

In The Matter Of:
State of Delaware
Department of Transportation - Pre Bid Meeting

In Re: Project No. NHS-050 (020), Indian River Inlet
July 23, 2013

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STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION

IN RE:)
)
MANDATORY PRE-BID MEETING FOR)
CONTRACT NO. T200507303.02,)
FEDERAL AID PROJECT NO.)
NHS-050(020), BRIDGE 3-156,)
INDIAN RIVER INLET PARK)
ENHANCEMENTS, SUSSEX COUNTY)

Department of Transportation
Administration Building
800 Bay Road
Dover, Delaware

Tuesday, July 23, 2013
2:30 p.m.

BEFORE:

PAUL M. TURNER, CPPB
DelDOT, Contracts Coordinator

CRAIG STEVENS,
DelDOT, Project Manager

BOB SHAFFER,
Project Manager with RK&K

JAMES AMENT, JR.,
Designer with Becker Morgan Group

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1 LIST OF ATTENDEES:

2 CHRIS BAKER,
3 George & Lynch

4 ROB KEMSKE, II,
5 A-DEL Construction Company

6 JERRY JALOSKY,
7 Daisy Construction Company

8 MIKE WILKINS,
9 David A. Bramble, Inc.

10 DAVID C. BRAMBLE,
11 David A. Bramble, Inc.

12 CHUCK G. WARE,
13 Kent Construction

14 PETE ERONY,
15 Mumford & Miller Concrete, Inc.

16 MIKE GOLDBERG,
17 Vista Design, Inc.

18 JOE CAEL,
19 Cael Construction Company

20 WES PAXTON,
21 American Infrastructure

22 JASON HASTINGS,
23 DelDOT Bridge Design

24



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LIST OF ATTENDEES: (Continued)

KEITH JACOBI,
Dixie Construction Co., Inc.

CORKY JACOBI,
Daisy Construction

REGGIE CAPITAN,
The Brick Doctor, Inc.

KIRTI JOSHI,
DelDOT/MBE, Joshi Construction Company

MAKI UEHIDA,
Oasis Design Group



1 MR. TURNER: I guess we'll go ahead
2 and get started. Thank you for coming.

3 My name is Paul Turner. I am a
4 Contracts Coordinator here with DelDOT. I'll
5 first be going over the legalities, the
6 administrative parts of the contract. Many of
7 you have heard it before, but I want to go
8 through it, make sure we get that covered, and
9 then we'll turn it over to the project managers
10 and they can walk you through the project, answer
11 any questions on that end.

12 This is a mandatory pre-bid meeting
13 for the Bridge 3-156, Indian River Inlet Park
14 Enhancements Contract, Delaware Contract No.
15 T200507303.02. The Federal Aid Project number is
16 NHS-050(20).

17 The contract is listed as having a
18 completion date of 334 calendar days, and the
19 bids are due on Thursday, August 8th by two p.m.
20 at this location. That's unusual. We usually
21 take our bids on Tuesday, but I want to make sure
22 everyone knows that it's Thursday, August 8th.

23 While I'm going through my part of
24 the -- and at any time when you need to speak,



1 please speak up, state your name, the company
2 that you're representing. That way we'll have
3 your name and everything on record. Then you can
4 ask your question and we'll take care of all
5 that. And please just make sure that happens one
6 person at a time.

7 There will be an addendum following
8 this in the next few days. It's going to
9 include the minutes from this meeting from the
10 transcript, any plan or any spec changes that may
11 come about as a result of this meeting, a
12 subcontractor category listing since there are
13 buildings involved, and a list of attendees.

14 Speaking of that list of attendees,
15 there is a sign-in sheet that is circulating.
16 Please be sure to sign that before you leave. It
17 is a mandatory pre-bid meeting and if your name
18 is not on the list, I can't accept your bid.

19 I'm going to start on page "i," what
20 we call the location and description page. I
21 just want to bring out a few notes that are there
22 for the prospective bidders.

23 The first one looks like number four.
24 I want to make sure that you understand that



1 there are special provisions. There's one called
2 Changes to Project Documents During
3 Advertisement. We are doing our best to be able
4 to put our projects -- our proposals online.
5 This has not been a printed copy and plans for
6 you all. In order to make changes or answer
7 questions or put out our addendums, you need to
8 be checking the Web site to be sure that you are
9 abreast of all the current information on this
10 project. That special provision spells that
11 information out for you.

12 There is one on-the-job trainee
13 required for this project. There is a
14 Disadvantaged Business Enterprise goal of 11
15 percent for this project. Also, in the
16 documents, in the spec book, there's a section
17 there that discusses all the critical DBE
18 requirements and gives guidance for good-faith
19 efforts.

