

OFFICIAL TRANSCRIPT OF THE  
MARYLAND DEPARTMENT OF TRANSPORTATION  
MARYLAND TRANSIT ADMINISTRATION  
PRE-BID MEETING  
FOR  
CENTRAL CONTROL CENTER SECURITY UPGRADES  
CONTRACT NO. T-1282-0140  
JANUARY 3, 2012  
10:00 A.M.

Maryland Transit Administration  
6 St. Paul Street, 7<sup>th</sup> Floor Conference  
Baltimore, Maryland 21230

Agency:

Gary Lockett, Procurement  
Amanda Patten, Procurement  
Frank Kernan, Quality Assurance Quality Control  
Arthur Ives, Quality Assurance Quality Control  
Priya Iyer, Engineering  
James Miller, Project Manager  
Paula Cullings, Office of Fair Practice

Participants:

Gary Armstrong, Acropolis Construction  
John Diakoulas, Acropolis Construction  
Thomas Tucker, Peerless Speciality Flooring, LLC  
William Young, W.R. Young Construction Company  
Patrick McCubbin, 1<sup>st</sup> Electric, Inc.  
Bryan Malle, Ample Sheet Metal, Inc.  
Mel Voyzey, Gill-Simpson  
Dave Lessner, Gill-Simpson  
Bill Entwisle, Trinmar Contracting Services, Inc.  
Mark McKim, RWC Contracting, LLC  
Tom Twigg, ARICA Consulting & Contracting, LLC  
Lisa Nichols, Fidelity Power Systems  
Bob Kantz, ARIOS  
Joseph Schenning, KCC Kimball Construction Co., Inc.  
John Feezer, Brawner Builders, Inc.

Chris Cabral, Brawner Builders, Inc.  
Allen Delaney, DCS Staffing, LLC  
Steve Devon, RMF Engineering, Inc.  
Rob Hudson, Wallace, Montgomery & Associates, LLP  
Chris Parts, Hord, Coplan, Macht  
Alan Miller, RME Rich Moe  
Richard Liston, Nichols Contracting, Inc.  
Fred Nichols, Nichols Contracting, Inc.  
E.J. Youngling, Jr., Plano Coudon Construction  
Cheep Muakwan, NASTOS Construction, Inc.  
David Lowe, Commercial Interiors

Court Reporter:  
Saundra Jackson  
One Stop Legal  
Hyattsville, MD 20784  
(301) 379-6607

1 MR. LOCKETT: Good morning, everyone. My name is Gary  
2 Lockett and I'm the Procurement Officer from the Maryland  
3 Transit Administration. And, today is Tuesday, January 3rd,  
4 2012. This is the pre-bid meeting for -- and the time is 10:10.

5 This is the pre-bid meeting for T-1282-0140, Central  
6 Control Center Security Upgrade. Immediately following the pre-  
7 bid, there will be an onsite visit conducted.

8 I'm going to introduce some of my staff here, and  
9 then, and also the following people. Sitting here is the  
10 Contract Management Specialist, Amanda Patten. Jim Miller is  
11 the Project Manager. Jim is back there. Bob Burress is not in  
12 attendance. But, he's the Facilities Engineer.

13 Paula Cullings is with the Office of Fair Practice.  
14 Frank Kernan is with the Quality Assurance Quality Control in  
15 the Construction Division.

16 This contract is for the reconstruction of Lower Level  
17 1 and the second floor of the Maryland Transit Administration's  
18 Operations Control Center Building. This project also includes  
19 mechanical, electrical, and plumbing improvements and the  
20 addition of an emergency backup generator.

21 The cost of this project has been estimated to be  
22 between \$2.5 million to \$5 million. The contract duration is  
23 395 calendar days. Fifty percent (50%) of the work must be  
24 performed by the contractors' own forces. Liquidated damages  
25 will be assessed at \$1315 per calendar day.

1 A DBE subcontracting goal of thirty percent (30%) has  
2 been established for this project. This is a Disadvantaged  
3 Business Enterprise subcontracting goal.

4 This project is federally funded and Federal wage  
5 rates apply. And, this project is subject to Section 165, Buy  
6 America Requirements of the Surface Transportation Assistance  
7 Act of 1982.

