



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
PO BOX 778
DOVER, DELAWARE 19903

JACK MARKELL
GOVERNOR

JENNIFER COHAN
SECRETARY

VIA WEBSITE POSTING

(302) 760-2030
FAX (302) 739-2254

December 31, 2015

Contract No. DOT1602
Wilmington Admin Site Demolition
New Castle County

Ladies and Gentlemen:

Enclosed is Addendum No. 3 for the referenced contract consisting of the following:

1. The Bid Proposal Cover, revised, to be substituted for the same page in the Proposal.
2. The Mandatory Pre-Bid Meeting Minutes are attached and become part of the contract.

Please note the revision listed above and submit your bid based upon this information.

Sincerely,

signature on file

James H. Hoagland
Contract Services Administrator

:jhh
Enclosure

STATE OF DELAWARE



DEPARTMENT OF TRANSPORTATION

BID PROPOSAL

for

CONTRACT DOT1602

(T201653101.01)

WILMINGTON ADMIN SITE DEMOLITION

NEW CASTLE COUNTY

ADVERTISEMENT DATE: December 7, 2015

PROSPECTIVE BIDDERS ARE ADVISED THAT THERE WILL BE A MANDATORY PRE-BID MEETING THURSDAY DECEMBER 17, 2015 AT 12:30 P.M. IN THE DeIDOT ADMINISTRATION BUILDING, 800 BAY ROAD, DOVER, DELAWARE, 19903.

COMPLETION TIME: 150 Calendar Days

SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
DELAWARE DEPARTMENT OF TRANSPORTATION
AUGUST 2001

Bids will be received in the Bidder's Room at the Delaware Department of Transportation's Administration Building, 800 Bay Road, Dover, Delaware until 2:00 P.M. local time **January 12, 2016**

In The Matter Of:
Delaware Department of Transportation
Contract No. DOT1602

Pre-bid Meeting
December 17, 2015

Wilcox & Fetzer, Ltd.
1330 King Street
Wilmington, DE 19801
email: depos@wilfet.com, web: www.wilfet.com
phone: 302-655-0477, fax: 302-655-0497



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION

Pre-bid Meeting for Contract DOT1602
Wilmington Admin Site Demolition.

DelDOT Administration Building
800 Bay Road
Dover, Delaware

December 17, 2015
12:30 p.m.

-- TRANSCRIPT OF PROCEEDINGS --

WILCOX & FETZER
Registered Professional Reporters
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(302) 655-0477
www.wilfet.com



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1 MR. KOVACS: Good afternoon,
2 everyone. My name is Bob Kovacs. I'm a
3 contracts coordinator here at DelDOT. This is
4 a mandatory pre-bid meeting. This is for
5 Contract No. DOT1602, which is the Wilmington
6 Admin Site Demolition.

7 I have a sign-in sheet going
8 around. Please try to write as neat as you
9 can. Fill it all out. In order to submit
10 your bid, your name and all your information
11 must appear on the sign-in sheet.

12 The reason for the meeting is to
13 pass along some information, as well as
14 Delaware code states that we have to come up
15 with a subcontractor category list for this
16 project. Once I have all the categories that
17 you guys all come up with and agree upon, I'll
18 post it to the web as an addendum, and you
19 guys will just go out there and grab it and
20 submit that with your bid.

21 Let me just go over a few things
22 because we've had some problems in the past
23 with this actual form. So let me go over this
24 real quick. The listing as so published shall



1 be final and binding upon all bidders of the
2 agency, and it shall be filled out completely,
3 in full, without any abbreviations.

4 So don't leave anything blank.
5 Fill out the entire form. If you leave
6 anything blank, they'll get rejected. So
7 that's why I just want to go over these rules
8 real quick.

9 If a bidder intends to perform
10 the work or provide the materials for any
11 subcontractor category specifically
12 established by the agency and set forth in the
13 listing provided for in paragraph 10A of this
14 section, the bidder must list itself as the
15 subcontractor for that category.