20 If you ever have any questions on
21 those, please be sure to contact our Department
22 either through the listing of DOT-ASK@state.de.us
23 via e-mail, or telephone our office and we'll get
24 you directly in touch with the DBE group.



1 This is a federal project and
2 includes both state and Davis-Bacon federal wage
3 rates. I want you to pay attention to those
4 because there are also two sets. I believe one
5 is for buildings. There's a separate wage rate
6 for highway construction. Just make sure you
7 review them carefully.

8 And as always, the supplemental
9 specifications to DelDOT's standard
10 specifications, August 2001, are effective, and
11 they are available on the Internet in locations
12 described in the book. We can also get you a
13 copy here before you leave if you need them.

14 Again, I just want to reiterate. As
15 I mentioned a moment ago in the notice of Changes
16 to Project Documents During Advertisement, it
17 involves the printed plans and specifications
18 that are not available from us in print. It
19 talks about the questions and answers, how
20 they're going to be addressed and how we're going
21 to handle the addenda, and how all of that will
22 be online.

23 I want to point out that the last
24 special provision is buildings. Make sure that



1 you review that carefully as that will describe
2 how the buildings will be bid.

3 As always, I want to make sure that
4 you review each of the utility, environmental,
5 and right-of-way statements looking for any
6 requirements that are included there.

7 Bid pages are pretty much
8 self-explanatory. It does say that all figures
9 must be typewritten. When you submit your bid
10 pages, of course you have to complete each of the
11 bid sheets. We do not accept a zero amount in
12 any of the unit prices. As per our specs, the
13 unit prices govern for our mathematical
14 calculations on this bid.

15 This project has a specialty item
16 which is consisting of the buildings, and the
17 reason that's broken out is because that means
18 that the building specs do not count towards the
19 51 percent requirement for the prime contractor
20 to provide. The number that you use for your
21 lump sum for buildings does not go towards
22 providing the 51 percent of your requirement.

23 And, again, there are breakout
24 sheets, and each of those lines must be



1 completed. And, again, just like the bid sheets,
2 no zeros. The total from each breakout sheet
3 must match the total you put on the bid sheet.
4 If not, we will correct it and use the unit
5 prices on the bid sheet.

6 The breakout sheets must be submitted
7 with your bid or your bid will not be acceptable.

8 On the certification page at the
9 bottom, there's a Disadvantaged Business
10 Enterprise percent that you are to fill in. You
11 have to fill that in for your bid to be accepted,
12 and you'll fill in with that percentage that you
13 will be able to commit to in order to meet the
14 DBE goal. If it's less than the stated DBE
15 percent amount of the contract, then you must
16 provide good-faith effort paperwork with your bid
17 explaining how you're not able to meet the 11
18 percent which is required.

19 On the back of that form, you must
20 insert the date of final questions and answers
21 that appear on the Web site. The details for
22 that are in the special provision that I
23 mentioned earlier. Be sure to put that date in
24 that place on the certification page. It has an



1 arrow on it to the side. It's on the back of the
2 certification page and it must be fully
3 completed, signed, notarized, et cetera.

4 The bid bond form is in there as
5 well. Make sure to use this bid form or this
6 exact bid form which is also on DelDOT's Internet
7 site. If you want to get it off of there,
8 there's a pdf on the Web site that you can
9 download and print off. But make sure it's this
10 bond form, not an AIA bond form or anyone else's
11 bond form.

12 There is a separate disk that comes
13 with this project that includes technical
14 specifications for the building. Please make
15 sure that you review all of that.

16 At this time I'm going to turn you
17 over to the project manager, Craig Stevens. And
18 after his presentation, there will be some time
19 for questions that you have. I also want to
20 bring up at that time subcontractor categories
21 that we'll want to discuss for this project.

22 Craig.

23 MR. STEVENS: I'm Craig Stevens. I'm
24 the project manager. I just wanted to summarize



1 what's going on down here. Some of you have
2 already heard this, but basically, we built a new
3 bridge down at Indian River Inlet Bridge. This
4 project here is a little different because what
5 we're doing is mitigating or creating park
6 enhancements for DNREC, another State agency, but
7 DelDOT is managing the contract and paying the
8 contract which was done through a Memorandum of
9 Agreement between DNREC and DelDOT.

10 A long story short, the bridge is
11 done. The approach roadway is probably going to
12 be substantially complete in about a week to ten
13 days, and the last remaining thing is this park
14 enhancement contract.

15 Because it's a park enhancement
16 contract, we have something that's a little
17 different, that's buildings on this contract. So
18 what we have are two primary designs. We have
19 RK&K who did the civil site design work, and we
20 have Becker Morgan Group who did the building
21 architectural part of the design for the
22 contract.

