

In The Matter Of:
DelDOT - Pre-Bid Meeting

Project No. T201780104.01
March 2, 2017

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STATE OF DELAWARE

DEPARTMENT OF TRANSPORTATION

IN RE: :
:
BID PROPOSAL FOR :
CONTRACT T201780104.01:
ADA UPGRADES FOR BEAR :
BATHROOM/SHOWERS :

Pre-Bid Meeting taken pursuant to notice at the State of Delaware Department of Transportation, Canal District Administration Building, 250 Bear-Christiana Road, Bear, Delaware, beginning at 2:00 p.m., on Thursday, March 2, 2017, before Gloria M. D'Amore, Registered Professional Reporter and Notary Public.

- - -

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APPEARANCES :

On behalf of the State of Delaware
Delaware Department of Transportation:
ROBERT A. KOVACS, CONTRACTS COORDINATOR
JEFFREY ARMSTRONG, P.E.

1 MR. KOVACS: Good afternoon,
2 everybody.

3 My name is Bob Kovacs. I'm a
4 Contracts Coordinator here with DelDOT.

5 I have the sign-in sheet going
6 around right now. I would just ask that you
7 fill it out completely and write as neat as
8 you can, I would appreciate it.

9 If you have any questions that
10 come up once you leave, the meeting is
11 adjourned, I would just ask that you send them
12 to our dot ask E-mail box. I have the address
13 right here if you need it, or if you don't
14 already have it.

15 Before I hand the meeting over
16 to the Project Manager, there are just a few
17 things I need to go over real quick.

18 We have two bidders' notes
19 regarding this contract that I just wanted to
20 reiterate.

21 Bidder's Note No. 12 mentions
22 the Appendix A Technical Specifications. So,
23 I just wanted to bring that to your attention.
24 That's posted on our website.



1 And then Bidder's Note No. 13
2 just talks about the different manufacturers
3 in that Technical Specification and the
4 instructions to follow that if you want to
5 submit for an approved equal.

6 So, like I said, I just wanted
7 to bring that to your attention.

8 Our bid forms, as a reminder,
9 and we only have two, I think for this
10 particular project, there are only two items.
11 But still I'll ask that you don't leave any
12 bid amounts blank. Do not put a zero in any
13 column. Please put a number other than zero.
14 And as a reminder, all of the figures need to
15 be typewritten.

16 Also, I just wanted to point
17 out, we have a few forms. We have our
18 Affidavit of Employee Drug Testing Program
19 Form. We have our certification page, our
20 affirmation page and bid bond paperwork. I
21 just ask that you fill that out completely and
22 properly. Anywhere that needs to be signed,
23 just please sign, or anything that needs to be
24 notarized, that you notarize that, and all of



1 that information needs to be turned in with
2 your bid.

3 This particular project we're
4 going to have to come up with a list of
5 subcontractors.

6 Once we come up with the
7 categories, I'll put them on our website, and
8 I'll try to do that in the next few days,
9 Monday by the latest. And then just go on our
10 website and grab that form so you guys can
11 fill that out and submit that with your bid as
12 well.

13 And I ask regarding the list of
14 subcontractor categories, that form itself,
15 just as a reminder, please don't add anything,
16 or delete anything, or leave anything blank.
17 Just fill that form out. Whatever categories
18 we come up with, just to fill in the blanks,
19 which is, basically, the subcontractor,
20 whoever that's going to be and their address,
21 city and state. I just ask that you don't
22 alter that.

23 So, I'm thinking what we're
24 going to do right before I turn it over to



1 Jeff here, we'll have our meeting. It
2 shouldn't take too long. Then we're going to
3 take a break, we're going to pause and let you
4 guys go walk through the bathrooms that we're
5 looking to get renovated, and then come back
6 and resume and try to answer any questions
7 that you may have. That will be the gameplan.

8 And then at that time, once you
9 guys come back, we'll attempt to come up with
10 our subcategory listings.

11 So, at this time, I would like
12 to turn the meeting to our Project Manager.

13 Take it away, Jeff.

14 MR. ARMSTRONG: I'm Jeff
15 Armstrong. I work the Statewide Support
16 Services DelDOT, down at Dover Admin Building.

17 We're looking at updating an
18 aged facility, the bathrooms. We want to
19 provide adequate space for the women's shower
20 and bathroom in one area, Area 10, which is
21 the shop area. And we want to upgrade
22 everything to ADA requirements.

23 There's a couple of things that
24 we would like to talk about.



1 Would there be any objection to
2 reducing the time to complete to four months
3 or about 120 days? Think about that. We can
4 talk about that after you've walked through
5 and looked at the shop and looked at the jobs
6 and the different bathrooms. Just bring that
7 up. I'll raise that later.