16 If at that time it is submitted a
17 bid is not accompanied by the subcontractor
18 statement required by the subparagraph or if a
19 bidder fails to list itself as a subcontractor
20 for any category for which it intends to
21 perform the work or provide the material, the
22 bid shall not be opened and shall be rejected.

23 So if you plan on doing any of
24 the subcontracting work yourself, just list



1 yourself in that section.

2 If you're going to list yourself
3 as a subcontractor or that particular
4 category, you need to ensure that you
5 customarily perform that specialty work, A, B,
6 that you're licensed by the State to engage in
7 such specialty work, and that the bidder is
8 recognized in the industry as a bona fide
9 subcontractor or contractor who routinely does
10 that type of work.

11 Does everybody understand that?
12 That's pretty simple stuff.

13 If you think of any questions or
14 if there's any questions we can't answer
15 during the meeting, once you leave just please
16 submit them to our DOT ask email box. I have
17 that address here if you guys need it. Just
18 take one, or I can make more copies, or you
19 can write it down.

20 When asking any questions, please
21 state your full name and who you represent so
22 our reporter can get a good recording, and
23 state that every time you ask a question.

24 A few more things that I want to



1 go over real quick. Just as a reminder, I'm
2 sure you guys all have read the proposal, but
3 in the bidder's notes I just wanted to
4 reiterate the contractor must get approval
5 from the City of Wilmington before starting
6 the demolition work. Contractor is
7 responsible for all permits and licenses.

8 Demolition contractor must
9 coordinate with the asbestos remediation
10 contractor regarding the removal of the
11 Building No. 8 roof and phasing of the
12 demolition work. The roof will be placed in a
13 designated area, then the asbestos contractor
14 will remove all the asbestos from the roof.

15 Bidders are reminded to submit a
16 copy of their Delaware business license with
17 their bid. Contractor is responsible for
18 providing the maintenance of traffic for both
19 roadway and sidewalk traffic. And you can see
20 those notes that are posted on the MOT and
21 pedestrian plans out on our website.

22 And please note that there's
23 technical specifications with this project
24 that we have also posted on our website.



1 That's all I have for now. I'll
2 turn it over to Mr. John Kotula to pass on
3 some information to you guys.

4 MR. KOTULA: I'm John Kotula. I
5 am the facilities engineer for Delaware
6 Transit Corporation. I'm the project manager
7 for this project. These are -- I don't have
8 enough of the one, but everybody will get a
9 copy of this. That way you can write down --
10 I'll go over the buildings. So if you just
11 want to pass that around, I appreciate it.

12 While that's going around, I'll
13 just go over the site. The site is a former
14 DuPont site. The buildings are pre World War
15 I, predominantly pre World War II. You're
16 looking at mason structures with steel.

17 The asbestos is being -- will be
18 remediated, and you'll be able to -- it's
19 going to be phased so the demo can commence as
20 soon as one portion of a building is complete.

21 And now I guess I can go into let
22 you know which building is which. Along
23 Maryland Avenue the long building is Building
24 No. 2, and that is a 12,675-square-foot,



1 three-story office building. It would be the
2 one on the left. So going from left to right,
3 we begin with No. 2. That's a three-story
4 office building.

5 Right next to --

6 MAT MITTEN: Did you say the
7 footprint is 12,000 square feet?

8 MR. KOTULA: Yes.

9 THE REPORTER: Can I have your
10 name, please?

11 MAT MITTEN: Mat Mitten,
12 Mid-Atlantic Dismantlement.

13 MR. KOTULA: Building 12 right
14 next to it is 8,000 square feet. And this has
15 a second floor with some offices. It was a
16 shipping area originally.

17 Next to 12 is Building No. 8, the
18 36,000-square-foot structure which is mostly
19 an open space where I guess at one time they
20 had packaging and they had some lab work in
21 there. So there are some small side groups,
22 and there is a second story to that building
23 where they had some offices, but it's
24 predominantly a large open space.



1 Directly behind the longer
2 building is Building No. 5, and that is a
3 one-story warehouse. Building No. -- that is
4 to the right, yes.