23 So essentially what I'd like to do
24 now is just have -- Bob, if you don't mind



1 starting -- Bob Shaffer from RK&K to start, and
2 he'll just summarize real quick the civil site
3 part of it, and when he's done, James, if you
4 don't mind chiming in and you'll just go over the
5 building portion.

6 MR. AMENT: Sure.

7 MR. SHAFFER: I'm Bob Shaffer,
8 project manager for RK&K.

9 A quick description of the site work.
10 There's a total of eight parking lots. They vary
11 in size from 8 to 627 spaces.

12 On the north side, there's an RV
13 campground, 82 spaces. There's also an
14 additional six RV spots on the south side. Also
15 on the south side, we're reconfiguring the tent
16 campground. It has a total of 94 spaces.

17 In addition to this, there is a
18 12-foot promenade along the water's edge, along
19 the inlet on both north and south of the inlet.

20 The north side is 1,280 linear feet,
21 and the south side is 1,021 feet. Included in
22 this is an MSE wall protection underneath the
23 promenade. There's also two nodes on each side
24 with some specialty scoring and such.



1 The utility work, there's water. The
2 owners are Sussex Shores and DNREC. The sewer is
3 Sussex County. Please pay attention to Ordinance
4 38. Make sure you guys understand that.

5 The electric is Delmarva
6 Distribution. Note that Delmarva overhead
7 transmission lines are in sight, but they're not
8 being affected by this contract.

9 There's telephone by Verizon.
10 T-Mobile has communication lines in the area, and
11 we're not affecting those.

12 Also note, along the promenade,
13 there's an existing fisherman's walkway. This
14 walkway is to remain. It's actually a three-foot
15 thick concrete cap on a bulkhead. You don't see
16 it. It's underneath. There's also existing
17 wooden tiebacks, a deadman system for that. So
18 you just need to be aware of that when you're
19 doing the nodes and the pavilions. And you have
20 to maintain access to the fisherman's walk at all
21 times.

22 The grades are very flat. So it's
23 kind of tough to maintain them, but just pay
24 attention to that.



1 Concrete: That's this project's
2 really only predominant design material. So
3 we're going to require nice finishes, pay
4 attention to the score lines. They need to be
5 straight, smooth radial. The finish needs to be
6 consistent.

7 There's some walls, and we're looking
8 for nice, smooth radii, shadow lines. It's going
9 to be important. Again, it's kind of an
10 architectural feature. We're trying to create a
11 nice space.

12 Handrail: It's cast aluminum type
13 similar to the bridge. Railing specs in addition
14 to the quantity shown. The requirements provide
15 20 additional posts. So make sure you don't
16 forget those in your bid.

17 Seeding: Seed mix submittals and
18 sources are required; application of seed. The
19 process of installation is important. A big
20 thing for all of the plantings is going to be the
21 watering. So pay attention to that requirement.
22 That's going to be pretty key to the success of
23 the plants and the grass.

24 The plantings, you may want to



1 consider contract growing in advance for some of
2 the larger quantities because there are some
3 large quantities for the plants.

4 The last thing or the last two things
5 I want to just say from our end is, please do not
6 contact me directly. I will not answer your
7 call. I won't even acknowledge who you are. I
8 only take questions from Craig.

9 And the next thing and the last thing
10 is, the schedule is key. Just so that everybody
11 understands, it is a revenue source for DNREC.
12 So I think there are some penalties if you miss
13 the dates. That's all I have.

14 MR. BRAMBLE: David Bramble.

15 Question on the handrail. You got a
16 ten-year warranty. Nobody that we contacted
17 would give us a warranty. So, you know, I don't
18 feel the contractors have to give a warranty if
19 the manufacturer won't.

20 MR. SHAFFER: We'll have to look at
21 that. I'll discuss it with, you know, the owner
22 and see what they want to do. That's all I can
23 tell you.

24 MR. BAKER: Chris Baker from George &



1 Lynch.

2 There is an existing T-Mobile tower
3 on the south side of the inlet. I think you said
4 T-Mobile wasn't impacted, but that tower, is that
5 going to go away prior to construction then?

6 MR. STEVENS: Yes. That tower is in
7 the process of being moved.

8 MR. BAKER: Okay. Thank you.

9 MR. BRAMBLE: David Bramble.

10 Do you think you can either give us
11 cross-sections or both existing and proposed
12 grades? The plans don't have complete existing
13 grades on them so you can do a take-off. Either
14 one or the other will be fine.

15 MR. SHAFFER: That will be up to the
16 owner. We have the information. It's up to the
17 owner as to whether they want to provide it.