8 We also are going to need to
9 talk about necessary trades, subcontractors.
10 I believe this is primarily, in my opinion,
11 plumbing, electrical, HVAC. There is some
12 incidental concrete work for the drains and
13 some incidental drywall drop ceiling work.

14 Just want to mention that we
15 have had some recent problems with a sewerage
16 line here and a bathroom trailer was brought
17 in. We will provide the bathroom trailer.
18 That will not be a part of this contract.
19 Just so you know.

20 We think we would like to stage
21 this job, since we have to be able to use the
22 other bathroom, certain parts certain times,
23 we would like to do what we call the Area 10
24 bathrooms. That has a shower, bathrooms,



1 women's and men's, and do that first once this
2 is awarded.

3 And after that, we thought we
4 would do the Public Works, which is in the
5 front of the building, and then follow that up
6 with the Traffic area, which is in the back of
7 the building.

8 But there is no reason we can't
9 do all of that, those two groups at the same
10 time. That's another reason we would like to
11 reduce the overall time to 120 days or about
12 four months.

13 Two other notes. We have had a
14 few questions. And just so you know, Bob
15 already mentioned it, if you have questions,
16 make sure you submit it following the
17 instructions on the advertisement bid page.
18 It's dot-ask at state.de.us. That's the only
19 way we're going to address questions.

20 There may be questions when we
21 walk through the building today. Make sure
22 you put them in writing and send them to us so
23 that we can capture it and provide it to
24 everybody.



1 But of the three questions we've
2 already received, just want to comment, there
3 was a question about the thickness of the
4 concrete slab in the bathrooms. We don't know
5 how thick it is. Honestly doubt that it
6 exceeds six inches. It might only be four
7 inches. It might be eight inches.

8 Bid the job. You'll have to bid
9 to compete. It's not going to be a change if
10 it's eight inches instead of six, or we don't
11 get a credit if it's four inches instead of
12 six.

13 So, do your best. Sharpen your
14 pencils. Give us your best bids.

15 There was one other question
16 about -- we had this internally. I think it's
17 the Drainage Waste Vent. Somebody had asked a
18 question.

19 Can Schedule 40 PVC be used for
20 all DWV piping below and above slab? And
21 we're saying no. But then we started
22 thinking, Well, DWV could be a category,
23 Drainage Waste Vent, or it could just be a DWV
24 PVC pipe, which we won't accept below grade.



1 Our AE firm is represented here
2 today by Grant Kruppenbacher.

3 And Grant, is there anything
4 else that I need to add on that for
5 clarification?

6 MR. KRUPPENBACHER: I don't
7 think so.

8 In the response, the underground
9 piping cannot be Schedule 40. Above ground
10 piping could be similar.

11 MR. ARMSTRONG: Okay. Hopefully
12 that's clear.

13 MR. VANDEGRIFT: Ken Vandegrift
14 from C&D.

15 Didn't the spec ask for Foam
16 Core? I thought I read the spec said Foam
17 Core Schedule 80 underground plastic.

18 MR. KRUPPENBACHER: Underground
19 could be Schedule 80.

20 MR. VANDEGRIFT: But Foam Core?

21 MR. KRUPPENBACHER: I believe it
22 says Cellular Core. Yes.

23 MR. ARMSTRONG: That's
24 everything I had on my list. There may be



1 questions. I don't know if we want to go
2 ahead and take the tour through the bathrooms
3 now.

4 We're not going to answer a lot
5 of questions. We're just going to show you
6 where they are. And then when we come back,
7 we can talk about if you need more time to
8 look at them -- how we can do that.

9 MR. KOVACS: Does anybody have
10 anything they would like to ask now, or would
11 you rather go look first and come on back?

12 MR. CAPALDI: Scott Capaldi from
13 Critical Design.

14 So, the Schedule 40 would be
15 above grade?

16 MR. KRUPPENBACHER: Yes.

17 MR. VANDEGRIFT: Cast iron -- no
18 up underground.

19 Is that what you're looking for?

20 MR. KRUPPENBACHER: The specs
21 define that.

22 MR. CANNING: Kevin Canning.

23 Can you make sure they're clear
24 on the phasing, the Area 10 one together and



1 then you said combine those two groups? I
2 think you meant the Public Works and Traffic
3 can be the same, not at the same time.

