

**In The Matter Of:**  
*Delaware Department of Transportation*  
*Division of Highways*

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*In Re: Pre-Bid Meeting for Contract No. BR 3-156*  
*May 9, 2013*

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DELAWARE DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

In re: )  
 )  
PRE-BID MEETING FOR CONTRACT )  
NO. BR 3-156 )

Department of Transportation  
Division of Highways  
Highway Administration Building  
Bidders' Room  
800 Bay Road  
Dover, Delaware 19901

Thursday, May 9, 2013  
10:30 a.m.

BEFORE:

JAMES H. HOAGLAND,  
Contract Services Administrator

-- Pre-Bid Meeting --

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WILCOX & FETZER  
1330 King Street - Wilmington Delaware 19801  
(302) 655-0477  
www.wilfet.com



1 MR. HOAGLAND: Good morning,  
2 everyone. Thank you for coming. This is the  
3 mandatory prebid meeting for the Bridge 3-156,  
4 Indian River Inlet Park Enhancements contract,  
5 Delaware contract T200507303. This is also a  
6 full oversight federal project number NHS-050020.

7 The contract is listed as completion  
8 date of 390 calendar days and bids are due  
9 May 30th by 2 p.m. at this location.

10 My name is Jim Hoagland. I am the  
11 contract services administrator for DelDOT. I'm  
12 going to first go through the spec book and bring  
13 out that information, make sure that all the  
14 bidders are aware.

15 I will then turn it over to the  
16 construction manager or design manager for this  
17 project who will have some additional information  
18 for you, and then we'll open it up to questions.

19 For my portion, when I'm going  
20 through the spec book, I'll take questions as we  
21 go. Just speak up. Start with your name and  
22 your company each time you ask a question. And  
23 please, only one person at a time.

24 There will be an addendum following



1 in the next few days or within a week. It will  
2 include minutes from this meeting, any plan or  
3 spec changes that come as a result of this  
4 meeting, a subcontractor category listings  
5 because there are buildings in this project, and  
6 a list of attendees.

7 And again, make sure that you sign in  
8 on the sign-in sheets. That is going to be  
9 required to accept your bid.

10 Also, you have to have received a bid  
11 package from us in order to bid. So if you  
12 haven't done that, certainly do that before you  
13 leave today.

14 Now I'm going to go through the book  
15 unless there's a question that I haven't  
16 discussed yet.

17 (No response.)

18 MR. HOAGLAND: Okay. I want to start  
19 on page "i" of the spec book. I just want to  
20 bring out, there's two notes in there that are  
21 important.

22 One is the anticipated notice to  
23 proceed date for this project is July 26, 2013,  
24 and the other is on prospective bidder's note



1 number 4. I'll touch on that a little bit later.  
2 But this is, again, one of our Internet-type bid  
3 projects and we handle addendums and questions a  
4 little differently than we do on other projects.

5           There are trainees required for this  
6 project. Your project material today says two  
7 trainees. That is going to be reduced to one  
8 trainee due to the length of time that was  
9 computed originally for this project. 390 is  
10 still correct, but they had a different figure  
11 when they computed the number of trainees  
12 required. So that will be included in the  
13 addendum.

14           There is a Disadvantaged Business  
15 Enterprise goal of 11 percent for this project.  
16 And in the documents, in the spec book it  
17 discusses the critical DBE requirements and gives  
18 guidance for good-faith efforts.

19           If you ever have questions on those,  
20 please contact our department through this  
21 listing of DOT Ask or telephone my office and  
22 we'll get you to the DBE group directly.

23           This is a federal project, so this  
24 includes both state and Davis-Bacon federal wage



1 rates. You must use whichever rate is higher,  
2 and in this case a lot of the federal rates are  
3 higher than the state, so make sure you review  
4 those carefully.

5 As always, the supplemental  
6 specifications to DelDOT's standard  
7 specifications, August 2001, are effective, and  
8 they are available on the Internet in locations  
9 described in the spec book.

10 I mentioned earlier there is a notice  
11 of changes to project documents during  
12 advertisement, and that involved printed plans  
13 and specifications are not available from DelDOT.  
14 It talks about questions and answers, how they're  
15 to be addressed. And it talks about addenda, how  
16 addenda will be issued.

17 After that point in the spec book it  
18 goes through the details of the individual  
19 specifications.

20 I want to point out the last special  
21 provision is buildings. Make sure and review  
22 that carefully as that will describe for you how  
23 the buildings are to be bid.

24 As always, make sure and review each



1 of the utility, environmental, and right-of-way  
2 statements looking for any requirements that are  
3 included there.

4           Currently on the bid pages, they're  
5 really self-explanatory. It does say all figures  
6 must be typewritten. As with all things today,  
7 we try and accept as many bids as we can.

8           There's a couple things in our  
9 standard specifications that are cut and dry, but  
10 if it's not cut and dry, we'll try and accept  
11 anything that we can.

12           But I would urge you to try your best  
13 to follow the all figures are typewritten because  
14 if you're low bidder and there's one figure in  
15 here, even if it's in the penny column and I  
16 can't tell if it's a 6, 3, 9, 7, or 5, your whole  
17 bid will be tossed. I have no option for that if  
18 I can't discern it. So typewritten for your own  
19 protection.