18 MR. BRAMBLE: If you just put it on
19 the Web site, then it's up to us if we want to
20 take it off. It's not a big deal.

21 MR. GOLDBERG: Mike Goldberg with
22 Vista Design, Incorporated (surveyors).

23 I haven't seen the specifications
24 yet, but do the specifications require that



1 construction stakeout be undertaken by licensed
2 surveyors?

3 MR. SHAFFER: I believe so.

4 MR. STEVENS: Yes.

5 MR. GOLDBERG: Thank you.

6 MR. SHAFFER: I think it's licensed
7 in the State of Delaware.

8 MR. GOLDBERG: Thank you.

9 MR. BRAMBLE: David Bramble.

10 Can the surveyor work under a
11 licensed engineer in the State of Delaware?

12 MR. STEVENS: I'd have to get back to
13 you on that. I don't know if that's allowed or
14 not.

15 MR. AMENT: My name is Jim Ament from
16 Becker Morgan Group.

17 Craig mentioned we are the ones that
18 worked on the buildings, the structures on the
19 site. I'll try to run through as quickly as I
20 can to give you an idea of the structures we have
21 out on the site and what's involved.

22 As mentioned, there's buildings on
23 the site. It involves new construction and
24 existing renovations. We have seven new



1 structures and two existing bath house
2 renovations.

3 We have two contact stations: 1E and
4 1W, which is 1 East and 1 West that are situated
5 on the inlet side of the inlet -- south side of
6 the inlet.

7 Ocean side of the Route 1 is contact
8 station 1E. And contact station 1W or 1 West is
9 on the south side of the inlet, bay side of Route
10 1.

11 Both of these structures are very
12 similar in construction. CMU foundation up to
13 roughly two courses of CMU, and your typical
14 two-by-six wood stud construction with a fiber
15 cement siding on the exterior, gyp board on the
16 inside.

17 The roof structure on both of these
18 is a structural insulated panel with a metal roof
19 on top of that. Again, these are 1 East and 1
20 West. Two of these buildings are very similar in
21 construction. 1 East has a little overhang on
22 one end. 1 West has an overhang to two ends of
23 the building itself. That's the only difference
24 between 1W and 1 East.



1 The mechanical systems for this
2 building, we have a new ductless split HVAC
3 system with new electrical service, including
4 lighting and power, as well as empty/spare
5 conduits extended out from the structure to the
6 other side of the roadway. And you'll see that
7 on the site plan. So that's two of the
8 buildings.

9 The next building is a contact
10 station. It's called Admin Contact Station,
11 building number 2. This is located on the north
12 side of the inlet, bay side of Route 1 as well.

13 Wall construction, again, is similar
14 to the contact stations where you have CMU wood
15 stud with fiber cement siding, gyp board on the
16 inside.

17 This is an open floor plan that
18 you'll see in the documents and that is going to
19 be fit out by the owner, by the owner with their
20 system furniture as they need operations for an
21 admin station.

22 The other two stations are obviously
23 the contact stations where people come to the
24 site, check in, pay their fees, and use the site.



1 This admin contact station does that as well but
2 there is also admin services in this building.

3 Building number 3 is an RV laundry
4 facility. This is located in the RV camping
5 ground obviously. It's a laundry building. It's
6 north side of the inlet, bay side of Route 1.
7 This one is CMU wall construction with fiber
8 cement siding, painted interior with a few
9 double-hung windows.

10 On the contact stations, I failed to
11 mention the windows in the contact stations and
12 any windows on this project are all fiberglass
13 windows with heat reflective glazing. You'll
14 that in the spec. It's an all fiberglass window.

15 This laundry building also obviously
16 will have washers and driers in it as well. The
17 building has an overhang in the front area with
18 vending machines that are by others.

19 The roof is an exposed decking on the
20 interior with insulated nailable panels on the
21 roof, a metal roof.

22 And the MEP, the mechanical and
23 electrical for this building is new sanitary
24 service and distribution to the building,



1 including a new sand interceptor, new domestic
2 water service and distribution, including
3 localized electric instantaneous hot water
4 heaters, new exhaust fan and wall air intake
5 louvers, new electrical services, including
6 lighting and power. Again, you'll see all this
7 in the documents.

8 Building number 4 is an RV shower
9 facility. This facility is directly across from
10 the RV laundry facility, again, in the RV
11 campground. Similar construction as well. CMU
12 walls, exposed decking roofing material with the
13 fiber cement siding on the exterior.

14 The shower facility as far as
15 interior finishes will have the ceramic tile on
16 the walls and the floors with exposed deck at the
17 top. Again, toilet and shower facilities will
18 have new toilets, new partitions, new
19 accessories, shower, shower accessories.

