contacts:**

Jake Bjornson	Jimmy O'Loughlin	Alison Gorham
Project Manager	Project Manager	Vice President
jbjornson@mcshane.com	joloughlin@mcshane.com	agorham@mcshane.com
(608) 518 - 3429	(248) 514 - 3712	(608) 577 - 0600

5. **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.
6. **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 10/22/25 (this document)
 - b. Civil & Landscape Drawings dated 10/13/25 by Sigma Group
 - c. Architectural & Structural Drawings dated 10/22/25 by Knothe & Bruce
 - d. McShane MEP Scope Narrative dated 10/22/25
 - e. Geotech report by CGC dated 09/01/2025 by CGC Inc.
 - f. Water Level Elevations Addendum dated 10/7/25 by Sigma Group

- g. Wisconsin Green Built Homes Checklist dated 10/20/25
 - h. WGBH Alternative Compliance Explanation dated 10/20/25
 - i. 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
7. **Wisconsin Green Built Homes GOLD:** This project will be obtaining an Wisconsin Green Built Homes Gold certification.
8. **Questions/Clarifications/RFI's:** Please submit any and all questions/clarifications/RFIs via email to project contacts listed above.
9. **Taxes:** Subcontractor shall pay all sales, consumer, use, and similar taxes for the work provided.
10. **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.
11. **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.
12. **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.
13. **Quality Assurance:** All subcontractors and vendors must comply with McShane Construction's Quality Assurance Program. All subcontractors will be responsible in participating in mock up wall and mock up unit process.
14. **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.
15. **Billing:** Monthly pay applications will be processed through the Textura TPM system. Subcontractor acknowledges the additional cost to use Textura TPM for billings.
16. McShane Construction reserves the right to reject any and all bids, to waive informalities and irregularities and to accept any bid considered advantageous.