20           On the submission, of course you have  
21 to complete each of the bid sheets. We do not  
22 accept a zero amount in any of the unit prices.  
23 As per our specs, the unit prices govern for  
24 mathematical calculations here.



1                   This has specialty items consisting  
2 of the buildings, and the reason that's broken  
3 out, because that means the building specs do not  
4 count towards the 51 percent requirement for the  
5 prime contractor to provide. So the buildings,  
6 the number that you use for your lump sum  
7 buildings does not go towards providing  
8 51 percent of your requirement.

9                   There are breakout sheets. Each of  
10 those lines must be completed. Again, no zeros.  
11 And the total from each breakout sheet must match  
12 the total you put on the bid sheet. If not, we  
13 will correct it using the unit prices on the bid  
14 sheet.

15                   The breakout sheets, there's a nice  
16 little colored paper in there, must be submitted  
17 with your bid or your bid is not acceptable.

18                   On the certification page at the  
19 bottom, there's a Disadvantaged Business  
20 Enterprise percent that you're to fill in. You  
21 must, for your bid to be accepted, you must fill  
22 in that percentage and that is your commitment of  
23 the DBE work that you're attesting will be  
24 provided in this contract. If it is less than



1 the stated DBE percent amount of the contract,  
2 you must also include good-faith effort paperwork  
3 with your bid explaining how you are not able to  
4 meet the 11 percent, I think it was, that's  
5 required in the bid.

6 Also, on the back of that form you  
7 must insert the date of final questions and  
8 answers that appear on the website. The details  
9 for that are in that special provision I  
10 discussed earlier. But make sure and put that  
11 date in there. It has an arrow on it. It is on  
12 the back of the certification page which must be  
13 fully completed, signed, notarized, etcetera.

14 The bid bond form is in there. Make  
15 sure and use this bid bond form, or this exact  
16 form is also on DelDOT's Internet site. If you  
17 want to get it off there, there's a pdf there for  
18 it. But make sure it's this bond form, not an  
19 AIA bond form or anyone else's bond form.

20 There is a separate disk that comes  
21 with this project that includes technical  
22 specifications for the buildings. Make sure you  
23 review all that.

24 I can either now or after



1 discussions, whichever your preference is, go  
2 through and set subcontractor categories. I  
3 don't know if some of your questions may affect  
4 that. If you want to wait till the end, we can  
5 do that at the end. Any preferences? Now is a  
6 good time?

7 Subcontractor categories for the  
8 buildings, there's seven buildings involved in  
9 this per the specs. And we're required to work  
10 with you to determine what subcontractor  
11 categories are required. And that means that you  
12 must have a subcontractor presented with your bid  
13 for each of these categories.

14 If you're providing that service  
15 yourself, you must be recognized by DelDOT as  
16 routinely being able to provide those services on  
17 a normal basis for your own company to be  
18 accepted if you're going to provide that  
19 subcontract work.

20 So do I have any requests for  
21 subcontract categories? Open the floor. This  
22 would be like electrician, plumber, carpenters,  
23 anything to that effect.

24 (No response.)



1 MR. HOAGLAND: If I don't have  
2 anything, we may put some in ourselves and just  
3 put that out with the bid and that will be the  
4 requirement. I'll give you one more opportunity  
5 before we end today if you want to think it over  
6 some.

7 At this time I am going to turn this  
8 over to the design engineer that's responsible  
9 for this project. He's going to introduce some  
10 help he has here with him and then he has some  
11 comments to make. And after that, he'll open it  
12 up for questions and answers.

13 Unless someone has a question at this  
14 point.

15 (No response.)

16 MR. HOAGLAND: And seeing no  
17 questions, I will turn this over to Craig  
18 Stevens.

19 MR. STEVENS: Hi. I'm Craig. Nice  
20 to see you guys.

21 Basically I wanted to give you a  
22 history of what's happened down Indian River.  
23 It's been a hot topic for a while now.

24 Originally the department had one big



1 contract that included the approach roadway, the  
2 bridge, and this park improvement. It was all  
3 agreed upon between DNREC and DelDOT.

4 So when they went back to the drawing  
5 board, they broke it down into three different  
6 contracts: the design build contract for the  
7 bridge, which is 98 percent done and almost  
8 closed out; the approach roadway contract, which  
9 George Lynch is working on now, which is nearing  
10 completion; and now this is the third and final  
11 contract for the park enhancement.

12 So it's a little different than the  
13 normal DelDOT project because of the buildings  
14 that he mentioned. So I just wanted to point out  
15 there's two primary design consultants on this.  
16 You have RK&K, who did the civil site work, and  
17 then you have in the back there is Becker Morgan  
18 Group, and they did the architectural work.

19 So it is a little different than  
20 sometimes we normally do have two different  
21 design sources. And I just coordinate and  
22 oversee it all for DelDOT.

