

OAK RIDGE STOUGHTON BLDG. #1 -INVITATIONTO BID**PROJECT DESCRIPTION:**

This project consists of a wood framed 37-unit 3 story apartment building in Stoughton WI. Total gross area is 40,519 sf. Bids are due 9-25 at 10am to McGann Construction. This project is using WHEDA financing/HTC and will include WHEDA Senior and LEED Silver requirements so please review the associated documents included with the specifications. There will be a 25% utilization goal for Emerging Business Enterprises (EBE) on this project. WHEDA has identified a goal of 12 area resident hires for this project. Contact Lucas Zick at McGann through EMAIL with any questions. This project will start in fall of 2026. Lump-sum bids will be received and are to be broken down by division of work. Davis Bacon is NOT required.

DEVELOPMENT INFORMATION:**DEVELOPER**

JT Klein, Inc
667 S Whitney Way
Madison, WI 53711

GENERALCONTRACTOR

McGann Construction, Inc.
3622 Lexington Avenue
Madison, WI 53714

ARCHITECT

Knothe Bruce Architects
7601 University Ave, Suite 201
Middleton, WI 53562

PROJECT**MANAGER**

Lucas Zick
McGann Construction, Inc.
3622 Lexington Avenue
Madison, WI 53714
Phone: 608-241-5585

BIDDING TIMETABLE:

Bid Due Date: September 25, 2026 at 10:00 am

① EMAIL OR FAX BIDS TO: bids@mcgannconstruction.com or 608-241-5110

PRE-CONSTRUCTION MEETING:

When: September 16, 2026
Where: On Site
Time: 2:00 PM (Central Time)
Please bring questions, RFI's, etc. to this meeting.

RFI's, QUESTIONS, ETC:

Please contact Lucas Zick via EMAIL at lucas.zick@mcgannconstruction.com for any plan clarifications, trade specific documentation or questions. This will include RFI responses, alternate bid instructions, etc.
PLEASE DO NOT CONTACT THE ARCHITECT.

VALUE ENGINEERING/ALTERNATES:

The base bid must be *per Plan and Specifications*. Value engineered alternates may be submitted, but must be cleared by the architects and owner before accepted.

EBE PARTICIPATION:

Oak Ridge Stoughton Building #1 will be participating in the WHEDA Emerging Business Enterprise Programs. The project would strive to utilize a MINIMUM of 25% EBE businesses. **All WHEDA certified emerging businesses and contractors are encouraged to submit proposals.** Bids will be privately opened and evaluated at McGann office 9-25-26 at 10 am.

WORKFORCE DEVELOPMENT:

Subcontractors with larger portions of work would be required to have at least one (1) **new hire** employee from Dane County working on-site and provide necessary documentation to McGann on a monthly basis at their own expense. Any workforce hired from within this program shall be paid per WHEDA requirements (minimum hourly wage is \$11.50). Additional details outlining the WHEDA Emerging Business and Workforce Development programs can be found at the following website:

<https://www.wheda.com/Emerging-Business-Program/>

PLAN AVAILABILITY:

- ① Electronic plan sets will also be available upon request. There is NO COST to view plans electronically. If a link to PDF plans is needed, please contact Holly Cha at holly.cha@mcgannconstruction.com or call Holly at 608-241-5585.
- ① Plan sets will be distributed by BPI, Inc. to interested bidders at the bidder's expense. Plans may be printed or requested at the following BPI locations. Contact McGann construction prior to ensure the most current set is at each location below.

BPI Milwaukee
11331 W Rogers St
Milwaukee, WI 53227
Phone (414) 327-5010 Fax (414) 327-6568
bpi@bpiinc.com

BPI Madison East
4121 East Towne Blvd
Madison WI, 53704
Phone (608) 242-7200 Fax (608) 242-7204
bpimadison@bpiinc.com

BPI Lake County
810 Cardinal Lane
Hartland, WI 53029
Phone (262) 369-5010 Fax (262) 369-5013
lakecountry@bpiinc.com

BPI Tri County
N95 W16999 Richfield Way
Menomonee Falls, WI 53051
Phone (262) 251-6130 Fax (262) 251-6186
tricity@bpiinc.com

BPI Madison West
7617 Mineral Point Road
Madison WI, 53717
Phone (608) 203-5533 Fax (608) 203-5331
madisonwest@bpiinc.com

- ① **Plans & specs (paper hard copies) ARE NOT available directly from McGann Construction, Inc.**
- ① **Plans & specs are also available for viewing at the following locations:**

McGann Construction Plan Room
3622 Lexington Ave
Madison, WI 53714

iSqFt online database. Invites to view the plans and specs will be provided upon email request.

BID INCLUSIONS (INCLUDE THE FOLLOWING IN YOUR BID):

1. Your bid shall include all costs related to a complete, in place, scope of work.
2. Alternates should be bid separate with clearly identified scopes of work.
3. Note that this will be a fast track job; however, no overtime should be included in your bid. Your bid must provide for adequate staffing to complete your portion of the work in a timely manner consistent with your schedule.
4. All work shall be in accordance with local, state and national building codes, current edition.
5. All successful contractors will be required to expedite their start-up process (submit shop drawings, order material, man the project) to meet the early demands of the construction progress and allow completion per McGann Construction's completion schedule.

SITE AND DOCUMENT EXAMINATION:

Before submitting a bid, the bidder shall examine the bidding documents. The bidder should visit and examine the site to acquaint themselves with the conditions. Failure to visit the site or failure to examine any or all contract documents will in no way relieve the successful bidder from the necessity of furnishing any materials or equipment, performing any work that may be required to complete the work in accordance with the drawings and specifications without additional cost to the Owner. Bidders failing to examine the site will waive their right to all compensation for extra work that could have been observed during the site examination.

RESERVATIONS:

McGann Construction, Inc. reserves the right to reject all bids or any bid, to waive any irregularities in any bid, or to accept any bid, which will best serve the interests of the Owner/General Contractor

TAXES:

Each bid shall include all taxes in effect at the time the bid is submitted. All bids shall include Wisconsin State & County and any other applicable state, county or local sales tax.

LICENSING:

Sub-contractors should check with the City of Madison as to the need for licensing and permits required for their portions of the work.

CONDITIONS OF WORK:

Each bidder must familiarize themselves fully of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve the successful bidder of his obligations to furnish all material and labor necessary to carry out the provisions of his contract. The contractor in carrying out his work must employ such methods or means as will not cause any interruptions of or inference with the work of any other contractor. **Contractors will be required to include project cleanup time in their proposals. Exact cleanup requirements will be clearly defined in the bidding specifications for each Section of the work.**

VOLUNTARY ALTERNATES:

Contractors are encouraged to submit voluntary alternates that offer less expensive, but equal, materials or methods. **However, do not include voluntary or listed alternates as part of base bid.**

WITHDRAWAL OF BIDS:

No bid may be withdrawn for a period of 60 days after the date set for the opening of bids.

END OF SECTION