5 The smaller building is Building
6 No. 6, and that was a boiler room, and the
7 boiler is still inside the building.

8 JIM RUNYON: Jim Runyon from
9 Yannuzzi Group. I'm actually lost where
10 you're at there on this sheet.

11 MR. KOTULA: I have it all marked
12 here. You can come up just to make -- so you
13 can write everything down.

14 JIM RUNYON: Sure.

15 MR. KOTULA: This will help you
16 when you come to look at the site. It will
17 all be -- we'll give everything out to you
18 again when you look at the site so you are
19 oriented.

20 JIM RUNYON: Will we come onto
21 that site today?

22 MR. KOTULA: Not today. What we
23 are going to do is you can call me directly to
24 set up an appointment, or if you need more



1 than one appointment you can do that. And my
2 office phone number is (302)576-6093.

3 AKBAR MASHAYEKHI: Your name
4 again?

5 MR. KOTULA: John Kotula,
6 K-o-t-u-l-a.

7 THE REPORTER: Your name, sir?

8 AKBAR MASHAYEKHI: Akbar,
9 A-k-b-a-r, Mashayekhi, M-a-h-a-y-e-k-h-i.

10 MR. KOTULA: Access to the
11 building will be between 9:00 a.m. and 3:00
12 p.m.

13 PAUL TABOGA: How much notice do
14 you need?

15 MR. KOVACS: Just as reminder,
16 please state your full name and who you
17 represent so we can record it.

18 MR. KOTULA: I would appreciate a
19 day's notice because sometimes I'm in Dover.
20 Even though my office is in Wilmington, I do
21 have responsibilities down here. There will
22 be no availability on the 24th of December or
23 the 31st of December.

24 THE REPORTER: I just need your



1 name, sir.

2 PAUL TABOGA: Paul Taboga with
3 Geppert Brothers.

4 JOE GILBERTO: Joe Gilberto,
5 Mayer Pollock Steel. Will we have escorts for
6 the buildings, and will we have full access to
7 all areas of every building?

8 MR. KOTULA: You'll have full
9 access to all areas. I will be there to
10 direct you to each building so you can get in
11 and out of each building, and you'll have to
12 sign a waiver. I would recommend bringing
13 flash lights. I will have them in case, but I
14 would recommend bringing flash lights.

15 JIM RUNYON: There's a smokestack
16 on this site that has to be removed?

17 MR. KOTULA: Yes. That is right
18 behind Building No. 6.

19 DARRYL MEASE: Darryl Mease with
20 R.E. Pierson. Who's the contractor doing the
21 asbestos abatement?

22 MR. KOTULA: That has not been
23 awarded as of yet. It's in the process of
24 being reviewed. So once that has been



1 awarded, we will let know.

2 DARRYL MEASE: You can post that
3 by an addendum?

4 MR. KOTULA: Yes.

5 MR. KOVACS: It'll be in our
6 recording.

7 MR. KOTULA: It'll be before this
8 contract goes to bid.

9 AKBAR MASHAYEKHI: Akbar
10 Mashayekhi with PCI. Do you have any drawing
11 on the building that could be posted?

12 MR. KOTULA: Unfortunately, there
13 are no structural drawings. We do have MEP
14 drawings that I can make available when you go
15 to the site.

16 AKBAR MASHAYEKHI: This drawing
17 that you're delineating where the buildings
18 are, can you post that?

19 MR. KOTULA: Post that? Yes.

20 AKBAR MASHAYEKHI: Because we're
21 bidding per building.

22 MR. KOTULA: Yes.

23 AKBAR MASHAYEKHI: So everybody
24 needs to know where each building ends



1 completely.

2 MR. KOTULA: I will leave these
3 with Bob so he can post them.

4 MR. KOVACS: I'll post them on
5 the web.

6 AKBAR MASHAYEKHI: We just want
7 to know exactly where each building starts and
8 ends.

9 MICHAEL DAVIS: Michael Davis,
10 Diamond Materials. Is there a requirement for
11 a City of Wilmington business license, and are
12 City of Wilmington wage taxes applicable?