23 Basically one thing I wanted to go  
24 over is we have some seasonal restrictions down



1 there because we are in a park location. We all  
2 know that Memorial Day to Labor Day -- unless I  
3 said that backwards? -- Memorial Day to Labor Day  
4 is off-season for most construction down there  
5 including any roadways and all that.

6 So we put in there, it's on sheet 5  
7 of the plan sheets, basically we put in there  
8 that we've got some items that need to be done by  
9 phase 2 or else we apply what we call a park user  
10 cost. That's a neat name that you may have heard  
11 before, road user costs. This park user cost is,  
12 if these certain items are not opened up, DNREC  
13 does not get revenue for those items. So,  
14 therefore, we will assess a park user cost if  
15 these things aren't met.

16 And essentially the first milestone  
17 is May 12, 2014, all phase 1, which is clearly  
18 stated in the plans, and phase 2 will need to be  
19 done by that date. If not, the park user costs  
20 will be \$2,460 per day. So that essentially  
21 finishes the south side of the inlet.

22 And then August 29th, 2014, is the  
23 second milestone date, and that's basically all  
24 work from phrase 1, 2, and 3 must be done, or at



1 that point the rest of the park user costs of  
2 \$1,230 will be assessed.

3 MR. WARE: Chuck Ware, Kent  
4 Construction.

5 It is an issue of semantics, but  
6 essentially these are liquidated damages?

7 MR. HOAGLAND: Yes.

8 MR. STEVENS: Yes.

9 MR. WARE: Yes.

10 MR. STEVENS: I don't know the  
11 legal -- yeah, you're right, basically. It's  
12 just a different thing because we are working  
13 with the park as opposed to the roadway, so you  
14 had to come up with a different term.

15 Another thing, I don't know how many  
16 of you have looked at the plans. He said there's  
17 seven buildings, and if you look in the breakout  
18 sheet that you have now, you don't have the  
19 seventh building because what we are going to do  
20 is we are going to tie -- there's some issues in  
21 the next addendum.

22 We started this project with three  
23 add alternates, basically, because we weren't  
24 sure we were going to have the funding. The



1 funding was made available, therefore, we  
2 combined the add alternates into the base bid.

3 But for other purposes, it still  
4 calls that add alternates in the plans. Some of  
5 those breakout sheets need to be added to the  
6 plan.

7 So in addendum 1 we will include the  
8 building 7, some of the bench questions and the  
9 kiosk. There's a breakout sheet for all those  
10 items. So that will be addressed, too.

11 I think that's pretty much it that I  
12 have as far as an overview. Basically the whole  
13 overview of this project, which you can see is to  
14 rebuild the park and even improve the park,  
15 because DelDOT was in the park area for a long  
16 time and we took up some space with the new,  
17 beautiful bridge that went in.

18 So right now what I'd like to do is  
19 this is Bob Shaffer and Mark Jordan, this  
20 gentleman here who is dressed nicely, nicer than  
21 me, they are what we call the civil site. They  
22 are the design consultants, and they are  
23 responsible, basically, for the plans as they  
24 are.



1           So I was going to turn it over to  
2 them and they'll go over a summary of basically  
3 what they do in the coordination between them and  
4 the architecture.

5           MR. SHAFFER: Again, I'm Bob. Thank  
6 you.

7           I also want to introduce Maki and  
8 Scott Scarfone. They're the LAs on the project.  
9 They're from Oasis Design Group.

10          Just a quick description of the  
11 project. There's several parking lots, a total  
12 of eight, ranging anywhere from about eight  
13 spaces to up to 627 spaces. So they range.  
14 They're all over. The north RV campground is 82  
15 spaces. We have an additional six spaces, RV  
16 spaces on the south side that get put back where  
17 the existing RV cleanout is, and that's going to  
18 get relocated.

19          The existing tenant campground, which  
20 right now I think is a construction staging area,  
21 it used to be called old camp, I believe, that's  
22 going to get reconfigured. There will be 94  
23 spaces.

24          In addition, there are two promenades



1 along the water's edge. On the south side is  
2 approximately 1,021 feet. On the north side it's  
3 about 1,280 feet. And both of these have an MSE  
4 wall protection under the promenade, so make sure  
5 you are looking at the plans and include that.

6 And I want to jump out of my order a  
7 little bit here.

8 But also there's an existing sidewalk  
9 that the fishermen use today. They're a pretty  
10 connected group, so that's going to be maintained  
11 at all times, access to that.

12 I want everybody to understand that  
13 sidewalk is actually about a three-foot thick cap  
14 on top of a bulkhead. That bulkhead has an  
15 existing wooden tieback system with a wooden dead  
16 man system on it. And we plan to provide you  
17 guys plans of that in the upcoming addendum.

18 Utility work, there's water, that's  
19 Sussex Shores. There's shore, that's Sussex  
20 County. Pay close attention to Ordinance 38.  
21 Electric, there's Delmarva Distribution.

22 I want you to note that there is  
23 overhead transmission lines down here. We are  
24 not doing any work on them, but just be aware of



1 them. And there will be some requirements to  
2 stay away from them.

