

**STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION SYSTEM DEVELOPMENT
NOTICE TO CONTRACTORS**

BIDDERS MUST SUBMIT SEALED BIDDING PROPOSALS NO LATER THAN

10:00 A.M. LOCAL TIME, Tuesday, February 24, 2026, to TerraVenture Advisors, Attn: Scott Dellenbach, 13500 Watertown Plank Road, Suite 200, Elm Grove, WI, 53122. The bidding proposals received will then be publicly opened and read via Zoom Meeting. Bidders can join the Zoom Meeting at the following:

Join Zoom Meeting

<https://shorturl.at/6hbQx>

Meeting ID: 746 3552 7163

Passcode: 2WDg5n

Regional contact information: Scott Dellenbach, scott@tva-llc.com, (414) 327-2607

Bidders wishing to submit their sealed bidding proposals by mail may do so at their own risk.

PROPOSAL GUARANTY. With each sealed proposal, the bidder must include a properly executed bid bond or a cashier's check, certified check, bank's check, or postal money order in the amount designated on the proposal made payable to the Department. Certified checks shall be drawn on the account of the bidder submitting the proposal.

The bidder may also satisfy the proposal guaranty requirements by having a properly executed annual bid bond on file with the Department.

BIDDING PROPOSALS. Bidding proposals shall be obtained at the address stated above.

AFFIRMATIVE ACTION. The Department hereby notifies all bidders that for all proposals hereinafter described in this advertisement, the Department will affirmatively insure that disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation, and they will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

AFFIDAVIT OF NON-COLLUSION. Each bidder shall file a sworn statement executed by or on behalf of the person, firm, association, or corporation submitting the bid, certifying that such person, firm, association, or corporation has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action, in restraint of free competitive bidding in connection with the submitted bid. If the bidder fails to submit this sworn statement with the bid, the bidding proposal is irregular, and the Department will reject it. The bidder must satisfy the affidavit of non-collusion requirements by signing the cover of the bidding proposal and having it properly notarized.

RAZING AND REMOVING BUILDINGS

1. **Parcel 2: The subject property is improved with two concrete block industrial buildings: an 11,774 square foot primary building with service area, unfinished storage, and a parking garage space, and a 450 square foot service building with general office space.**

Remove all concrete building floors of the main building, garage, outbuildings 1 and 2. Three feet of concrete flooring to remain in front of walls to be partially left in place. Remove all concrete in the courtyard.

WE Energies Gas and Electric Service has been disconnected, please see disconnect letters in the exhibits. There is one WE Energies pole at the NE corner of the building that will need to remain in place, and WE Energies will remove it once the building has been razed. Demolition contractor is responsible for disconnecting the water and sewer at the curb or the main as directed by the city. The water has been shut off and the meter disconnected.

Contractor must adhere to building specs in the exhibits of the bid packet and in this document.

***Special Requirements**

Due to the sensitive nature of this property being located within feet of the building to the north there are specific plans that must be adhered to. Please see the addenda for plans on demolition, grading, retaining walls, fencing and traffic control during the raze and removal process. Please note that there was a crack and damage survey done on the neighboring property (available upon request). After the razing has been completed, the engineer that developed the report will reassess that building and if damage occurred not noted in the report, the contractor will be responsible for repairs. There are also specifications for the necessity of demolition vibration monitoring.

Grading operations will be inspected by a DOT engineer to make sure it is properly done per the specs. Please contact: Wisconsin Department of Transportation, SE Region, Attn: Scott Dellenbach, Phone 414-327-2607, at least 72 hours in advance of beginning grading work so the inspections can begin: 2620 – 2628 W. St. Paul Avenue, Milwaukee, Wisconsin, Milwaukee County, 53233, 1060-27-21.

***** MANDATORY PRE-BID MEETING *****

**DATE: February 4, 2026 TIME: 8:30 AM
LOCATION: WisDOT SE Region State Office Building
141 NW Barstow Street
Waukesha, WI 53187**

NOTE: No meeting minutes will be prepared. Issues discovered at the meeting will be handled by addendum.

Contact Information: Scott Dellenbach, (414) 327-2607

Guaranty Required: \$20,000.00

No Plans

Estimate of principal items: The work under this item consists of razing and removing buildings.

For further information, contact: Scott Dellenbach, (414) 327-2607

By order of:

Rebecca Burkel, P.E.
Administrator
Division of Transportation System Development