8 The deadline for questions is January 20th, 2012. All  
9 questions must be directed to my attention at the Administrative  
10 Offices or via internet. And my internet address is in the  
11 Solicitation, but it's glockett, l-o-c-k-e-t-t,  
12 @mta.Maryland.gov. Faxed messages will not be accepted unless  
13 accompanied by telephone notification. And, my phone number is  
14 410-767-3360. Our fax number is 410-333-4810. Questions should  
15 be submitted on company letterhead. Questions will not be  
16 accepted after the **January 20th, 2012 date.**

17 An addendum will be issued after the deadline for  
18 questions has passed. The addendum will include responses to  
19 contractors' written questions, Planholder's list and any  
20 changes which need to be made to the specifications. All plan  
21 holders will be informed by email when the addendum has been  
22 issued and ready to download from the MTA's website.

23 Bidders are required to acknowledge all addenda by  
24 signing a copy of each addendum cover letter and included with  
25 their bid package. Do not return the signed cover letter after

1 receiving the addendum.

2 And, although, the MTA endeavors to notify contractors  
3 of all addenda to this solicitation in a timely manner, it is  
4 the responsibility of the contractors to make sure they download  
5 all appropriate documents prior to the bid due date. Bids are  
6 scheduled to be due on **February 10th, 2012 at 2:00 p.m.**

7 Bids should be sealed and addressed to the Maryland  
8 Transit Administration, Procurement Division, 6 Saint Paul  
9 Street, 7th Floor, Baltimore, Maryland 21202 and marked "Bid for  
10 Contract Number T-1282-0140, Central Control Center, Security  
11 Upgrade."

12 Hand delivered bids should be deposited in the bid box  
13 located on the 7th Floor before the 2:00 p.m. deadline. At that  
14 time, bids will be publicly opened and read aloud.

15 Bid prices are irrevocable for 150 days following bid  
16 opening per the Supplemental General Provisions 2.08, Bid  
17 Irrevocable.

18 The Insurance Requirements. MTA will provide Worker's  
19 Compensation, General Liability, Excess Liability, Builders'  
20 Risk, Pollution Liability, and Railroad Protective coverage on  
21 behalf of the contractors and their subcontractors who will be  
22 working on this project. This approach to the project insurance  
23 is commonly called a Wrap-up or Owner Controlled Insurance  
24 Program, also with acronym O-C-I-P, OCIP.

25 Please note on page 13 of the Bid form, Item No. 91 is

1 Insurance Premium. Bidders must include a lump sum amount that  
2 is taken from the Insurance Cost Sheet which is found in the  
3 Liability Insurance section of the Specs. This amount is not  
4 included as part of the basis of award. It will only be added  
5 to the base bid in the event the bidder is excluded from the  
6 wrap up insurance program or the program is terminated midterm.  
7 The Insurance Worksheet must be attached to the bid.

8 All bidders must submit with their bid the following  
9 documents; a fully executed Bid Bond on a form furnished by the  
10 Administration in the amount of five percent (5%) of the bid  
11 price or a fully executed Individual Surety Bid Bond in the  
12 amount of the five percent (5%) of the bid price, if applicable,  
13 and a fully executed Affidavit of Individual Surety. This is  
14 Attachment A and Surety Affidavit Attachment B; a fully executed  
15 copy of the Contractors' Questionnaire; a fully executed copy of  
16 the Bid Proposal Affidavit; a fully executed copy of the Buy  
17 America Certificate; a fully executed copy of the Certification  
18 Regarding Lobbying; and, a fully executed copy of Attachment A.  
19 This is the Certified DBE Utilization and Fair Solicitation  
20 Affidavit, and Attachment B, DBE Participation Schedule.

21 If the bidder fails to submit Attachment A and  
22 Attachment B of these DBE forms with the bid as required, the  
23 Procurement Officer should deem the bid nonresponsive. And, Ms.  
24 Cullings is going to go over those forms in a few minutes.

25 Also, a signed copy of the cover letter for each

1 addendum issued by the MTA, and a completed Insurance Cost  
2 Worksheet.

3 Now, I'm going to open up the floor to Frank Kernan  
4 from the Construction Division who will discuss the QAQC Quality  
5 requirements.

6 MR. KERNAN: Section 01450 requires the contractor --

7 REPORTER: -- Excuse me. Your name please for the  
8 record?

9 MR. KERNAN: Frank Kernan. I'll start again.

10 REPORTER: Thank you. Thank you, Frank.

11 MR. KERNAN: I'll start, again.

12 MR. LOCKETT: Okay.

13 MR. KERNAN: Section 01450 requires the contractor to  
14 provide an interim CQC plan within seven days after Notice to  
15 Proceed to cover all work done in the first 60 days of the  
16 contract following NTP as described in Article 102(E) to include  
17 a detailed test and inspection matrix keyed to the  
18 specifications, and organization charts.