13 MR. KOTULA: It will be a --
14 you'll have to -- this is the City of
15 Wilmington, so yes. The other thing that will
16 have to be done is you will have to, in
17 getting the license to do the work, you will
18 have to go through the normal procedures.

19 There will be -- such as -- I
20 will help with the historical waiver on this.
21 I already have that taken care of, but you'll
22 be the ones that will be submitting the
23 paperwork to tear down the building, so you
24 would need me to help you with the contact for



1 the historical waiver.

2 MAT MITTEN: Mat Mitten,
3 Mid-Atlantic Dismantlement. What's the time
4 frame of the project start?

5 MR. KOTULA: Start to finish,
6 five months. I guess as far as just the
7 normal process is that from the time that we
8 would award, I guess the earliest that we
9 would be looking to begin would be sometime in
10 March.

11 That would be the earliest, but
12 that would be based off of just negotiation to
13 see where we are with asbestos and when the
14 winning bidder could begin work.

15 MAT MITTEN: Thank you.

16 JOE GILBERTO: Joe Gilberto,
17 Mayer Pollock Steel. Are there any liquidated
18 damages on this project?

19 MR. KOVACS: I don't think so.

20 JOE GILBERTO: I didn't see any
21 reviewing the documents. I just wanted to
22 make sure.

23 MR. KOTULA: It's really
24 difficult with buildings, and that's why as



1 far as just the bond is going to be the basis
2 from which we'll work if there's an issue.

3 JIM RUNYON: Again, for
4 liquidated damages, to get a bond you need --

5 MR. KOVACS: What's your first
6 name?

7 JIM RUNYON: Jim Runyon from
8 Yannuzzi Group. Some type of liquidated
9 damages number to get a rightful bond.

10 MR. KOTULA: Is that right?

11 JOE GILBERTO: Not with our
12 bonding agency.

13 AKBAR MASHAYEKHI: Zero.

14 MR. KOVACS: Yeah. There's no
15 liquidated damages.

16 MR. KOTULA: DelDOT liquidated
17 damages are based off of roadwork, historical
18 conditions that don't apply to buildings.

19 BOBBY WILSON: Bobby Wilson,
20 Carolina Construction. Is there any DB
21 requirement for the City of Wilmington or from
22 DelDOT?

23 MR. KOTULA: I don't believe so.

24 MR. KOVACS: No. There's no DB



1 goals on this project.

2 DARRYL MEASE: Darryl Mease, R.E.
3 Pierson. The quantities of all the asbestos
4 that's being remediated, is that included in
5 the demolition bid package? If not, can it
6 be?

7 MR. KOTULA: Yes, we can make the
8 quantities available.

9 DARRYL MEASE: So we could see
10 the materials and quantities that are been
11 removed prior to demo.

12 MR. KOTULA: Understood.
13 Especially for the roof you would want to know
14 that, yes.

15 DANNY CARROW: Danny Carrow,
16 Carrow Construction. You're talking about
17 full demo, foundations, footers, everything
18 included?

19 MR. KOTULA: This is a
20 brownfield. It is stated in the
21 specifications that we want to keep the slabs
22 in place whenever possible.

23 DANNY CARROW: Does it have to be
24 HAZWOP trained?



1 MR. KOTULA: That I don't know.

2 DANNY CARROW: It's a brownfield
3 site.

4 MR. KOTULA: I'll have to --
5 submit that in writing, and I'll verify that
6 through DNREC.

7 DANNY CARROW: Is DNREC
8 overseeing the project?

9 MR. KOTULA: No. But this is a
10 DNREC-recognized brownfield, so I just want to
11 make sure that -- DNREC's oversight is with
12 the asbestos and once the asbestos is cleared.
13 But there is a DNREC permit that you have to
14 notify them. But since they already know
15 about the asbestos, it'll just be a mere
16 formality so that they know when the demo will
17 begin.

18 MICHAEL DAVIS: Mike Davis,
19 Diamond Materials. Are there basements in any
20 of the buildings?

21 MR. KOTULA: No.

22 MICHAEL DAVIS: And are you
23 requiring removal of any of the parking areas
24 around the buildings?



1 MR. KOTULA: No.

2 PAUL TABOGA: Paul Taboga,
3 Geppert Brothers. As far as the utilities are
4 concerned, I saw through the spec you had
5 contact information for all the utilities. Is
6 it a cost item for the contractor, or is it
7 just a coordination item?