3 There's telephone, that's Verizon, I  
4 do believe, and communication cables in the area  
5 are T-Mobile. And again, I don't believe we are  
6 affecting those in any way.

7 One of the things I want to mention,  
8 the grates on most of this is very, very flat, so  
9 it's going to be very hard, so some tight  
10 tolerances. So just keep that in mind when  
11 you're putting things together.

12 There's a lot of concrete work, and  
13 this is really the project's only predominant  
14 design material as far as making the promenade a  
15 special place, so the quality of work there is  
16 going to be scrutinized pretty heavy.

17 From the flat work, score lines need  
18 to be straight, smooth, and radial. Finish needs  
19 to be consistent.

20 For the walls, we are going to be  
21 looking at the radii, the smoothness. The shadow  
22 lines are important. A lot of little things that  
23 you don't normally think of, but they're  
24 important to making a special place, which I



1 think is what we are all trying to do here.

2 And the stairs, some radial shave and  
3 smoothness on those.

4 The handrail I want to bring  
5 everybody's attention to. There's a requirement  
6 for an additional 20 posts that are going to be  
7 given to DNREC, spares when the project is over.  
8 So make sure you include those. Don't overlook  
9 them. The material is cast aluminum. Very  
10 typical of a bridge rail.

11 Shop drawings, there will be shop  
12 drawings for these. We are looking for some  
13 pretty detailed stuff on those because if you saw  
14 the shapes of the rails, they're pretty special.

15 Paint, same thing. We are going to  
16 need color samples for approvals upfront.

17 The seeding, seed mix submittals and  
18 sources are going to be required. Application to  
19 seed, the process of installation is important.  
20 Pay close attention to the requirements for  
21 watering. That's going to be key to survival for  
22 these plants and we are looking for, again,  
23 something nice.

24 Plantings, and this is, we just throw



1 this out there. You may want to consider  
2 contract growing in advance because there's a  
3 substantial amount of plants on this project.

4 One thing I do want to reiterate is  
5 something that Craig had already said is the  
6 schedule is key. You know, this is a revenue  
7 source for DNREC, so if you miss those dates,  
8 somebody has to pay.

9 The other thing I want to just point  
10 out from our end, please do not contact me, Mark,  
11 Scott, Maki, or anybody from us. We are not  
12 going to answer any questions if you contact us,  
13 e-mail us or anything else. We are going to  
14 ignore it.

15 The only questions that will be  
16 answered will come from Craig. If it doesn't  
17 come from Craig, we are not answering. We are  
18 not even going to acknowledge that you called.

19 So that's all I have.

20 MR. STEVENS: So I'm the guy you get  
21 mad at.

22 MR. SHAFFER: You can be mad at me.  
23 I don't care.

24 MR. HOAGLAND: Actually, don't get



1 mad at Craig because all questions must come to  
2 us at the DOT Ask. So if Craig receives any  
3 other questions, he'll forward them to me without  
4 response. So thank you.

5 MR. STEVENS: So any questions for  
6 Bob on what he said?

7 (No response.)

8 MR. STEVENS: Then I guess -- is it  
9 going to be you, Jim, or Wayne? I mean, it's  
10 just briefly. This is James -- forgive me --  
11 Ament? He's with the BMG, the architectural  
12 group, and this is the only other primary design  
13 consultant that primarily will be answering and  
14 discussing any codes or any RFI's dealing with  
15 the architects.

16 So whenever you are ready, Jim, go  
17 ahead.

18 MR. AMENT: Again, like Craig had  
19 just said, I'm with Becker Morgan Group. We are  
20 doing the buildings on the project.

21 To kind of give you a rough breakdown  
22 of the buildings that we are doing, there's five  
23 new buildings, new construction. The other  
24 building Craig talked about, the building 7,



1 which are actually shade pavilions, and then two  
2 existing bathhouses we are doing renovations to.

3 So basically that's the amount of  
4 architecture work on the project itself. I'll  
5 just quickly run through each building. I'm not  
6 going to break down into each individual detail,  
7 but to kind of give you an idea of the scope and  
8 what's being done on each building.

9 The site has a couple of contact  
10 stations, what are called contact stations for  
11 when people come into the site, check in, campers  
12 check in with their camper, pay their fees to get  
13 into the site.

14 There is a couple, two contact  
15 stations in the set. When you look at the set,  
16 we have two what are called standard contact  
17 stations. There's one that's called 1-E, which  
18 is 1 East, which is basically to the east side,  
19 ocean side of Route 1, if you would say, and  
20 that's a small contact station on an access road  
21 going into the site on that side. It's a small  
22 contact station, roughly nine-four by six-eight,  
23 masonry foundation. The masonry comes up to a  
24 certain point and then we have wood frame



1 construction on top of that. The structure is  
2 pretty basic, pretty straightforward as far as  
3 the walls go.

4 For the roof structure we have SIPs  
5 for the roof, structural insulated panels. And  
6 it has insulation with nailable pieces on there  
7 to attach a metal roof.

8 The exterior finish is a fiber cement  
9 lap siding which is going to be pretty typical  
10 for all the buildings around the site given the  
11 type of environments. And it's going to have PVC  
12 trim around the fascia and around the bend,  
13 around the fascia and around the trim around the  
14 top and on the corners of the structure itself.  
15 You'll see that on the set.

