

**In The Matter Of:**

*Delaware Department of Transportation*

*Contract No. T201280103.01*

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*Pre-Bid Meeting*

*June 11, 2015*

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*Wilcox & Fetzer, Ltd.*

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STATE OF DELAWARE  
DEPARTMENT OF TRANSPORTATION

IN RE: BID PROPOSAL :  
FOR CONTRACT T201280103.01:  
MIDDLETOWN CREW QUARTERS :  
AND MAINTENANCE SHOP :

Pre-Bid Meeting taken pursuant  
to notice at the offices of Delaware  
Department of Transportation, 800 Bay Road,  
Bidder's Room, Dover, Delaware, beginning at  
2:00 p.m., on Thursday, June 11, 2015, before  
Gloria M. D'Amore, Registered Professional  
Reporter and Notary Public.

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APPEARANCES :

ON BEHALF OF THE STATE OF DELAWARE  
DEPARTMENT OF TRANSPORTATION:

ROBERT A. KOVACS, CONTRACTS COORDINATOR

EDWIN TENNEFOSS, STATE-WIDE SUPPORT  
SERVICES ENGINEER

TAYLOR KING

1 MR. KOVACS: Good afternoon,  
2 everyone. My name is Bob Kovacs. I'm a  
3 Contract Coordinator here at DelDOT.

4 This is a mandatory Pre-Bid  
5 Meeting. We're going to be going over  
6 Contract No. T201280103.01, Middletown Crew  
7 Quarters and Maintenance Shop.

8 Because it's a mandatory Pre-Bid  
9 Meeting, I've got a sign-in sheet going  
10 around. So, please, everybody, make sure you  
11 sign in.

12 If your information is not  
13 filled out, you won't be allowed to submit  
14 your bids. So, everybody just, please, sign  
15 in.

16 Before I turn it over to the  
17 Project Managers, I just want to go over a few  
18 things regarding the bid proposal itself just  
19 to make sure we're all on the same page.

20 I just want to remind everyone  
21 that the bidders must be registered with  
22 DelDOT and request a CD of the official plans  
23 and specifications in order to submit a bid.

24 Questions -- we'll do our best



1 to answer any questions that we can today,  
2 obviously. If you think of anything after the  
3 meeting or in the days to come, we ask that  
4 you submit your questions to our DOT-Ask  
5 website. I have that up here. I'm sure most  
6 of you have it. Then that way, we can ask  
7 your question and post it for everyone to see.

8 If you have any questions today  
9 at the meeting, we ask that you state your  
10 full name, where you're from and then ask your  
11 question.

12 This particular project has  
13 break-out sheets. Break-out sheets must be  
14 submitted either with your bid documents or  
15 within seven calendar days following the bid  
16 due date.

17 This project also incorporates  
18 an Appendix A Technical Specification, which  
19 is part of the contract.

20 Appendix A contains additional  
21 specification required for this project, and  
22 we have that posted on our bids dot Delaware  
23 dot gov website.

24 We also have the bid proposal on



1 the second to last page, a listing of our  
2 subcontractors. Obviously, that page is  
3 blank. So, Delaware code requires us to come  
4 up with a list of subcontractor categories.  
5 So, we have to do that at some point today.

6           Once we come up with the list,  
7 I'll write them down, and then we'll post them  
8 on our website. And then you'll just need to  
9 go to the website and print off that form,  
10 fill it out completely and submit it with all  
11 of your other documents for this particular  
12 bid.

13           Does everybody understand that?  
14 Pretty simple.

15           That's all I have. I would like  
16 to turn it over to our Project Managers for  
17 any questions.

18           MR. TENNEFOSS: I guess we'll  
19 first start with, my name is Edwin Tennefoss.  
20 I'm the State-wide Support Services Engineer  
21 here at DelDOT. I oversee the Facilities  
22 Improvements Program.

23           This particular project is,  
24 basically, the construction of a new crew



1 quarters building, which is, roughly, 3,000  
2 square feet or so at our Middletown yard,  
3 maintenance yard. And then it also includes  
4 the associated site work that goes with that,  
5 which is some waterlines, water and sewer  
6 connection, a little bit of paving restoration  
7 and then some stormwater work. But primarily,  
8 the bulk of the work is the building itself.

9 And, I guess, that's really all  
10 I got, unless you guys have any additional  
11 questions to go with it.

12 MR. CHUCK WARE: Chuck Ware with  
13 Kent Construction.

14 COURT REPORTER: W-A-R-E?

15 MR. WARE: Yes. W-A-R-E.

16 This thing is due on the 7th,  
17 which, not to belittle anybody, but it falls  
18 after the Fourth of July weekend.

19 We've already got a request for  
20 subs out. And we're getting back that the  
21 time frame is really going to jam people up  
22 with taking off before Fourth of July, coming  
23 back late.

24 Is there any way we can get the



1 bid day on this bumped back a week? Please.

2 Pretty, please.

3 MR. KOVACS: We can address it.

4 It's up to you.

5 MR. TENNEFOSS: Realistically  
6 it's going to get pushed back with the  
7 Addendum anyway. We'll make it a minimum of a  
8 week later. But it will be officially  
9 addressed in the Addendum. But most likely,  
10 it will probably be the 14th, whatever that  
11 Tuesday, I'm assuming a Tuesday.