19 That Section 1450 also requires the contractor to  
20 provide a detailed CQC plan within 30 days after NTP to cover  
21 all work on the project.

22 Section 1450 also requires the contractor to designate  
23 a qualified person to be the CQC Plan Manager and to submit that  
24 person's qualifications to be the CQC Plan Manager to the  
25 Engineer and to provide a copy of the letter authorizing him.

1 He or she shall monitor control of all QA and QC  
2 activities performed on or for the project and needs to appear  
3 on the Site Organizational Chart reporting directly to an  
4 executive officer of the contractor's company. The CQC Plan  
5 Manager shall be present on the project site on a regular basis  
6 when work is in project.

7 But, for projects of \$5 million or more, the  
8 requirements are more stringent. Read Article 102, Absence.

9 All work under Section 1450 shall be paid as an  
10 allowance. Read Section 1450. Okay.

11 MR. LOCKETT: Before Frank leaves, does anyone have  
12 any questions?

13 MR. A. MILLER: Do you count the general  
14 superintendent --

15 REPORTER: Excuse me.

16 MR. A. MILLER: -- for that position or does that have  
17 to be a second person?

18 REPORTER: I need your name, whoever is speaking.

19 MR. LOCKETT: Repeat your name, again.

20 MR. A. MILLER: Alan Miller, Rich Moe Enterprises.

21 REPORTER: Excuse me. Repeat it again, please.

22 MR. A. MILLER: Alan Miller --

23 REPORTER: Thank you.

24 MR. A. MILLER: -- at Rich Moe Enterprises. The  
25 gentleman, the person you just -- you were talking about, can

1 that be the general Superintendent or does it have to be a  
2 second person?

3 MR. KERNAN: It has to be a different person than your  
4 Superintendent.

5 MR. A. MILLER: Okay.

6 MR. KERNAN: It's in a different hierarchy without  
7 regard to how the contract is prosecuted, etcetera, only  
8 concerned with quality. For that reason, he reports, directly,  
9 to an executive officer, not the Superintendent -- not the  
10 Project Manager.

11 Other questions?

12 [There were no further questions.]

13 MR. LOCKETT: Thank you, Frank. Next, we will hear  
14 from Ms. Paula Cullings who is the Director of the Office of  
15 Fair Practices, regarding the DBE subcontracting requirements.  
16 She's going to pass out some of the forms. And, we're having  
17 some additional ones made.

18 MS. CULLINGS: Good morning, everyone. The entire  
19 clip, see if you could share. We're having some more made.

20 In your document, you probably will see forms that  
21 says, "MBE." Those forms will be replaced with an addendum.  
22 The very first addendum will be these proper forms that I'm  
23 sending around now. So, try to share them, if you will, so you  
24 can get the right information.

25 Many times those of you who come to the pre-bid

1 meetings are never the ones who fill out the forms. And, I can  
2 tell you that the forms not being properly submitted can cost  
3 you your entire bid. So, this is very important that you take  
4 good notes to pass on to those who will fill out the form.

5 Again, this is federally funded. The form must say  
6 "Federally funded contract." In your Solicitation, that's not  
7 what's there. When you receive your addendum, use only that  
8 form, that that comes in the addendum.

9 Okay. The very first thing we're going to talk about  
10 is the fact that the goal is for thirty percent (30%).

11 UNIDENTIFIED FEMALE SPEAKER: What's the amount that  
12 the contractors use for its own forces?

13 MS. CULLINGS: As a prime bidder, you are required to  
14 do fifty percent (50%) of the work with your own forces. Are  
15 there any DBE firms in here, today? As a DBE firm, if you plan  
16 to bid as a prime, you are not required to do thirty percent  
17 (30%) with other subcontractors of -- in other words, you're not  
18 required to do the DBE participation. Is that understood?

19 UNIDENTIFIED MALE SPEAKER: Absolutely.

20 MS. CULLINGS: However, if you are going to  
21 subcontract anything, we would encourage you to utilize some  
22 DBEs in general. Okay. That's if you're bidding as a prime.

23 You know, that you could also avail yourself to others  
24 who are bidding to be subcontract to them without losing any  
25 integrity of those prices and things that you would find

1 proprietary.

2           So, Form A and B are the forms that come back in the  
3 document, and Form A just simply said you agree to the thirty  
4 percent (30%) and you check the box or you don't agree because  
5 you have some other thoughts in mind or you're asking for some  
6 type of waiver.