16 The windows, you'll see the windows  
17 are fiberglass windows with heat-reflective  
18 glazing. Again, all fiberglass windows for the  
19 type of environment that it is in. There's a  
20 small overhang on this building. Again, it's a  
21 small building. Open floor plan on this  
22 building, 1 East.

23 We also have another contact station.  
24 It's called 1-W, or 1 West. This contact station



1 is located on the bay side of Route 1, if you  
2 would, south side of the inlet.

3 The footprint of the floor plan for  
4 this building is the same as 1 East, nine foot  
5 four by six-eight. Again, masonry foundation,  
6 masonry up to two courses above finished floor,  
7 wood framing, wood structure, metal roof. Same  
8 finishes on the exterior. The only difference  
9 with this contact station between 1 East, the  
10 1 West has an overhang on two ends of it. You'll  
11 see that in the set. That's basically the only  
12 difference in the set for the 1 West versus  
13 1 East on the building.

14 The MEP for the two buildings, the  
15 1 East and 1 West contact station, you're going  
16 to have a new ductless split system for HVAC, new  
17 electrical service including lighting and power,  
18 and there's also going to be spare conduits  
19 coming out of the contact station to the opposite  
20 side of the roadway for additional use for data  
21 and other services they want to put into each  
22 contact station.

23 Building 2 is called the  
24 administration contact station. This contact



1 station is a bigger contact station. It is 24 by  
2 12. Again, similar construction. Foundation is  
3 CMU, wood framing walls. The roof framing for  
4 this structure is a standard stick frame, wood  
5 truss with metal roof and sheathing with a gypsum  
6 board ceiling in this admin. contact station.

7 This is an open floor plan where the  
8 owner is going to go in and put their own  
9 furniture in this space for this building.

10 Again, the exterior finishes are the  
11 same with the fiber cement lap siding, wood,  
12 2-by-6 wood studs with insulation. Painted  
13 interior on gypsum board.

14 The MEP for this building would be a  
15 new ductless split system, electrical service,  
16 again, for lighting and power, and spare conduits  
17 coming out of this building.

18 This contact station is located on  
19 the, again, bay side of Route 1 north of the  
20 inlet.

21 Building 3, building 3 is an RV  
22 laundry building located in, obviously, the RV  
23 camping ground, campground, north side of the  
24 bay, west of Route 1 -- I'm sorry -- north side



1 of the inlet, west of Route 1. This is a laundry  
2 building. The construction of this building is  
3 pretty basic. It's all CMU construction, CMU  
4 foundation, CMU walls.

5 The roof structure is exposed decking  
6 with insulated nailable panels on top to be  
7 attached to the metal roof. The exterior finish  
8 is the same as the other ones, fiber cement  
9 siding, PVC trim.

10 There are a couple double-hung  
11 windows in this one. Again, fiberglass window  
12 with heat-reflective glazing.

13 Like I said, this is a laundry  
14 building. It's going to have washers and dryers.  
15 They're shown on the plans and documents. The  
16 MEP for this building is new sanitary service,  
17 distribution including a sand interceptor.  
18 Domestic water, electric for an instantaneous hot  
19 water heater for supply for this building. A new  
20 exhaust fan with wall air intake louvers, new  
21 electrical service for lighting and power.  
22 That's building 3, and that's the RV laundry.

23 Building 4 is for an RV shower  
24 facility directly across from the RV laundry



1 building. This building is constructed similar  
2 to the RV laundry where it's CMU construction,  
3 CMU foundation, CMU walls. The exterior is the  
4 same with the fiber cement lap siding over the  
5 exterior sheathing and pressure treated furring  
6 strips. Again, the roof structure is exposed  
7 structure on the inside with wood decking and you  
8 have a metal roof on top of that.

9 As far as MEP requirements on this  
10 building, we have new sanitary service and  
11 distribution to the building including a sand  
12 interceptor. Domestic water service, including a  
13 gas fired and instantaneous hot water heater, new  
14 propane tank and piping. There's a new propane  
15 tank and piping. You'll see it on the civil  
16 documents, as well, showing where that is located  
17 coming into all the building. New exhaust fan,  
18 air intake louvers, unit heaters, and new  
19 electrical service for lighting and power.  
20 That's building 4, which is the RV shower  
21 facility.

22 Building 5 is another bathhouse.  
23 This bathhouse is located on the north side of  
24 the inlet, as well, west of Route 1. This



1 bathhouse is, again, constructed similar to the  
2 other building, CMU construction, CMU foundation,  
3 CMU walls. The interior finishes are ceramic  
4 tile flooring, ceramic tile on the walls over the  
5 CMU. You have new fixtures, new accessories, new  
6 partitions. This particular bathhouse has  
7 wall-hung sinks. The other bathhouse has solid  
8 surface countertops with integral sinks. This  
9 was a request by the owner not to have counters  
10 in this one, so we have freestanding sinks.  
11 You'll see it on the set.