12 MR. WARE: And I'm assuming that  
13 it's scale wages. I didn't see it anywhere in  
14 the specs?

15 MR. TENNEFOSS: Yes, it is.  
16 Just State, State scale.

17 MR. WARE: Permits and fees are  
18 owed by?

19 MR. TENNEFOSS: The fees  
20 themselves will be just a direct  
21 reimbursement. But the contractor will be  
22 responsible for getting permits. And then you  
23 can submit those for reimbursement, and we'll  
24 pay those.



1 Don't include that in the cost  
2 of the bid at all. We will reimburse that and  
3 do it as a change order.

4 MR. WARE: You're going to put  
5 that in writing.

6 Right?

7 MR. TENNEFOSS: It is official  
8 now. It's in the Addendum.

9 MR. BILL BOOTH: Bill Booth,  
10 Commonwealth Construction.

11 Self performance clause, I  
12 assume is the standard DelDOT 50 percent.

13 At this point, can I propose  
14 since it's a general contractor's scope that  
15 it be reduced to ten percent?

16 MR. KOVACS: We can address that  
17 in the questions and answers. We'll post  
18 that.

19 MR. TENNEFOSS: Yes. We are  
20 okay with ten percent.

21 MR. BOOTH: Is this a  
22 state-funded project or federally-funded  
23 project?

24 MR. TENNEFOSS: State. One



1 hundred percent State.

2 MR. BOOTH: Is there a minority  
3 participation clause or any good faith effort  
4 required for the submission?

5 MR. KOVACS: Are you referring  
6 to the DBE?

7 MR. TENNEFOSS: There's no  
8 requirement.

9 MR. KOVACS: No. Not for this  
10 contract, State contract.

11 MR. TENNEFOSS: They don't have  
12 to have good faith --

13 MR. KOVACS: At all.

14 MR. TENNEFOSS: -- good faith  
15 effort. Right?

16 MR. KOVACS: It's State.  
17 They're good.

18 MR. BOOTH: Typically when it is  
19 State.

20 MR. TENNEFOSS: Right.

21 MR. KOVACS: I'll double check  
22 that. Ninety-nine percent sure.

23 MR. TENNEFOSS: Okay. Yes. I'm  
24 pretty sure it's not. We don't typically in



1 ours. I just can't remember if we had to have  
2 the good faith effort.

3 We would encourage you to seek  
4 out minority businesses, but I don't know that  
5 there's any requirement for that.

6 MR. BOOTH: CCR. Who is  
7 responsible for CCR? Is the Department going  
8 to handle that?

9 MR. TENNEFOSS: The Department  
10 will handle that. We've already gotten a  
11 price from the consultant on board.

12 MR. BOOTH: Can you describe a  
13 little bit about the building, how it is  
14 constructed?

15 MR. TENNEFOSS: It is a wood  
16 frame construction. I'm trying to think.  
17 Should have brought the plans down with us.  
18 It has a little bit of a split-face block down  
19 at the bottom, vinyl siding. Shingle roof.  
20 It's, basically, going to be very similar to  
21 any of our -- if you go up North, you can look  
22 at the one our Talley yard or Magnolia, or  
23 there is one currently being built in  
24 Bridgeville. It is going to be very similar



1 to any of our current ones at our maintenance  
2 facilities.

3 MR. BOOTH: Okay.

4 MR. TENNEFOSS: As far as inside  
5 -- I'm trying to think -- basically, kind of  
6 like building a house, to be honest with you.

7 MR. WARE: You said Bridgeville  
8 is in construction now?

9 MR. TENNEFOSS: Yes. It is not  
10 the exact same, because some of their design  
11 requirements were a little different between  
12 Bridgeville and Middletown. But the layout  
13 and stuff is pretty much the same.

14 MR. KOVACS: Does anybody have  
15 anything else?

16 MR. TENNEFOSS: The contract  
17 expiration is 250 days. At this point, we  
18 would also anticipate starting construction  
19 soon after the bid is opened. Or, basically,  
20 as soon as we can get the paperwork all  
21 finalized, and we would go ahead and start  
22 construction.

23 MR. BOOTH: Is water a private  
24 tie in the owner's side of the waterline, or



1 are we tying into it?

2 MR. TENNEFOSS: You are  
3 connecting to the Town of Middletown.

4 MR. BOOTH: Who is responsible  
5 for those fees and any work that's inside the  
6 right-of-way?

7 MR. TENNEFOSS: What fees?

8 MR. BOOTH: Typically, utility  
9 companies will require a fee, or they will  
10 assess the value of the work in the  
11 right-of-way directly to the owner. It's  
12 almost impossible for the contractor to  
13 determine those costs prior to bid.

14 MR. TENNEFOSS: The only fee  
15 should be our impact fees, and we would pay  
16 that. This isn't Artesian. This is the Town  
17 of Middletown. Going over and connecting in,  
18 the right-of-way is part of this contract.