4 MR. ARMSTRONG: Yes. I'll
5 repeat this one more time.

6 There are three areas where we
7 have bathrooms. We have a men's and women's
8 bathroom, in the front of the building, which
9 is the Public Works Area. We have a men's and
10 women's bathroom with showers back in the
11 shops. They'll use those showers during the
12 winterstorm efforts and any time they have a
13 storm and have to work 24-hour shifts.

14 And then there's one more
15 bathroom, which is co-ed, I guess, whatever,
16 back in the Traffic area in the back of the
17 building.

18 Our priority is to take care of
19 the men's and women's bathroom/showers in the
20 shop area. We call it Area 10, but it's the
21 shop area. You'll understand when you see it.

22 Once that's done, we thought we
23 could have people use either the bathroom
24 trailer or some of the other bathrooms in the



1 front and the back. Once that's done, we will
2 remove the bathroom trailer, and we're
3 probably just going to stay with using the
4 bathrooms that are finished, the shop
5 bathrooms, or they can always go across the
6 street. We haven't decided yet. That's not
7 your concern.

8 Once the men's and women's
9 bathroom showers from the shop are done, then
10 we have the other two areas, Traffic and
11 Public Works, they can be done at the same
12 time.

13 Originally, we thought we would
14 do bathroom showers in the shop, then we would
15 go to Public Works, then we finally go to
16 Traffic, but I don't think that's necessary.
17 I think we can do the big bathroom showers in
18 the middle and go do the rest of them. The
19 rest of them can be done simultaneously, but
20 you can't do all three areas simultaneously.

21 Is that clear enough?

22 MR. CANNING: That's clear
23 enough to me.

24 MR. ARMSTRONG: I beat it to



1 death.

2 MR. KOVACS: Any other questions
3 right now?

4 MR. BOOTH: Bill Booth.
5 Commonwealth Construction.

6 Is the 51 percent self
7 performance clause in effect for this
8 contract?

9 MR. KOVACS: No.

10 MR. BOOTH: So, we don't need to
11 discuss it?

12 MR. KOVACS: Well, I mean,
13 instead of the 50 percent --

14 MR. BOOTH: Ten percent?

15 MR. KOVACS: Sure. Yes.

16 MR. ARMSTRONG: If there are no
17 other questions, and I don't want to rush
18 anybody, we can go across the street and walk
19 through and I can show you where the bathrooms
20 are. This is a rather large group.

21 MR. KOVACS: We can pause right
22 now. Say, we reconvene in 30 minutes. Is
23 that enough time, or no? We can come back at
24 quarter til three, and we can try to answer



1 any questions. If there are too many, I'll
2 probably just say submit them to our website.
3 The easy ones we can answer. We will do our
4 best to answer all we can. How about that?
5 Let's pause right now, and we will reconvene
6 at 2:45.

7 (Off the record at
8 approximately, 2:15 p.m.)

9 MR. KOVACS: Let's go back on
10 the record.

11 (Back on the record at,
12 approximately, 2:55 p.m.)

13 MR. KOVACS: Right now we will
14 reconvene.

15 And I'll ask, does anybody have
16 any questions that we can try to answer?

17 MR. CAPALDI: Scott Capaldi from
18 Critical Design Construction.

19 If we wanted to come back
20 through for subsequent visits, can we schedule
21 with a specific individual?

22 MR. KOVACS: Yes.

23 MR. ARMSTRONG: You can probably
24 coordinate through me. I will make



1 arrangements, and we can have somebody meet
2 you here.

3 MR. KOVACS: How do you want to
4 do it, Jeff? Do you want to give out a number
5 right now?

6 MR. ARMSTRONG: I don't have a
7 number right now. I'll write that down,
8 that's a question, who do we contact.

9 MR. KOVACS: Let's do this then.

10 MR. ARMSTRONG: Right now, my
11 number is the one you would call. But I would
12 end up calling somebody up here.

13 MR. KOVACS: Let's do this.
14 Let's make it easy.

15 I got to put out this addendum
16 in a couple of days anyway. With the
17 addendum, I'll have a contact person name and
18 number for you guys to get ahold of to
19 schedule a walkthrough.

20 Does that sound good?

21 Any other questions?

22 MR. CAPALDI: Scott Capaldi.

23 The only thing I had was about
24 the asbestos report.



1 Anything on file in the areas
2 for the areas that we are working in.

3 MR. ARMSTRONG: I don't know.
4 I'll look. So, that's a question for me.

5 I have a question. Jeff
6 Armstrong.

7 We said 180 days. You've taken
8 a look. How long do you think it will really
9 take? Can it be done in 120 days? Is that a
10 reasonable amount of time if we retrack that
11 creative performance to 120? Does anybody
12 have a problem with that?

