

**In The Matter Of:**  
*Smyrna Rest Area Bathroom Renovations Project*

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*DelDot*  
*August 31, 2016*

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THE STATE OF DELAWARE  
DEPARTMENT OF TRANSPORTATION

IN THE MATTER OF: :  
: :  
Pre-Bid Meeting for :  
Contract T201680108.01, :  
Smyrna Rest Area Bathroom :  
Renovations Project :

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Smyrna Rest Area  
5500 DuPont Parkway  
Smyrna, Delaware 19977

Wednesday, August 31, 2016  
1:00 p.m.

.. . . . .

BEFORE: Robert Kovacs, Contracts Coordinator

.. . . . .

-- Transcript of Proceedings --

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

1 MR. KOVACS: Hey, before we get  
2 started, everyone, just as a reminder, when you have  
3 a question, please state your name, who you  
4 represent, and ask your question so we can get a  
5 good recording of it. And I just ask that you do  
6 that every time you have a question.

7 All right. I'm ready when you are.  
8 Good afternoon, everyone. My name is Bob Kovacs.  
9 I'm a Contracts Coordinator with DelDOT.

10 This is a pre-bid meeting for  
11 Contract Number T201680108.01. This is the Smyrna  
12 Rest Area Bathroom Renovations Project.

13 I have my sign-in sheet going around,  
14 so I ask that everybody please sign in and fill out  
15 all the information, and just write it as neat as  
16 you can. I will appreciate that.

17 If any questions come up after the  
18 meeting that you guys, you know, think of, just I  
19 ask that you send them to our dot-ask, our e-mail  
20 address. If you don't have it, I have it here. And  
21 that way we can review the question, answer it in a  
22 post for everyone -- so everyone has all the same  
23 information.

24 Before I hand it over to the project



1 manager, there's just a few things I want to go over  
2 from a contracting standpoint.

3 The first is everyone is aware of our  
4 drug testing program; is that correct? I don't need  
5 to go over anything, or it's all pretty -- all  
6 right. (Everyone nodding heads)

7 There is a -- well, this particular  
8 project incorporates an Appendix A, Technical  
9 Specifications, which is posted on the web, so I'm  
10 sure you know about it. So I'm just reiterating  
11 just to take a look at that when you get a chance,  
12 if you haven't already.

13 Our bid forms: As a reminder, I  
14 think that this project -- I think it's only one.  
15 Yeah, there is only one bid item for this one. But  
16 I ask that you don't leave anything blank on our bid  
17 form. Don't put a zero. You know, put a number  
18 other than zero. And please make sure you type  
19 everything. You know, just use the EBS file that  
20 came with the project.

21 We have a drug affidavit form in the  
22 proposal, itself, that must be filled out,  
23 notarized. And please submit that with your bid,  
24 as well as we will need an affidavit for any



1 subcontractors, as well. So not only yourself at  
2 the time of bid opening, but any subcontractors that  
3 you might have.

4 As a reminder on our certification  
5 page, we have got our certification information,  
6 addendum acknowledgment, final questions and answers  
7 date, and a bid bond, as well as an affirmation  
8 page. I'm sure you guys are all familiar with it.

9 All those forms are at the end of the  
10 proposal. And, just as a reminder, to fill them out  
11 completely, and they all must be returned with your  
12 bid.

13 Anything that needs to be notarized,  
14 you know, make sure it gets notarized.

15 Since we are altering a building,  
16 Delaware Code states that we need to come up with  
17 subcontractor categories for this project. I'm sure  
18 you guys are all familiar with this. Correct?

19 So what will happen is we will come  
20 up with a listing of categories. And then, once we  
21 have that listing, I will go back to the office in  
22 the next couple of days, I'll do up an addendum, and  
23 I'll post those categories on our website.

24 Just print off that form. Make sure



1 you fill out that form completely of subcontractor  
2 categories, and then submit that with your bid,  
3 as well. Like I said, I will post that as an  
4 addendum on the web so you guys can all just grab it  
5 there.

6 And that's all I really have. We can  
7 come up with the categories now, or I can have the  
8 project manager go over the project first, whatever  
9 you guys prefer. Maybe we should talk about it  
10 first.

11 MR. SCHLITTER: All right. That's  
12 fine. I'm Matt Schlitter, the project manager. I'm  
13 from Central District Maintenance and Operations.  
14 I'm kind of running the project for our facilities  
15 group.

16 Um, it's a pretty straightforward  
17 project. It's just bathroom renovations. The  
18 biggest thing as far as this is ADA upgrades. So we  
19 are trying to add an ADA stall, so that's why all  
20 the toilets are shifting.