12           Again, the construction is similar to  
13 the other one: metal roof, standing seam metal  
14 roof.

15           The MEP for this, new sanitary  
16 service distribution including a sand  
17 interceptor. You have new water service,  
18 electric instantaneous hot water heater, exhaust  
19 fan, wall air intake louvers and new electrical  
20 service for the building itself and building 5.

21           Those are the new building  
22 construction from ground up, new construction.

23           We have a building 7 that is in the  
24 set. It's basically a pavilion, a shade



1 pavilion. You'll see it in the set. There's two  
2 sizes. One size is a 16-foot pavilion. You'll  
3 see it in the set. There's documents showing  
4 everything in here. There's going to be an  
5 addendum coming out that we are going to add some  
6 lighting and electrical to these pavilions.  
7 That's going to be in one of the addenda that's  
8 going to come out.

9           There's three pavilions that are the  
10 16-foot size, and on the documentation in the  
11 civil you'll see it noted as a 7B, 7C, and 7D.  
12 They're the 16-foot round pavilions. And the  
13 other pavilion that we have is a larger pavilion.  
14 It's a 25-foot pavilion, and there's only one of  
15 those, and that's 7A. Again, you'll see the  
16 pavilions in this set, all the documentations on  
17 the sheet for that.

18           And then lastly, we have two  
19 renovations, two buildings that we are doing  
20 renovations to, existing bathhouses. These  
21 bathhouses are located on the south side of the  
22 inlet, west side of Route 1, part of the  
23 renovations. Again, this is renovations.

24           We have what we are calling it's the



1 southeast bathhouse and it's building 8. What we  
2 are doing for these buildings is basically going  
3 in and demoing all the existing fixtures,  
4 partitions, plumbing, shelving, benches, some of  
5 the shower curtains and rods, and demoing some of  
6 the existing walls to get our ADA clearances that  
7 we need in the shower area.

8           And then we are going in with all new  
9 plumbing fixtures, partitions, solid surface  
10 countertop with integral sinks, accessories for  
11 all the showers, new benches.

12           And going in as far as the MEP on  
13 this, as well, we are going in and demolishing  
14 all the existing domestic water, sanitary, duct  
15 work, mechanical plumbing equipment. We are  
16 demolishing all the existing lighting, power,  
17 electrical service, sanitary service, including  
18 the existing sand interceptor.

19           And then we are going back in with  
20 new domestic water service and distribution for  
21 gas-fired instantaneous hot water heater, a new  
22 propane tank with lines running through it.  
23 Again, you'll see it on the civil and everything  
24 comes together. New exhaust fan, wall intake air



1    louvers, electrical service including lighting  
2    and power.

3                   And again, as part of the demoing, we  
4    are going to demo the existing concrete slab to  
5    put in a new plumbing rough-in work for the  
6    renovations for this building.  And also we are  
7    going in with ceramic tile, new ceramic tile over  
8    the existing floor and ceramic tile over the  
9    existing walls.

10                   The roof structure is in decent  
11   shape.  There are some areas that are damaged or  
12   rotted.  We have noted the amount of square  
13   footage of replacement of decking material to go  
14   on this building.  It's exposed decking and  
15   structure from the inside.  We are treating it  
16   like the new ones.  We are going to be painting  
17   that, as well, and putting on a new roof, a new  
18   metal roof and new fiber cement lap siding over  
19   furring strips, exterior sheathing, new doors.

20                   Also for the demolition for this  
21   building, there are some existing mechanical roof  
22   vents that we are removing from the building that  
23   we are replacing the decking.  Those come out, as  
24   well.  And you'll see around the exterior walls



1 there are some exterior wood siding that's going  
2 to be removed and existing louvers that are going  
3 to be removed, and we are going to go back and  
4 install a new CMU patch to match existing before  
5 we do our new renovation work and construction  
6 for that building.

7           Lastly, the last building, building  
8 9, again, another renovation to an existing  
9 building onsite, existing bathhouse, again, on  
10 the south side of the inlet, west of Route 1, not  
11 too far from building 8.

12           We are going in, demoing all the  
13 existing fixtures, existing partitions,  
14 countertops, sinks, benches. Again, removing  
15 some existing wall to get our ADA accessibility  
16 clearances.

17           Same thing with all the plumbing,  
18 removing all the existing plumbing, demoing the  
19 water, pipe, and sanitary duct work including  
20 mechanical and plumbing equipment, everything  
21 back out to the sand interceptor, as well. New  
22 plumbing, new sanitary service, new distribution  
23 for the building, including a new sand  
24 interceptor, propane tank for an instantaneous



1 hot water heater and new exhaust fans, wall air  
2 intake louvers, electrical service for lighting  
3 and power.

4           Again, the same way, we are going in  
5 with all new fixtures, new solid-surface toilet  
6 compartments, solid surface countertop and  
7 integral sinks, new accessories, new benches, new  
8 finishes, new ceramic tile over the existing  
9 flooring and up the existing wall.

10           And again, this building had some  
11 existing roof decking that we are going to be  
12 replacing due to rot or damage.