7           Page 2 of this form must be executed with a signature.  
8 Failure to sign page 2, you're out because you have not  
9 committed one way or the other. So, that's very important.

10           Form B has instructions. It will guide you and lead  
11 you as to your calculations and that's what's very important.  
12 So, you don't have to send back the worksheet or the  
13 instructions to me. Those are your documents. But, the  
14 worksheet -- and I'll tell you more about the calculations --  
15 are for your purposes.

16           What you will fill out on Form B that comes in with  
17 your bid will be the name of the subcontractor that's going to  
18 participate with you who is a certified DBE. Certified DBE  
19 means a firm that has been certified by MDOT, M-D-O-T, the  
20 Maryland Department of Transportation. An MBE is not  
21 acceptable. A WBE is not acceptable; an LBE. It must be DBE.

22           Now, speaking of that, when you go into the directory,  
23 you're going to see firms that are listed as MBE/DBE. That's  
24 fine. But, any firm that's an MBE only, you cannot use them on  
25 this job. If they are dually certified as MBE and DBE, that's

1 fine.

2           Anyone who's probably not certified, today, may not  
3 get certified in time for the contract. We do not accept  
4 pending applications. So, you can't have your application in  
5 the door today, bid this job and say, you know, we're waiting --  
6 we don't accept that.

7           We have over 4,000 certified firms all over the world  
8 and not just in Maryland; they're everywhere. So, therefore, we  
9 expect that you would find firms who are, currently, certified  
10 at the time this bid goes in. That's very important because  
11 failure to do that will, also, put your bid in jeopardy.

12           It asks you for your certification classification  
13 number. That is of the DBE firm. And then, the third column  
14 asks you, what is the percentage that you're going to afford  
15 this firm?

16           And also, there's a Section called 3.2 in that form  
17 that has the sixty percent (60%) Rule. So, I want to just tell  
18 you a little bit about that. If you are going to buy electrical  
19 supplies, plumbing supplies, that firm would be considered a  
20 distributor, and therefore, you may only have sixty percent  
21 (60%) of what you spend with that firm towards your goal.

22           So, if you spend \$50,000 in plumbing supplies, sixty  
23 percent (60%) of that \$50,000 will go toward your goal. And,  
24 you need to work it out and make sure your calculations are  
25 accurate. If you tell us that you're going to do thirty percent

1 (30%) and we recalculate and you've got 27.5 percent and you did  
2 not ask for a waiver for the difference, you're out. So, your  
3 math is as important on here as it is in your bid document and  
4 in your bid proposal.

5 You may use as many pages as you will need of this  
6 form to list the number of firms that will participate with you.

7 And then, the last page of this form, again, is the  
8 one where have executed with a signature what the intention is.

9 Now, these are the two forms that come in with your  
10 bid document. Although you are given all of the forms, A and B  
11 is required. If you care to do C and D and bring that into the  
12 packet, we accept it. However, the one bidder who is going to  
13 win this project will be required at the time of notification to  
14 submit C and D.

15 [Form] C is required because it tells us how did you  
16 go about soliciting the firms. Did you just use a directory?  
17 And, that's fine. Or did you post something out there to  
18 solicit firms? Whatever your purpose is in trying to make sure  
19 you reach the outreach of getting firms to participate is what  
20 you would show on Form C. Excuse me.

21 Form D is the commitment, one form per company. This  
22 is where you indicate again, the company that will participate  
23 with you. You will sign it. You can fax it to that company.  
24 They will sign it and you submit it. In here, you're telling,  
25 exactly, what they're going to do, the dollar amount, and/or the

1 Percentage, and so on.

2 So, these are the forms that will be required by the  
3 end of the process.

4 It is these firms that we will notify along with you  
5 to start to prepare for your monthly reports. Some of them will  
6 be electronic. We will ask that you report monthly what you  
7 spend with the subs. We consider that to be compliance and in  
8 turn, we will ask the same of the each subcontractor.

9 The subcontractor is not to send you the report. You  
10 are not to do subcontractor's report. You're not to send it in.  
11 They will have to send in their own as well as you will send in  
12 yours.

13 What's important is that when you go to the directory  
14 online at MDOT, the directory sometimes will have a letter, "G"  
15 indicating that that company has graduated from that particular  
16 NAIC code. So, that means you would not be able to use them for  
17 that particular service or that commodity that they were earlier  
18 certified for. They have graduated, but they are, obviously,  
19 still certified for other goods and services.