19 MR. BOOTH: It is.

20 MR. TENNEFOSS: Same with the  
21 sewer. It's a jack and bore for both  
22 connections. Waterline has one jack and bore,  
23 and then there's a jack and bore for the  
24 sewer, and the connection I think is a



1 ten-inch line for the Town and then tying into  
2 the manhole for the sewer.

3 MR. BOOTH: So, it's atypical of  
4 other utility companies who will handle all of  
5 that work within the right-of-way?

6 MR. TENNEFOSS: I've never known  
7 a utility company to do it other than  
8 Artesian.

9 MR. BOOTH: Okay.

10 MR. TENNEFOSS: Most towns, most  
11 towns you connect in.

12 MR. BOOTH: Okay.

13 MR. TENNEFOSS: I'm sure they  
14 will have an inspector or somebody there to  
15 make sure to meet their codes.

16 MR. BOOTH: Is that Route 71?

17 MR. TENNEFOSS: Yes.

18 MR. KING: Summit Bridge Road.

19 MR. DAVID ZARATE: David Zarate.

20 I want just to confirm, it is  
21 250 calendar days?

22 MR. TENNEFOSS: Yes.

23 MR. ZARATE: You said you wanted  
24 to award it fairly quickly.



1                   How long will it take you to  
2 award it?

3                   MR. TENNEFOSS: We have 30 days  
4 to award it. We're not looking to sit on it.  
5 I would imagine starting -- until all of the  
6 paperwork is done and preconstruction -- I  
7 would imagine starting September, late  
8 September, mid to late September.

9                   MR. KOVACS: I know you guys  
10 have -- when it's awarded, you have 20 days to  
11 get all of your paperwork back to us.  
12 Obviously, the sooner you can do that, the  
13 sooner we can get it rolling. Some people sit  
14 on it and take the full 20 days.

15                  MR. WARE: Any liquidated  
16 damages?

17                  MR. TENNEFOSS: Yes.

18                  MR. KOVACS: I don't remember.

19                  MR. TENNEFOSS: It should be  
20 spelled out in there somewhere.

21                  MR. WARE: Okay.

22                  MR. TENNEFOSS: I think it is  
23 the standard DelDOT liquidated damages.

24                  MR. BOOTH: It's, probably, in



1 Section 100.

2 MR. WARE: I can hunt it down.

3 MR. KOVACS: Can't remember it.

4 MR. BOOTH: It's a graduated  
5 scale?

6 MR. TENNEFOSS: Yes. I think it  
7 depends on the value of the contractor or  
8 something. So, to bid it cheap, liquidated  
9 damages is pretty...

10 MR. BOOTH: Testing, who is  
11 going to provide testing for the contract? Is  
12 that something DelDOT is going to handle?

13 MR. TENNEFOSS: What kind of  
14 testing?

15 MR. BOOTH: Quality control  
16 testing.

17 MR. TENNEFOSS: Yes. DelDOT  
18 will handle that. That's what we're doing at  
19 the other place.

20 Right?

21 MR. KING: Yes.

22 MR. KOVACS: Is there anything  
23 else? Double checking before I ask the  
24 question, regarding the categories we need to



1 come up with or collectively as a group.

2 MR. BOOTH: I have a proposed  
3 list.

4 Site work, concrete, masonry,  
5 carpentry, roofing, electrical, plumbing,  
6 HVAC.

7 MR. WARE: No paving?

8 MR. BOOTH: Site work.

9 MR. WARE: Just checking.

10 MR. KOVACS: Can you say them  
11 again? I need to write these down.

12 MR. BOOTH: Site work, concrete,  
13 masonry, carpentry, roofing, electrical,  
14 plumbing, HVAC.

15 MR. KOVACS: Is everybody good  
16 with those? I just want to make sure.

17 MR. ZARATE: Specifications.

18 MR. KOVACS: For the categories  
19 for the subcontractor.

20 Does anybody else have anything  
21 else?

22 Do the Project Managers have  
23 anything to add?

24 MR. KING: Just a second. No.



1 That's it.

2 MR. KOVACS: All right. Then if  
3 there is nothing else, that's it. That  
4 completes the meeting.

5 Everyone, please make sure you  
6 sign in. Thank you very much.

7 (The Pre-Bid Meeting was  
8 concluded at, approximately, 2:17 p.m.)

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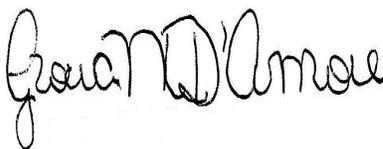
1 State of Delaware:

2 New Castle County:

3  
4 CERTIFICATE OF REPORTER

5  
6 I, Gloria M. D'Amore, Registered  
7 Professional Reporter and Notary Public, do  
8 hereby certify that the foregoing record,  
9 Pages 1 to 18 inclusive, is a true and  
10 accurate transcript of my stenographic notes  
11 taken on Thursday, June 11, 2015, in the  
12 above-captioned matter.

13 IN WITNESS WHEREOF, I have hereunto set  
14 my hand and seal this 16th day of June, 2015,  
15 at Wilmington.

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20 GLORIA M. D'AMORE, RPR

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