13           Again, we give a rough square footage  
14 of the amount of that on the project, as well, so  
15 you have an idea what's going to be replaced.

16           This building also has roof skylights  
17 in the roof. We are going to be removing those  
18 and going back in and installing new decking and  
19 roofing over those. So when the project is done,  
20 there is not going to be any roof skylights in  
21 this existing bathhouse anymore.

22           Again, there is roof exhaust fans and  
23 vents that are going to be removed. Again, patch  
24 and repair existing decking where they're



1 removed, and louvers and wood siding, again,  
2 being removed. Patch to match existing before we  
3 go back with our new finishes of the fiber cement  
4 lap siding and metal roof. And again, PVC trim  
5 around all the corners, new doors and finishes  
6 throughout the project.

7 That's basically it. That's the  
8 buildings. Once again, it's five new buildings,  
9 the shade pavilions, and two renovations for the  
10 buildings.

11 Regarding questions, any questions,  
12 like I said, are going to be submitted as RFIs.  
13 Typically we won't answer too many questions  
14 right now. We like to get RFIs submitted to  
15 Craig, and then he'll get them to us and we'll  
16 respond and hand them out.

17 MR. WARE: Just real quick. Chuck  
18 Ware, Kent Construction.

19 I'm getting lost in the math here.  
20 There are five new buildings, two renovations,  
21 and you've got building number 9. Five and two  
22 is seven. We are missing two buildings here  
23 somewhere.

24 MR. AMENT: Five new buildings, two



1 contacts, admin. You have your building 3,  
2 building 4 is your laundry, building 5 is another  
3 bathhouse renovations, building 7 is called the  
4 shade pavilions.

5 MR. WARE: Hold on. We went from  
6 five to seven.

7 MR. AMENT: We had a building 6 that  
8 was a bus shelter. The bus shelter is removed  
9 from the project.

10 MR. STEVENS: That's why we skipped a  
11 number.

12 MR. WARE: I'm a natural blond. I  
13 know it's hard to tell. But I was told seven  
14 buildings and now we are on building nine.

15 MR. STEVENS: There's a 7A, B, C, and  
16 D, so that gets a little confusing, too, because  
17 they're all basically the same structures, and  
18 they're prefabbed. Basically you set them on the  
19 pad.

20 So there's a little confusion with  
21 that and that will be cleared up in addendum one.  
22 It will be much more clear to you.

23 MR. WARE: Cool. Thank you.

24 MR. HOAGLAND: Did I understand



1 correctly, the only changes you're aware of for  
2 the buildings coming in the addendum at this  
3 point are some modifications to electrical and  
4 conduit runs?

5 MR. AMENT: Right. And lighting  
6 added to the pavilions.

7 MR. HOAGLAND: Okay. All right.

8 MR. STEVENS: Can I just add?  
9 There's some confusion about the add alternates.  
10 Just so you understand where we're coming from,  
11 we initially were going to advertise we didn't  
12 think we had the money to do this, so we added  
13 the add alternates. Then at the ninth hour --  
14 11th hour? The 11th hour --

15 MR. SHAFFER: Twenty-five minutes.

16 MR. STEVENS: -- we were able to get  
17 more federal funding and we were able to put it  
18 all together.

19 So when you bid on this project,  
20 basically you got to treat add alternate 1, 2,  
21 and 3 like it's still the base bid, although on  
22 the plans it will say add alternate 1. The way  
23 all the items are set up is that you will bid on  
24 all three alternates and also the base bid.



1 That's what you will be awarded.

2 MR. HOAGLAND: Just to clarify it,  
3 one thing I don't want you all to wait till the  
4 addendum comes out to start getting your pricing.  
5 The addendum, for the most part, does not include  
6 any plan changes other than some minor ones that  
7 were just mentioned here to the buildings.  
8 Everything you see on your plan that says  
9 alternate 1, 2, 3 are included. The addendum  
10 will bring the bid pages up-to-date so you'll  
11 have a place to put those charges. So as you are  
12 going through now, work on those as being  
13 included in your mandatory pricing.

14 The addendum will probably be a week,  
15 week and a half before it comes out because in  
16 addition to DelDOT's quick response with getting  
17 things out, we also have to add in now federal  
18 highway's review of it before we can post it.

19 So it will be a little bit longer  
20 than normal. As each piece is approved, though,  
21 we'll be putting them on the Internet.

22 The first thing that will go out,  
23 almost within a day, is the sign-in sheet. And  
24 then as the transcript comes in, we'll be putting



1 that up on the website.

2 So keep checking that website for  
3 additional information. And once the addendum is  
4 there, the questions and answers will also be put  
5 up in the next day or so after we review them  
6 again.

7 So please work towards getting your  
8 bids prepared because we don't want to miss this  
9 May 30 submission date.

10 The second thing I want to mention is  
11 included in the addendum, and you might want to  
12 make note of this, for specification 401510 for  
13 porous flexible pavement, we have approved  
14 another or equal, and that is Soil Retention  
15 Company. And that, again, is for spec 401510.  
16 We have approved Soil Retention.