20 So, please be mindful of this letter "G" that would be  
21 prior to the NAIC code when you look at the directory.

22 If you are reaching for a waiver or let's say you're  
23 calculations will not add up to thirty percent (30%) or the  
24 business is so good out here, folks said no, thank you, I'm too  
25 busy. If that's the case, then certainly, get from them some

1 documentation. And, that recently occurred where a contract was  
2 bid. However, it wasn't awarded for several months, and by that  
3 time, the subcontractor was just too busy and offered not to  
4 participate, after the fact.

5 But, the point is in front of the fact, if you find  
6 that everyone you've asked, you need to keep that documented.  
7 What time did you ask them? Not the night before, and whether  
8 or not they're just not able to work with you. That will be the  
9 type of information that will determine whether a waiver will be  
10 granted. All waiver requests are not just automatic. However,  
11 you do have to document.

12 The nature of this work is fluid enough that we are  
13 confident that thirty percent (30%) is achievable. There are  
14 sufficient number of subcontractors in many of the areas that  
15 are possibly segmentable, but anything can occur. So if you're  
16 having any difficulty, I would recommend you contact my office  
17 if you need assistance in this waiver process.

18 All questions, certainly, go to the Procurement  
19 Officer. But, if you're having a personal question regarding  
20 what you're trying to do, then certainly, you can contact us,  
21 directly, so that we can help lead you, guide you, or help you  
22 work that out so that you bring in a sufficient bid.

23 We would like for you not to lose out because of this.  
24 So, please pay very good attention to what is required.

25 We looked at demolition, electrical, mechanical,

1 plumbing, framing, finishing as just a few of the  
2 subcontractable categories. We ask you to be as creative as you  
3 like to be. You're not locked into doing anything that, you  
4 know, we would suggest nothing more than be as creative as you  
5 would segment your work, accordingly.

6 Your waiver request would be something that would come  
7 in after your [Forms] A and B, and certainly, when it's time for  
8 [Forms] C and D. We would expect you to fully document what  
9 you're particulars are in regard to any type of waiver.

10 Are there any questions? State your name.

11 MR. DELANEY: My name is Allen Delaney. My firm is  
12 DCS staffing. A question and sort of a comment.

13 What oftentimes restrict my firm from participating is  
14 prime contractors that are awarded the project and they're on  
15 payment terms with whomever the agency is when paid. So,  
16 subsequently, that trickles down relative to us being small  
17 companies and not being able to float that payroll.

18 Essentially, what we do is provide all construction  
19 personnel. So, if a client came to us and needed electricians  
20 or needed laborers or needed whatever, we would do that, but if  
21 we're under a component of paid when paid, it makes it very  
22 difficult.

23 My question was is there something sort of stipulated  
24 within the contract that will allow the primes to be sort of  
25 more lenient in terms of payment terms relative to MBE/DBE

1 firms?

2 MS. CULLINGS: No. The contract could never direct  
3 anything of that nature. And, I understand the nature of your  
4 business. It is a difficult one when you're dealing with  
5 payroll. And, that's a relationship that you have to work out  
6 with the prime.

7 MR. DELANEY: Okay.

8 MS. CULLINGS: Now, one thing I did not tell you and I  
9 forgot and that just came to mind. At the end of the award  
10 process, you should have a written agreement with each of your  
11 DBE subs so that it is very clear what is happening, what you  
12 want them to do and also payment arrangements as well as how  
13 shall they invoice and what the deal is. And labor is something  
14 you can treat a little differently and only if the prime chooses  
15 to do that with your relationship as to how you will submit for  
16 payroll very differently than when paid when paid.

17 MR. DELANEY: Absolutely.

18 MS. CULLINGS: But, there's nothing that we could ever  
19 stipulate to help make that happen or to bridge that gap.

20 MR. DELANEY: And then, lastly, we're also certified  
21 to provide concrete and asphalt. So would that be counted if  
22 indeed used by a prime as 100 percent or would that be 60  
23 percent? And, the labor itself piece in times of providing  
24 bodies, how would that be counted for a prime?

25 MS. CULLINGS: Okay. If the prime wanted to get your

1 services, that's all inclusive of you and your people. That's  
2 on you.