21 So it's all new fixtures,  
22 countertops. Um, right now internally there is no  
23 air conditioning in the bathrooms, so adding air  
24 conditioning and upgrading LED lighting. So it's,



1 what, a 180-day contract, I believe? You didn't  
2 mention that.

3 MR. KOVACS: I didn't, but it is.  
4 Correct.

5 MR. SCHLITTER: And did you mention  
6 the trade? Did you put that on there, the trade?  
7 We are supposed to put that on this contract, that  
8 special trays thing.

9 MR. KOVACS: You are talking about  
10 the draft terminal?

11 MR. SCHLITTER: Yeah, draft terminal.

12 MR. KOVACS: Hmm. I don't see it.  
13 If we need it, I will have to do an addendum. I  
14 thought -- I thought you mentioned that originally.

15 MR. SCHLITTER: No. We are going to  
16 put it on this one, since it has so much different  
17 crafts.

18 MR. KOVACS: I'll do an addendum.

19 MR. SCHLITTER: But the plans weren't  
20 very specific.

21 We do need to maintain one bathroom,  
22 so a man's and a woman's bathroom at a time. We  
23 can't go ripping both sets of bathrooms up at one  
24 time. So that needs to be staged. Just to make



1 that clear. There always has to be access to a  
2 men's and women's bathroom so we can stay in  
3 operation, of course.

4 So, other than that, I don't have  
5 anything else.

6 MR. KOVACS: Does anyone have any  
7 questions regarding the project?

8 MR. SCHLITTER: We can do a  
9 walk-through if everybody would want to do that.

10 MR. SCARANGELLI: Jeff Scarangelli,  
11 General Builders, Newark, or general contractor.

12 I didn't notice any floor  
13 replacement. It seems to be that the tile is  
14 existing to remain?

15 MR. SCHLITTER: All the tile is  
16 supposed to remain.

17 MR. SCARANGELLI: In the event that  
18 we are shifting water closets, what do we do about  
19 repairing it?

20 MR. SCHLITTER: Um, just make it  
21 blend the best you can.

22 MR. SCARANGELLI: All right.

23 MR. SCHLITTER: Try to match the  
24 tile. I mean, that came up with the wall, too, with



1 the toilets, you know, how that's going to look.  
2 And that's the decision that we made.

3 MR. SCARANGELLI: Thank you.

4 MR. SCHLITTER: Uh-huh.

5 MR. KOVACS: Anybody else have any  
6 other questions?

7 Okay, then, since nobody has any  
8 questions, at this point then I would like to come  
9 up with our list of subcontractor categories. Right  
10 now I have got plumbing and electrical. Does  
11 anybody want to add to that, take away from that?

12 MR. SCHLITTER: HVAC.

13 MR. KOVACS: HVAC. So I have HVAC,  
14 plumbing, and electrical. For the group of  
15 contractors that are here, we all need to be -- we  
16 all need to give a thumbs-up on this -- well, you  
17 guys do collectively as a group.

18 So does that sound good? Does  
19 anybody want to add to, take away from those three  
20 categories? Is everyone in the room good with the  
21 three categories.

22 (Everyone is saying yes or nodding heads.)

23 MR. KOVACS: Okay. Thank you.

24 The only other thing I have is I just



1 want to reiterate and make sure everyone signs on my  
2 sign-in sheet, which the gentleman to my left has  
3 right now. So if you haven't signed in, please make  
4 sure you sign in on that sheet for me.

5 Other than that, does anybody -- one  
6 last call. Any other questions before you guys are  
7 able to look at the restrooms? Matt, do you have  
8 anything?

9 MR. SCHLITTER: No.

10 MR. KOVACS: All right. Then our  
11 meeting is adjourned. Thank you all for coming.  
12 Appreciate it.

13 (Concluded at 1:12 p.m.)  
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CERTIFICATE

I, Lorena J. Hartnett, a Notary Public and Registered Professional Reporter, do hereby certify that the foregoing is an accurate and complete transcription of the proceeding held at the time and place stated herein, and that the said proceeding was recorded by me and then reduced to typewriting under my direction, and constitutes a true record of the testimony given by said witnesses.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office on this 10th day of September 2016.



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Lorena J. Hartnett  
Registered Professional Reporter



<b>A</b>	4:6 <b>Anybody (4)</b>	<b>blank (1)</b> 3:16	<b>coming (1)</b> 9:11
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<b>Z</b>			
<b>zero (2)</b> 3:17,18			
<b>1</b>			
<b>1:12 (1)</b> 9:13			
<b>180-day (1)</b> 6:1			