20 The MEP for this building, again, new
21 sanitary service, new sanitary distribution to
22 the building, including sand interceptor, new
23 domestic water service, localized instantaneous
24 hot water heaters, new propane tank and piping.



1 Again, this is on the documents. New exhaust fan
2 and wall air intake louvers, electrical service
3 and lighting and power.

4 Bathhouse 5, building number 5, same
5 side of the inlet, north side of the inlet, bay
6 side of Route 1. Similar wall construction, CMU
7 walls with fiber cement siding, exterior PVC
8 trim.

9 The roof structure, again, exposed
10 decking with insulated nailable panels with
11 standing seam metal roof.

12 The interior finishes, again, include
13 ceramic tile flooring, ceramic tile on the walls
14 over the CMU.

15 The building has toilet facilities
16 with a chase in the middle. New fixtures, new
17 accessories, new toilet partitions.

18 This building has wall hung sinks,
19 whereas the other buildings you'll see have the
20 solid surface countertops with integral sinks,
21 and this one has the wall hung sinks in it.

22 MEP in this one, again, new sanitary
23 service and distribution to the building,
24 including new sand interceptor, domestic water



1 service and distribution, localized electric hot
2 instantaneous hot water heater, new exhaust fan
3 and wall air intake louvers, and new electrical
4 service including lighting and power.

5 Then we have pavilions. We're also
6 calling these structures. In the documentation
7 you'll see in here, these are shade pavilions.
8 They're noted as 7A, B, C, and D. They're on
9 both sides of the inlet on the bay side of Route
10 1. These are open pavilions. Pavilion 7A is the
11 largest pavilion. It's a 25-foot octagon
12 pavilion. This is a shade pavilion. It's open
13 on all sides. It's a metal framed structure.
14 And the specifications for these pavilions are
15 all detailed on each sheet of the pavilions as
16 well as far as the specifications and the amount
17 of work involved.

18 Also in these pavilions are new
19 electrical services as well as lighting, again in
20 the documents.

21 7B, C, and D are smaller pavilions.
22 There's three of them. They are 16 feet octagon
23 pavilions, and they are again on both sides of
24 the inlet which you'll see in the documentation.



1 Building 6, I didn't skip a building.
2 This is actually a bus stop which is building 6
3 which is not in our documentation. This is a bus
4 shelter. It's going to be installed by others on
5 the site. So you will not see that in here and
6 it will seem like we skipped a building, but that
7 is not in the building contract. That's the new
8 buildings and new structures.

9 We have two more buildings which are
10 the southeast and southwest bath houses noted as
11 building 8 and building 9.

12 The southeast bath house, building 8,
13 is an existing bath house. So basically we want
14 to go in and demo all the existing fixtures,
15 partitions, plumbing, shelving, benches, shower
16 curtains, everything that's in that space, and
17 even doing some demolition on existing walls to
18 get our ADA clearances.

19 We're going in and installing new
20 plumbing fixtures, all new accessories, toilet
21 partitions, shower accessories.

22 Interior finishes will include
23 ceramic tile over the existing CMU, as well as
24 new benches in the shower area.



1 The existing roof structure has some
2 minor repair. There's some replacement of some
3 existing decking in the roof itself. That's
4 noted on the documents as far as square footage
5 to be replaced to give you an idea. The existing
6 roof also has existing vents, louvers, and
7 exhaust fans that will be removed on the project.
8 They're going to be pulled out and you're going
9 to go back and install new decking before we go
10 in and install our new metal roof over the
11 existing roof structure.

12 There is some exterior wood siding on
13 this building that will be removed as well.
14 We're going back over this building and
15 installing new fiber cement siding over furring
16 strips and sheathing, and PVC trim as well as the
17 other buildings.

18 The MEP in this building, obviously
19 we're going to go in and demo all the existing
20 plumbing. There is probably going to be some
21 demolition of existing floor slab work when you
22 get to your plumbing to run your new plumbing for
23 your new layouts and new fixtures in the building
24 itself.



1 The MEP in this building, like I
2 said, about removing and demo'ing existing
3 plumbing, we're going to remove all existing
4 domestic water piping, sanitary piping, as well
5 as ductwork, including mechanical and plumbing
6 equipment. Demo and remove all lighting, power,
7 and electrical equipment, and installing all new
8 sanitary and distribution to the building,
9 including new sand interceptor for this building;
10 new domestic water service, including gas fired
11 instantaneous hot water heaters, a new propane
12 tank and piping, new exhaust fan, wall air intake
13 louvers; and electrical service, including
14 lighting and power to this building. That's
15 building 8.

