

**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, April 21, 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/gMFdb>

Meeting ID: 790 2860 8483

Passcode: 32ekme

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 5: The parcel is improved with a truck service facility consisting of office space, service bays, and storage. The building has approximately 24,900 square feet and was built in 1964, with additions made through the years. It is a concrete block structure with concrete on grade floors, steel roof joists, steel roof decking, and a rubber membrane roof covering. There is no basement, and the building is assumed to have concrete block foundation walls. Approximately 31% of the building is finished with office space (7,600 square feet). The remainder is storage space (5,600 square feet) and service bays and work area (11,700 square feet). The office portion of the building is comprised of a reception area, an open office area for cubicles, numerous private offices, a conference room, a break room, three 2-fixture bathrooms, and a locker room with an adjacent 3-fixture bathroom. Typical interior finish in the offices is painted drywall, suspended acoustic tile ceilings, fluorescent lights, and carpeting. The offices are heated by gas furnaces and are air conditioned. There are two storage areas with concrete floors and painted concrete block interior walls. There is a 300 square foot mezzanine in one of the storage areas. The building also has 17 truck service bays and two wash bays, each with an overhead door. The bays are heated with infra-red heaters and have a clear height of about 13 feet. Site improvements include a large, fenced parking lot (fence to remain). Nearly the entire site is paved. There are three charging stations for electric vehicles.**

There is also one billboard on the west side of the property known as sign 5-1 that will need to be removed. The billboard is estimated to be 60 feet from the ground level, there are two 14' x 48' static face panels, catwalk and lights. The weight of the head is estimated at 22,000 lbs. and the weight of the column is estimated at 24,000 lbs.

WisDOT and/or its contractors will be placing soil boring waste drums near the west billboard that will need to be removed. Access to the drums must remain open and drums are not to be moved. Please see the exhibits for drum locations.

WE Energies is in the process of removing the electrical and gas services at the property. Please confirm that they are complete with Scott Dellenbach before work can begin and disconnect letters can be shared:

**2326 W. St. Paul Avenue, Milwaukee, Wisconsin, Milwaukee County, 53233,
1060-27-21.**

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