3 MR. DELANEY: I'm sorry. Say that again?

4 MS. CULLINGS: You said you provide asphalt?

5 MR. DELANEY: Asphalt and concrete.

6 MS. CULLINGS: Services or just the product?

7 MR. DELANEY: Just the product.

8 MS. CULLINGS: Okay. Well, when he buys a product  
9 from you, he can only get 60 percent of what he spends with the  
10 product. The labor has nothing to do with that because that's  
11 not inclusive of a distributorship.

12 MR. DELANEY: Okay, very well. So, the --

13 MS. CULLINGS: -- How do you deliver it, that's you --  
14 that's within you.

15 MR. DELANEY: So, in closing, the labor itself will be  
16 counted separate from us providing --

17 MS. CULLINGS: -- Well, they're not together, at all.  
18 They're not together. If you were buying lumber from Pikesville  
19 Lumber, however way you get it, you get it.

20 MR. DELANEY: I don't mean that --

21 MRS. CHAVERS: -- Their labor doesn't have anything to  
22 do with it.

23 MR. DELANEY: I don't mean innundated and I'll leave  
24 it but --

25 MS. CULLINGS: No, I'm --

1 MR. DELANEY: -- what I'm getting at is that if we're  
2 providing labor to pour the concrete, finish the concrete, and  
3 we're also bringing the concrete, how would that be counted for  
4 the prime?

5 MS. CULLINGS: Okay. I see two different things here.  
6 I see the prime procuring people from you.

7 MR. DELANEY: Yes, ma'am.

8 MS. CULLINGS: As just straight up labor contract.

9 MR. DELANEY: Yes, ma'am.

10 MS. CULLINGS: I see him buying, or her, product from  
11 you separate. Okay. So, they're two different.

12 MR. DELANEY: Okay.

13 MS. CULLINGS: When the product comes to him, he gets  
14 60 percent of what he spent, period. It has nothing to do with  
15 the fact that you -- whoever you sold him, loaned him, marketed  
16 to him as people, whatever he do with them, his count is the  
17 same.

18 MR. DELANEY: Okay, great.

19 MS. CULLINGS: But, if you were providing the whole  
20 service with your own forces --

21 MR. DELANEY: Right.

22 MS. CULLINGS: -- under you, as you their employee,  
23 then the prime is getting 100 percent of the services that  
24 they're getting.

25 MR. DELANEY: And that's precisely what I'm saying.

1 MS. CULLINGS: Right. Okay.

2 MR. DELANEY: Yeah. I'm sorry.

3 MS. CULLINGS: But, it has to be under you.

4 MR. DULANEY: Okay.

5 MS. CULLINGS: Not under them.

6 MR. DULANEY: Yeah, absolutely.

7 MS. CULLINGS: Okay.

8 MR. DULANEY: It's under DCS, absolutely.

9 MS. CULLINGS: Got it. Mm-hmm.

10 MR. DULANEY: Yeah. Thank you. I appreciate it.

11 MS. CULLINGS: You're welcome. Any other questions?

12 All right. Well, good luck to everyone. Please don't  
13 let this document hold you up in any way and doing what has to  
14 be done, correctly.

15 Mainly the calculations, the signatures, the firms are  
16 certified. Those are the three elements that matter. And  
17 certainly, they must do the type of good or service that they're  
18 certified for in the directory. So, if they haven't updated it,  
19 you can't put that in. So, someone who, you know, do a service  
20 as listed, you might want them to do something additional.  
21 They're not listed for that. They didn't update themselves.  
22 So, you have to leave it at where they are certified.

23 I'm going to give you my phone number, 410-767-3944 is  
24 the Administrative Assistant's number because I have other staff  
25 that do MDBE work. So, whatever you would need, we'll try to

1 help you out as quickly as possible.

2 And certainly, emailing would be the best; pcullings,  
3 c-u-l-l-i-n-g-s,@MTA.m-a-r-y-l-a-n-d.gov. So, if you email me,  
4 we can quickly resolve anything that you need to have answered.

5 Thank you very much.

6 MR. A. MILLER: Will copies of the sign in sheet be  
7 provided?

8 MS. CULLINGS: Yes, I'm sure -- you post it, the sign  
9 in sheet.

10 MR. LOCKETT: Yeah. And, you can --

11 MS. CULLINGS: -- Yes. Okay. It wasn't in my copy  
12 when I downloaded it. The State one was in, so.

13 MR. LOCKETT: Yeah, what the solicitation, if you  
14 didn't get a copy of this, the set of forms, it is in the  
15 solicitation that went out. It'll be the proper forms like that  
16 so.