16 And the last building, another
17 renovation, building 9. It is very similar to
18 building 8. It is the southwest building, south
19 side of the inlet, bay side of Route 1.

20 Again, going in and removing all
21 existing fixtures and finishes, installing all
22 new, as well as plumbing fixtures. Existing roof
23 structure has some minor repair again. Existing
24 decking, painting at interior decking.



1 Existing louvers, vents and fans
2 will be removed and put back. Replace existing
3 decking where these pieces were removed.

4 This building has skylights. We are
5 going to be removing those skylights as well, and
6 install new decking in place of the skylights.

7 Again, the finishes are all the same.
8 New ceramic tile on the floor and the walls. And
9 then the fiber cement siding on the exterior as
10 well as standing seam metal roof over the
11 existing roof structure.

12 The MEP again is the same. Remove
13 all the existing domestic sanitary piping.
14 Install all new, as well as a new sand
15 interceptor, new water service and distribution,
16 including gas fired hot water heaters, and new
17 propane tank and piping, as well as a new exhaust
18 fan, air intake, and new electrical service,
19 including lighting and power on the building.

20 So that's all the building work. The
21 building construction again is new construction
22 of existing renovations. Everything should be in
23 the documentation.

24 As Bob had mentioned, any questions



1 will go to Craig as an RFI.

2 MR. STEVENS: I think Bob Shaffer
3 wanted to add one more thing.

4 MR. SHAFFER: Yes. Again, Bob
5 Shaffer with RK&K.

6 I don't want anybody to overlook.
7 There are two outdoor showers on the north side.
8 So make sure you see those. I just want to bring
9 them to your attention. They run down and I
10 think they're actually under the bridge or in
11 that vicinity.

12 MR. STEVENS: Any questions?

13 MR. JALOSKY: Jerry Jalosky, Daisy
14 Construction.

15 As far as the "to building" as far as
16 the rates go, highway, what's the cutoff point?
17 Five foot outside the building or the building
18 line?

19 MR. AMENT: Typically, it's five feet
20 from the building.

21 MR. JALOSKY: And also, the original
22 drawings, have they been modified with the new
23 drawings that came out? Are there changes?

24 MR. STEVENS: From the last bid



1 you're referring to?

2 MR. JALOSKY: Yes.

3 MR. STEVENS: There have been
4 changes.

5 MR. JALOSKY: Are they flagged?

6 MR. STEVENS: Not flagged. This acts
7 as just a rebid of a new contract on this,
8 although we had one. But time was taken to
9 address the questions before and address the
10 changes that were made. So they're not the exact
11 same set of the plans that you received before.

12 MR. BRAMBLE: David Bramble.

13 The quantities didn't change. Of
14 course the handrail changed --

15 MR. STEVENS: Correct.

16 MR. BRAMBLE: -- and a couple of
17 other little things. But basically the
18 quantities are the same.

19 MR. STEVENS: If you look at the bid
20 documents, that's what the quantities are. There
21 are some changes that didn't affect quantities
22 and there are a few quantities that did change.
23 They're not the exact same documents, but there's
24 a few things that changed.



1 MR. JALOSKY: Jerry Jalosky, Daisy
2 Construction.

3 Would it be possible for the
4 engineers to put some vendors in there for
5 supplying this aluminum rail that you have had
6 contact with?

7 MR. SHAFFER: I'll have to talk to
8 the Department if we can actually say who we
9 discussed it with. But we have discussed it with
10 vendors.

11 MR. STEVENS: Are you referring to
12 the aluminum handrail?

13 MR. JALOSKY: Yes.

14 MR. STEVENS: As a federal aided
15 project, you have to have at least three vendors.

16 MR. SHAFFER: The handrail is not
17 something you typically would buy off the shelf.
18 It's a fabricated handrail obviously. It's
19 specially designed for this project. So I think
20 you would have to find a fabricator as opposed to
21 a vendor that has this material. I don't know if
22 that helps you.

23 MR. BAKER: Chris Baker, George &
24 Lynch.



1 Obviously this is a rebid, and I know
2 it's typically the Department's policy when bids
3 are opened, you don't make public bid tabs until
4 the project is awarded.

5 Can the Department verify that no
6 one, through a challenge or any other means, had
7 access to bid tabs?

8 MR. TURNER: I can attest to that.
9 The bid tabs are still in-house. All bids were
10 rejected on the first go-round. It can become
11 public information once the contract which is now
12 this one is awarded, executed.