17 And I have an e-mail address if you  
18 want to use that, and this will be in the  
19 addendum, maybe I'll put a note up before,  
20 cjohnston, J-o-h-n-s-t-on, @soilretention.com.  
21 And that's another approved equal for this  
22 project.

23 And back to subcontractor categories,  
24 any categories requested? Comments?



1 MR. SHARP: Can I make a request for  
2 subcontractor, please?

3 MR. HOAGLAND: I'll certainly let you  
4 speak. I can't consider it as a full request  
5 unless you're bidding on the project.

6 MR SHARP: Okay.

7 MR. HOAGLAND: I don't think you are.

8 MR. SHARP: No, I'm not.

9 MR. HOAGLAND: Okay.

10 MR. SHARP: Wayne Sharp with Becker  
11 Morgan Group.

12 I would request that we have a  
13 subcontractor list for building HVAC, building  
14 electrical, building plumbing, and roofing.

15 MR. HOAGLAND: Any objections to  
16 those subcontractor categories?

17 (No response.)

18 MR. HOAGLAND: Any additions to those  
19 subcontractor categories?

20 (No response.)

21 MR. HOAGLAND: They will most likely  
22 be the subcontractor categories that will issue  
23 with the addendum.

24 I don't have anything else other than



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1 let me check back on something for the sign-in  
2 sheet. Did everyone sign the sign-in sheet? Let  
3 me just ask you to hold one second. Yes?

4 MR. WARE: One last real quick  
5 question. Chuck Ware, Kent construction.

6 Permits and fees, who owns them?

7 MR. STEVENS: We are all looking at  
8 each other. I don't own any of them.

9 MR. WARE: Is it on the contractor or  
10 the owner?

11 MR. STEVENS: The contractor is where  
12 you get your permits and fees, yes.

13 MR. HOAGLAND: That should be in  
14 there, but I'll double-check. And if not, we'll  
15 address it in the addendum.

16 MR. NORMAN: Jeff Norman, George &  
17 Lynch.

18 For the 11 percent DBE calculation,  
19 are we to use the value of the buildings for  
20 that?

21 MR. HOAGLAND: You can. The  
22 11 percent is on the total value of the project  
23 as a whole, so you can or you don't have to.

24 MR. NORMAN: You don't have to?



1 MR. HOAGLAND: You don't have to for  
2 the building piece as long as your total bid, the  
3 value of your total bid, 11 percent of those  
4 dollars are DBE firms.

5 MR. NORMAN: So we have to include  
6 the value of the buildings?

7 MR. HOAGLAND: Include the value.  
8 You don't have to include the actual work of the  
9 building, but the value of it has to be.

10 So is that clear?

11 MR. NORMAN: Mm-hmm.

12 MR. HOAGLAND: Let me just follow up  
13 on one thing here.

14 (Discussion off the record.)

15 MR. HOAGLAND: Sorry about that. I  
16 just wanted to verify there's some firms that  
17 requested bid packages that I didn't see on the  
18 sign-in sheet, which is fine. They may be subs  
19 or something. But I just want to make sure they  
20 weren't missed.

21 If anyone is here from J. Fletcher  
22 Creamer, Power Plus Electrical, Kuhn  
23 Construction, Kriss Contracting, or George  
24 William Stephens, you are not recognized



1 currently on the sign-in sheet. Is anyone here  
2 representing any of those companies?

3 (No response.)

4 MR. HOAGLAND: Okay.

5 Craig, do you have anything else?

6 MR. STEVENS: I have nothing.

7 MR. HOAGLAND: Any other questions?

8 Ma'am?

9 MS. ALLEN: Thresa Allen from  
10 Nanticoke Fence.

11 I know there's not a lot of new  
12 fencing going in, but is this an ARRA project  
13 where it has to be domestic, any new fencing  
14 going in, does it have to be domestic, or will  
15 they accept -- some of the Schedule 40s sometimes  
16 is tough to get in.

17 MR. HOAGLAND: This is not an ARRA  
18 project. Federal highway still has a "Buy  
19 America" clause in their requirements. You  
20 coordinate with our material section.

21 But obviously it only involves  
22 certain percentage of the project and if it's a  
23 permanent piece of the project not used just  
24 during construction.



1 MS. ALLEN: Thank you.

2 MR. HOAGLAND: Does that answer your  
3 question good enough?

4 MS. ALLEN: Sure does.

5 MR. HOAGLAND: Okay. Anything else?  
6 (No response.)

7 MR. HOAGLAND: Okay. Thank you all  
8 for coming.

9 (The hearing was then concluded at  
10 11:25 a.m.)

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5

6 I, Kathleen White Palmer, Registered  
7 Professional Reporter and Notary Public, do  
8 hereby certify that the foregoing record, pages 1  
9 to 43, inclusive, is a true and accurate  
10 transcript of my stenographic notes taken on  
11 Thursday, May 9, 2013, in the above-captioned  
12 matter.

13 IN WITNESS WHEREOF, I have hereunto  
14 set my hand and seal this 12th day of May, 2013,  
15 in New Castle County.

16  
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24  


KATHLEEN WHITE PALMER, RMR, CLR



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