13 MR. BOOTH: Bill Booth.
14 Commonwealth Construction.

15 The bid form, does it have in
16 there the counter days we say, as the bidder,
17 it will take to do the job? Sometimes it's
18 how the State projects are done.

19 MR. ARMSTRONG: Are we giving
20 you an opportunity to state that in your
21 proposal?

22 MR. BOOTH: Yes. That's my
23 question.

24 MR. KOVACS: Yes. That's the



1 bid forms. He's asking for bid forms. No.
2 It's on the --

3 MR. ARMSTRONG: It's right on
4 the cover 180 days. If there's something that
5 they can identify --

6 MR. KOVACS: That would be part
7 of the addendum. If we change that from 180
8 to 120 which is -- include that in the
9 addendum and post it and put it on this one
10 for everyone to see.

11 Is that something that is
12 feasible?

13 MR. BOOTH: It's reasonable.
14 Seems reasonable.

15 MR. BRACKIN: Brandon Brackin
16 General Builders.

17 Weekend hours, are they
18 available at all, or no?

19 MR. KOVACS: That would be --

20 MR. ARMSTRONG: Well, we can
21 raise the issue.

22 MR. BRACKIN: It would make the
23 time line shorter.

24 MR. ARMSTRONG: We can answer in



1 the addendum.

2 I did talk to the manager of the
3 Traffic area, and he said they have a lot of
4 expensive equipment back there. They prefer
5 to have somebody there when you work in that
6 area. That's that small bathroom that would
7 be demoed, and then you go across the hallway.
8 They work seven to four.

9 MR. BRACKIN: On Saturday, or
10 just Monday through Friday?

11 MR. ARMSTRONG: They work seven
12 to four, Monday to Friday.

13 MR. KOVACS: You're asking about
14 weekends?

15 MR. ARMSTRONG: I would have to
16 check on that.

17 MR. KOVACS: I'll put it in the
18 addendum.

19 Does anybody have anything else?

20 MR. BRACKIN: Just one more
21 quick question.

22 Just in case it's needed, is
23 there an attic or roof access from the inside,
24 or do you have to go outside on a ladder?



1 MR. ARMSTRONG: No. That area
2 over there, we didn't really talk about this
3 much. You're on the first floor. Second
4 floor, quite often, is wide open space.

5 Originally they were set up as
6 bays for repairs. And there's a wash bay on
7 the other end. I know there's access inside
8 the building to get in there. There are a
9 couple of different places.

10 MR. BRACKIN: To get on the roof
11 itself?

12 MR. ARMSTRONG: That I don't
13 know about.

14 Do you need to get on the roof?

15 MR. BRACKIN: I didn't look at
16 these plans that closely yet. I don't know if
17 there are any vents up there that we would
18 have to get up there and flash.

19 MR. KOVACS: If you schedule a
20 walkthrough, they probably would be able to
21 answer your question.

22 MR. ARMSTRONG: You can ask that
23 question. In the addendum, we can answer what
24 we know. But if you want to put something out



1 to dot-ask, the website.

2 MR. KOVACS: I would say either
3 send that one to our -- E-mail that question
4 to us, or if you schedule like a one-on-one
5 walkthrough.

6 You can grab that on your way
7 out, if you want, too.

8 MR. ARMSTRONG: You'll also find
9 all of that information in the advertisement
10 on the website.

11 MR. KOVACS: Any other
12 questions?

13 MR. ARMSTRONG: Did everyone
14 sign in?

15 MR. KOVACS: If there are no
16 other questions, the only other thing we need
17 to wrap up is the listing of our subcontractor
18 categories.

19 MR. BOOTH: Bill Booth.
20 Commonwealth Construction. I do have another
21 one. Permit fees.

22 Typically with DelDOT, my
23 experience with the building section is the
24 permit fees are reimbursable.



1 Are we going to do that on this
2 project?

3 MR. KOVACS: In the past, did
4 you put that on the initial expense, as part
5 of the initial expense?

6 MR. BOOTH: No. If they are
7 reimbursable, we don't charge for them.

8 MR. ARMSTRONG: For example,
9 Middletown at group quarters, I believe the
10 minutes talk about that. And it said that we
11 would reimburse you for paying for that. I
12 don't think there was a markup on that.