13 MR. BAKER: Okay. But no one from
14 outside the Department has had access to the bid
15 tabs.

16 MR. TURNER: And very few people
17 inside the Department.

18 MR. BRAMBLE: David Bramble.

19 Talking about the time for the
20 buildings, you give us a date when we're supposed
21 to turn them over. Shouldn't you give us a start
22 date so we know how much time we have to do them?

23 You've already decreased the amount
24 of time we have by probably a month. Typically,



1 if you got an end date, you have to give me a
2 start date so that I know what my goal is.

3 MR. STEVENS: If you refer to the
4 plans, it's set up in the plans. There's a phase
5 1, there's a phase 2. Phase 1 would start
6 immediately. There's a phase 2. Both phase 1
7 and phase 2 have to be completed by, I believe
8 it's May 12th, 2014. So the start date for those
9 buildings is when you come on site, you start
10 construction.

11 MR. BRAMBLE: Yeah, but you have to
12 give me a defined time frame to work. I mean,
13 suppose, for example, George & Lynch gets it and
14 I protest, and he's moved back two months because
15 I protest. Then the start date should be
16 changed -- the finished date should be changed
17 because the start date was changed.

18 MR. STEVENS: The start date on the
19 buildings, you're referring to in phase 1 and 2,
20 would be your notice to proceed date. And then
21 if that changes, then the end date, the final
22 date would also have to be adjusted at that time.

23 MR. BRAMBLE: So what's the notice to
24 proceed date? That's what the question is.



1 MR. STEVENS: As soon as the contract
2 is awarded, the notice to proceed will be sent
3 out.

4 MR. TURNER: At this time on page
5 "i," the location description page, it is stated
6 that the contract time -- I'm sorry. It is the
7 Department's intent to issue a notice to proceed
8 such that work starts on or about October 4th,
9 2013.

10 MR. BRAMBLE: Okay.

11 MR. TURNER: Any other questions,
12 gentlemen, for the engineers?

13 Okay. If something comes up later,
14 please do ask.

15 I want to start off again reminding
16 everyone -- I know there's a couple folks who
17 came in a little later perhaps -- there is a
18 sign-in sheet that's important that you sign in
19 on. I think it might be over here at this time.
20 But before you leave, please make sure you signed
21 in on that. It is a mandatory meeting for the
22 pre-bid and we need to see that you have signed
23 up in there to make sure that we can take your
24 bid.



1 The second piece of business I want
2 to make sure that you're clear about is, any
3 questions that you might have or any comments --
4 any questions or comments that you may have after
5 this meeting is adjourned, please send them to
6 our e-mail address which is DOT-ASK@state.de.us.
7 We will address them as quickly as possible.

8 It's understandable that you may not
9 have all your questions formulated at this time,
10 but when you go, we do want to make sure you have
11 the information that you need to be able to
12 provide a bid for this project because this is a
13 project we definitely want to make sure takes
14 place.

15 AUDIENCE MEMBER: Can you repeat that
16 e-mail again?

17 MR. TURNER: Yes.
18 DOT-ASK@state.de.us.

19 I want to bring up the subcontractor
20 categories for this project because of the
21 buildings. There are a number of buildings that
22 are involved in the project, and we are required
23 to get with you to determine what subcontractor
24 categories are required. And it also means that



1 you must have a subcontractor presented with your
2 bid for each of these categories.

3 In the addendum, part of the
4 addendum, we will add a sheet. It's not
5 currently in the proposal package, but there will
6 be a sheet where these subcontractor categories
7 are listed and there will be a place for you to
8 be able to put their names, the people with whom
9 you want to subcontract with, along with your
10 bid.

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

17 So do I have any requests for
18 subcontractor categories? Anybody?

19 MR. AMENT: Jim Ament. I asked for
20 HVAC for building, building electrical, building
21 plumbing, and building roofing.

22 MR. TURNER: Preferably we would like
23 the prime contractors to be in on that. And
24 that's okay that you brought them up, but I want



1 to make sure -- because what's going to happen
2 is, if I don't get any contractors to agree on
3 the categories, then we'll set them ourselves and
4 then you'll be obligated to perform those tasks
5 or at least fill those in.

6 MR. BRAMBLE: David Bramble.

7 How about if you use the same ones
8 you used last time? They seemed to work all
9 right.

10 MR. TURNER: This is a brand new
11 contract. That contract is way over there; not
12 even in this room. This contract is as if you've
13 never seen it.

14 I understand your interest. I asked
15 the same question. You have to tell us what your
16 contractor categories are for this contract.

17 What were those? And if you would
18 like to name them.

19 MR. BRAMBLE: I can't remember off
20 the top of my head. I can go look in my bid and
21 tell you or you can go look in my bid and tell
22 me.