17 Okay. Next on the agenda, we'd like to hear from Jim  
18 Miller, the Project Manager. He'll discuss key areas of the  
19 Scope of Work to be performed and the floor will be open then  
20 for questions of the whole pre bid. All right.

21 MR. J. MILLER: Good morning, everybody. As Gary  
22 said, I'm Jim Miller, MTA Project Manager for the facility  
23 improvements to the OCC building.

24 The building improvements are part of a two-phase  
25 operation, here. The Phase 1, of course, the building

1 improvements are getting us positioned for the second phase  
2 which is going to be system upgrades and the consolidation of  
3 our Operations Control Center on the second floor.

4           The building improvements include a backup generator  
5 that will be out in the parking lot. It's going to be natural  
6 gas powered generator to provide emergency power should the  
7 power in the area go down so that we be able to maintain our  
8 operations for the services provided in Baltimore.

9           The Lower Level 1 is being improved to provide  
10 facilities for the people that are going to be staffing our  
11 centralized control center. It's going to include a break room,  
12 improvements to the locker and dressing areas, and a fitness  
13 center. And, we're going to be relocating and consolidating  
14 some of our security areas for the access control.

15           There is a mechanical room that hangs underneath of  
16 what we call first floor. When you walk in at our Plaza level,  
17 you're going into a room that'll take you up to the first floor,  
18 but then it comes down -- you'll see when we get out there --  
19 down to a rec room that hangs down underneath of the first  
20 floor, but over the platform area.

21           That area houses our air handling units, our  
22 mechanical equipment, and that is going to be something that if  
23 you've taken a look at the plans already, you'll see that that's  
24 going to be a little bit of a challenge for bringing in the  
25 equipment. The equipment hatch is smaller than the proposed air

1 handling units. And so, that said, we're expecting that you'll  
2 probably have to either look at enlarging the equipment hatch,  
3 but we've expected that you'll probably want to come in through  
4 the side rather than messing with the hatch.

5 We'll be showing you what we've learned from partial  
6 demolition that we've taken place out there where there's an  
7 opportunity to remove some vents that are on the side of the  
8 building on Saratoga. And, that you'll probably be able to  
9 bring a lift truck up and bring the units in through the side of  
10 the building and then replace these ventilating units.

11 Now, our plans showed a proposed partial -- total road  
12 closure. It ended up with a total road closure. We do not have  
13 a permit for that. We wanted the bidders to take a look at  
14 alternative measures to get that in. We think that that's  
15 probably the easiest way, but should you decide to choose that  
16 route, you're going to have to secure the permit with the city.  
17 I just wanted to be very clear on that. That's a permit that's  
18 been incumbent on the contractor.

19 On the first floor, there's going to be some duct work  
20 that needs to be done and the equipment room and systems  
21 conduits and so forth where we'll go up through the floors to  
22 the second floor where the actual operations center will be  
23 constructed.

24 The actual operations floor, which is the second  
25 floor, will be done in two phases, as well. We need to get that

1 up to a point of completion where the existing Metro operations  
2 can be moved over into their permanent location before  
3 demolition of the existing Metro operations.

4 That's pretty much a snapshot of the picture as a  
5 whole. Are there any questions?

6 [There were no questions.]

7 MR. J. MILLER: Okay. Great.

8 MR. LOCKETT: No questions? None?

9 Okay. Well, if there aren't any questions, you know  
10 to submit them in writing if you think after you leave here if  
11 you think about something you want to do.

12 We've got a question in the back.

13 MR. A. MILLER: Alan Miller with Rich Moe, again.

14 Will there be a second site visit allowed for subcontractors  
15 because we didn't invite them today because I was thinking the  
16 room wouldn't be big enough. But, we weren't sure whether  
17 you're going to allow a second site visit.

18 MR. LOCKETT: Probably, that's actually a possibility.  
19 I don't -- I'm not sure though. I'd need to talk to the project  
20 management team first, though.

21 MR. A. MILLER: I mean, if you could just give us a --  
22 if it's a convenient, as I said, time like today, and that way,  
23 you know, you don't have to bother with numerous phone calls.  
24 It would just allow us to, you know, get everybody in to take a  
25 look at the job.

1 MR. LOCKETT: I'd like for you to submit that to me in  
2 writing.

3 MR. A. MILLER: Okay.

4 MR. J. MILLER: And let us discuss it here, you know,  
5 the questions -- we get questions all the time so that the  
6 volume doesn't matter. So, let me discuss that in house with  
7 our project team.