13 MR. BOOTH: Correct.

14 MR. ARMSTRONG: I would think
15 that would be the way we would be doing it
16 here.

17 MR. KOVACS: I'll put it on the
18 addendum.

19 MR. BOOTH: And to clarify, if
20 you would, the fire marshal fees --

21 MR. KOVACS: If there's any.

22 MR. ARMSTRONG: I thought that
23 was waived.

24 MR. BOOTH: It's waived in the



1 State. Yes. Sorry.

2 MR. KOVACS: Do we still need
3 to --

4 MR. ARMSTRONG: You don't have
5 to worry about the fire marshal fees. They're
6 waived in the State of Delaware. County
7 permits, yes. I believe the answer will be,
8 we will reimburse you for it. You submit it,
9 and we will pay for it.

10 MR. BOOTH: You will pay us for
11 the cost?

12 MR. ARMSTRONG: Either that, or
13 you submit it, and then we will pay them and
14 cut them a check. I think we did it both ways
15 at group quarters there in Middletown.

16 COURT REPORTER: Where, sir?

17 MR. ARMSTRONG: At another job
18 site in Middletown.

19 MR. KOVACS: I'll put it in the
20 addendum. I'll clarify it.

21 Anybody else have any questions?

22 Then like I said, all we need to
23 do now is come up with subcontractor
24 categories.



1 Some of you mentioned earlier
2 electrical. You guys are supposed to, as a
3 group, collectively agree on whatever
4 categories are brought up.

5 So, does everybody agree on
6 electrical in here? Is there anybody that
7 does not agree that electrical should not be
8 one of the categories? Everyone agrees with
9 that.

10 MR. KOVACS: Are there any other
11 categories that you think should be there?

12 MR. BOOTH: Plumbing.

13 MR. KOVACS: Everyone agrees
14 with that.

15 Any others? I'm looking at you.

16 MR. ARMSTRONG: I'll throw one
17 out and you guys decide whether it should be
18 on there.

19 HVAC.

20 MR. BOOTH: Pretty much with
21 plumbing.

22 MR. KOVACS: I know you don't
23 want to have too many on there.

24 MR. BOOTH: I haven't looked at



1 the drawings to know enough how much HVAC is
2 on there. From what I can see, it might be an
3 exhaust fan here and there. I don't see it
4 being a major portion of the work.

5 MS. BOLDEN: I think it should
6 be included. Hayley Bolden from Summit
7 Mechanical. Earlier down in the shop area,
8 you can use it up in the ceiling.

9 MR. KOVACS: Do you guys want me
10 to add that? That sounds good to everyone?

11 Electrical, plumbing and HVAC.

12 Are we adding anything else, or
13 does that sound good to everyone? Does it
14 sound good, Bill?

15 MR. BOOTH: Yes.

16 MR. KOVACS: Everyone okay with
17 those. Is anybody not okay? Does anybody
18 want to add something else?

19 MR. COOPER: George Cooper.
20 Does general trade cover everything else like
21 painting, concrete?

22 MR. KOVACS: They would be
23 separate categories.

24 MR. ARMSTRONG: They are



1 probably incidental. A little bit of drywall
2 work here and a little bit of concrete work
3 there. It's incidental is what I was
4 thinking. You guys have to decide.

5 MR. KOVACS: Generally, yes, it
6 would be painting. They would be listed
7 separately. But I know usually the goal is to
8 keep things at a minimum number when we are
9 coming up -- well, when you guys are coming up
10 with the categories.

11 Like I said, it needs to be
12 unanimous. I don't know if you want to add
13 those things, like drywall, painting.

14 MR. COOPER: That's all part of
15 it. I have not seen the drawings either.

16 MR. KOVACS: At the same time, I
17 know generally, you don't want to end up with
18 the whole laundry list of subcontractors.

19 Good enough. Well, we got those
20 three categories.

21 Does everybody agree on those
22 three?

23 MR. BOOTH: Yes.

24 MR. KOVACS: Then we have those



1 three then.

2 Any other questions before we
3 adjourn?

4 All right. This concludes our
5 meeting. Thank you, everyone, for coming.
6 Appreciate it.

7 (Pre-Bid Meeting was concluded
8 at, approximately, 3:10 p.m.)

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1 State of Delaware:

2 New Castle County:

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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 28 inclusive, is a true and

10 accurate transcript of my stenographic notes

11 taken on Thursday, March 2, 2017, in the

12 above-captioned matter.

13 IN WITNESS WHEREOF, I have hereunto set

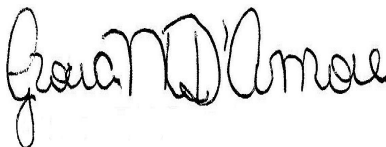
14 my hand and seal this 9th day of March, 2017,

15 at Wilmington, Delaware.

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GLORIA M. D'AMORE, RPR

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