

Date: 06/19/26
Project: The Point Apartments
Madison, Wisconsin

Bid Due Date: Thursday July 2nd, 2026 at NOON CST

Please respond by Wednesday June 24th 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:** The Point Apartments are an affordable housing development consisting of a 5-story wood framed structure on top of a below grade precast podium garage structure, with a set of 6 townhomes on the perimeter of the site. The podium building consists of 171 units with fitness, club room, leasing area, amenity deck, and retail areas. 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 **Thursday July 2nd 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: August 2026
4. **Project Contacts:**

Alison Gorham	Dylan Brindley	Rob Zablock
Vice President	Project Executive	Project Manager
agorham@mcshane.com	dbrindley@mcshane.com	rzablock@mcshane.com
(608) 577 - 0600	(608) 590 - 3575	(630) 339 - 6997

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 06/19/26 (this document)
 - b. Civil & Landscape Drawings dated 6/4/2026 by JSD
 - c. Landscape Drawings dated 6/12/2026 by JSD
 - d. Architectural Building 1 Drawings dated 06/19/2026 by Knothe & Bruce
 - e. Structural Drawings Building 1 dated 06/12/2026 by Knothe & Bruce

- f. Architectural Building 2 (townhomes) Drawings dated 06/3/2026 by Knothe & Bruce
 - g. Structural Drawings Building 2(townhomes) dated 06/3/2026 by Knothe & Bruce
 - h. **Project Manual by Knothe & Bruce to follow**
 - i. Interior Design Bid Package by Studio C dated 6/15/2026
 - j. Geotech report by CGC dated 01/13/26 by CGC Inc.
 - k. **McShane Flashing Exhibit to follow**
 - l. Material Management Plan by True North dated 6/10/2026
 - m. Phase 1 Report by True North dated 8/1/2025
 - n. Phase 2 Report by True North dated 6/10/2026
 - o. WGBH Low Rise alternative compliance
 - p. WGBH midrise alternative compliance
 - q. WGBH Checklist
 - r. 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. **City of Madison Affordable Housing Funds:** This project will be receiving City of Madison Affordable Housing funds which will set the following requirements on the project:
- a. A minimum of 25% of the contract total be performed by Emerging Business Enterprises. All WHEDA certified emerging businesses and contractors are encouraged to submit proposals.
 - b. Achieve a Workforce Goal of 13% of hours on the project be performed by people of color and 3% of hours on the project are performed by women. Project will have workforce reporting requirements for tracking labor hours on site.
 - c. Subcontractors are required to provide an Affirmative Action plan filed and approved by City of Madison's Civil Rights Department.
8. **Wisconsin Green Built Homes GOLD:** This project will be obtaining a Wisconsin Green Built Homes Gold Net Zero Alternative Compliance Path Requirements.
9. **Questions/Clarifications/RFI's:** Please submit any and all questions/clarifications/RFIs via email to project contacts listed above.
10. **Taxes:** Subcontractor shall pay all sales, consumer, use, and similar taxes for the work provided.
11. **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.
12. **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.
13. **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.

14. **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.
15. **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 Trade Tapp Prequalification Management System.
16. **Billing:** Monthly pay applications will be processed through the Textura TPM system. Subcontractor acknowledges the additional cost to use Textura TPM for billings.
17. McShane Construction reserves the right to reject any and all bids, to waive informalities and irregularities and to accept any bid considered advantageous.