8 MR. ENTWISLE: Bill Entwisle with Trinmar Contracting.  
9 On your bid form; just the mechanical portion of this is 23  
10 different bid items. It's like doing 23 different proposals  
11 almost, which I mean, it's really, it's basically, broken down  
12 the thing to the nuts and washers here. I mean, is it really  
13 necessary for the -- for at least in the first go around? I  
14 mean, I could understand if you wanted this from the successful  
15 bidder. This is like -- it's like doing 23 different bids put  
16 together.

17 MR. LOCKETT: It is specific to the elements of the  
18 scope that we need a price for each one of those items that's  
19 listed there. And so, yeah, we do need it. We do need a  
20 breakdown.

21 MR. ENTWISLE: Should've been an electrician?

22 MR. LOCKETT: This is -- there are -- we have bids  
23 that are much larger -- bid forms much larger. Believe me.

24 MR. ENTWISLE: Okay.

25 MR. LOCKETT: Anymore questions?

1 MS. NICHOLS: I have a question with regards to the  
2 generator?

3 MS. CULLINGS: Your name and company?

4 MS. NICHOLS: Lisa Nichols with Fidelity.

5 REPORTER: Would you spell your last name, please?

6 MS. NICHOLS: N-i-c-h-o-l-s.

7 REPORTER: Thank you.

8 MS. NICHOLS: On drawing E-19, it indicates the  
9 enclosure should be sound attenuated.

10 MR. LOCKETT: Jim?

11 MS. NICHOLS: And, in the written specifications, it's  
12 only indicating weatherproof enclosure. I just need to clarify  
13 which one it is; weatherproof or sound attenuated.

14 MR. DEVON: We'll clarify that with (unintelligible).  
15 We want sound attenuation. What level, we'll have to clarify.

16 MR. LOCKETT: Sir, would you state your name?

17 MR. DEVON: My name is Steve Devon with RMF  
18 Engineering previous Schlinger Fitz (phonetic sp).

19 MS. NICHOLS: And, also with relating to the  
20 manufacturers, polar manufacturer B listed.

21 MR. DEVON: I think if you meet the specifications, no  
22 problem.

23 MS. NICHOLS: Okay. So, do I -- okay.

24 MR. DEVON: I'll let there -- as long as you meet  
25 the Specifications (unintelligible) exception.

1 MR. A. MILLER: There has been some concern in that  
2 area about the noise. Sound attenuated has come up several  
3 times and this is a very large generator that's capable of  
4 making a lot of noise. So, we did want it sound attenuated.

5 MS. PATTEN: Ms. Nichols, if you don't mind submitting  
6 those questions in writing, though.

7 MS. NICHOLS: Okay.

8 MR. LOCKETT: Thank you.

9 MS. NICHOLS: I will.

10 MR. LOCKETT: Okay. Questions? Any more?

11 All right. Well, I'd like to thank everyone for  
12 coming and I think if you could coordinate with Jim, I guess, to  
13 go on the site visit.

14 MS. CULLINGS: Did everyone sign-in?

15 MR. LOCKETT: And, I want to know did everyone sign in  
16 on the attendance sheet? If you didn't, make sure you do that  
17 before you leave and thank you.

18 MS. PATTEN: And also, earlier -

19 UNIDENTIFIED MALE: Site visit sheet?

20 MS. PATTEN: -- I had handed out the site visit sheet.  
21 Do we have that one, too?

22 MR. LOCKETT: It's 10:51 [a.m.].

23 MS. PATTEN: And, I had handed out earlier a Plan  
24 holders list. I know I didn't have enough copies.

25 (THE PRE-BID MEETING WAS CONCLUDED)

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(A SITE VISIT WAS CONDUCTED IMMEDIATELY FOLLOWING THE PRE-BID  
MEETING)

**CERTIFICATE OF TRANSCRIBER**

I, hereby, certify that the Maryland Department of Transportation, Maryland Transit Administration pre-bid meeting for Contract No. T-1282-0140 on 6 St. Paul Street in Baltimore, Maryland on January 3, 2012 was recorded by means of electronic sound recording.

I further certify that, to the best of my knowledge, that the foregoing pages represent a complete and accurate transcript of the duplicated electronic sound recording of the proceedings as transcribed by me.

I further certify that I am neither a relative to nor an employee of any attorney or party, herein, and that I have no interest in the outcome of this solicitation.

In witness whereof, I have affixed my signature this 16th day of January, 2011.

By:   
\_\_\_\_\_  
Lisa P. Campbell  
Transcriber