23 Talking about questions, we had a lot
24 of unanswered questions at the end of the bid



1 that you just never answered, on the old bid.
2 Could you go through and answer all the old
3 questions?

4 MR. TURNER: That will be a question
5 that you'll need to write in to DOT-ASK because
6 that's that bid. If they pertain to this bid,
7 the same format. I need you to send in your
8 questions for this contract to us and we'll do
9 our best to do it.

10 In light of that, please start
11 getting your bids together. Please do not wait
12 until the last day to get your questions in
13 because that ends up pushing off your schedule
14 even farther back. There's plenty of time
15 between now and then. If you will please, start
16 getting your bids together which is going to
17 bring up your questions and get them to us so
18 that we can turn around and ask them.

19 As you can see, they're going to come
20 to me or my office. I have to get them to the
21 engineer, the project manager who's going to
22 then -- some of them, they're going to go out to
23 other places. So a little time on our end is
24 going to be needed to get those questions to you



1 and we're glad to do it, but the sooner you get
2 them in, the sooner we might be able to take care
3 of that.

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

6 The last day for RFI. Last day
7 request for information. When do you want the
8 questions last?

9 MR. TURNER: We generally request
10 that questions are to come in seven days before
11 we open bids. I know DelDOT has not had a great
12 history of enforcing that, but in order for us to
13 serve you guys best, seven days is generally when
14 we'd like for you to get your questions in so
15 that we have time to get them back out to you so
16 that you can then get your bids together and get
17 them to us on time.

18 MR. BRAMBLE: David Bramble.

19 My problem with that is, you sent an
20 addendum on the seventh day and it raised a
21 question. You really didn't have a basis to ask
22 the question until you got the addendum.

23 MR. TURNER: That was that contract.

24 MR. BRAMBLE: That's in general.



1 Yeah, I think some of the stuff on the last
2 contract had that problem.

3 Certainly when you made the mistake
4 with the quantity of the handrail at the end,
5 that was a question we sent back and never got
6 answered.

7 MR. TURNER: Well, let's hope you all
8 get it right this time. And what I mean by that
9 is that you guys are our eyes on what we make a
10 mistake. Your questions come in. You're going
11 to help us get this project.

12 MR. BRAMBLE: Well, you made the
13 mistake and we questioned your mistake
14 immediately; the next day.

15 MR. TURNER: Thank you for that.

16 Subcontractor categories, gentlemen.
17 What are the subcontractor categories that you
18 want? If you don't name them, I'll be happy to
19 make them up and put them in the proposal.

20 MR. BRAMBLE: The fewer the better.
21 The ones he said are good with us.

22 MR. TURNER: Could you just name
23 those again for me, please?

24 MR. AMENT: HVAC, electrical,



1 plumbing, and roofing.

2 MR. TURNER: Okay. I'm good with
3 those four.

4 One more time, the sign-in sheet. If
5 you haven't signed it before you go, please make
6 sure you've signed it.

7 Any other questions, please e-mail
8 them into us. We'll do our best to hold up our
9 end of the bargain and try to get them out to
10 you.

11 Is there anything else anyone needs
12 to discuss about this contract at this time?
13 Thank you all.

14 MR. JALOSKY: Jerry Jalosky, Daisy
15 Construction.

16 The DBE goal was based on the total
17 contract amount, not excluding the specialty. Is
18 that correct?

19 MR. TURNER: Correct.

20 MR. BAKER: Chris Baker, George &
21 Lynch.

22 Is there any chance we could ask you
23 to reconsider -- the 51 percent rule, it does not
24 include the buildings. Could you consider not



1 including the DBE goal -- the building value as
2 part of the DBE goal?

3 MR. TURNER: I will take that
4 question on the record and answer it at that
5 time. Because my understanding is, the DBE goal
6 is based on the total of the project. The
7 buildings are being set-aside because they're
8 specialty items but they're still included in
9 what the total of the project is. I hope that
10 helps. Thank you all for coming.

11 (Pre-bid meeting adjourned at 3:20
12 p.m.)

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1 CERTIFICATE OF REPORTER

2 I, Vera T. Sitze, a Notary Public and Registered
3 Professional Reporter, do hereby certify that the
4 foregoing is an accurate and complete
5 transcription of the proceeding held at the time
6 and place stated herein, and that the said
7 proceeding was taken down by me in Stenotype
8 notes and thereafter transcribed by use of
9 computer-aided transcription under my direction.

10 I further certify that I am not a relative,
11 employee, or attorney of any of the parties or a
12 relative or employee of either counsel, and that
13 I am in no way interested directly or indirectly
14 in this action.

15
16
17 

18
19 Vera T. Sitze, RPR

20
21
22 My commission expires July 31, 2014
23
24



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