8 MR. KOTULA: We're going to turn
9 it all off. As soon as -- that we're working
10 with the asbestos contractor. The asbestos
11 contractor when he begins will have full use
12 of the electricity. As he clears a building,
13 we're going to shut it off and then give him
14 isolated use.

15 So when you come to demo the
16 building, there will be no utilities. There
17 will be no water. There will be no electric.
18 It'll be shut off completely.

19 PAUL TABOGA: How about sewer
20 caps?

21 MR. KOTULA: That will be taken
22 care of as well where possible.

23 DARRYL MEASE: Darryl Mease, R.E.
24 Pierson. The brick block above grade, is your



1 intent to remove that off site or have that
2 remain on site, any of the masonry,
3 above-grade concrete?

4 MR. KOTULA: That all goes off
5 site.

6 DARRYL MEASE: Has there testing
7 been done on that material since it's
8 brownfield material, there is hazmat materials
9 involved?

10 MR. KOTULA: As far as the brick?

11 DARRYL MEASE: Brick, block,
12 concrete, anything above slab.

13 MR. KOTULA: I'll have to go back
14 and check the analysis on that. Put that in a
15 question. I can give that a much more
16 detailed answer.

17 DARRYL MEASE: Okay.

18 PAUL TABOGA: Paul Taboga,
19 Geppert Brothers. Are you going to put out an
20 addendum with the bidders list, or will you
21 include that in an addendum, make sure
22 everybody gets it, like a sign-in sheet?

23 MR. KOVACS: I'll probably have
24 that posted tomorrow as well as the schematic



1 there.

2 MR. KOTULA: As far as testing
3 goes, we have two firms, environmental firms,
4 that we are maintaining and retaining for use,
5 and that is BrightFields and Tetra Tech.
6 Tetra Tech would be for the testing,
7 BrightFields because they have been managing
8 this site since the State bought it. Just so
9 you know that.

10 JOE GILBERTO: Joe Gilberto,
11 Mayer Pollock Steel. Are all the buildings
12 going to be demolished, or are you going to
13 pick and choose off the list which ones might
14 or might not go?

15 MR. KOTULA: All the buildings
16 are going to go.

17 JOE GILBERTO: So we can figure
18 into our estimate only one mobilization to
19 demo all the buildings?

20 MR. KOTULA: Correct.

21 DARRYL MEASE: Darryl Mease, R.E.
22 Pierson. You talk about the coordination and
23 the asbestos and the demolition contractor for
24 the removal of the roof. Is there a plan in



1 place, you know, already submitted to DNREC
2 and approved for, you know, how that's got to
3 be done? You know, is it already decided how
4 it's got to be done, and, if so, can we get a
5 copy of that approved plan?

6 MR. KOTULA: That has not been
7 submitted. That would be done after the award
8 of the contract. Once it exists, that would
9 probably be after the award of this contract.
10 As far as the phasing, I can tell you the
11 phasing that is going to occur.

12 DARRYL MEASE: Okay.

13 MR. KOTULA: And the phasing is
14 going to occur, asbestos, Building No. 8 is
15 going to be the first building abated, then
16 12, and then 2, and then 5 and 6 at the same
17 time after the building along Maryland Avenue
18 is cleared.

19 DARRYL MEASE: I'm assuming
20 you're doing this because the structural
21 integrity of the roof doesn't allow the
22 conventional abatement. Is that the reason?

23 MR. KOTULA: It's also the
24 largest. It's the largest of the buildings,



1 so we figured that they would have a month.
2 The contract for the abatement is 90 days, so
3 they will be in place at least 30 to 45 days
4 before the demo will probably commence.

5 DARRYL MEASE: But, I mean,
6 what's the reasoning for not doing
7 conventional abatement of the roof?

8 MR. KOTULA: The reason for the
9 abatement of the roof is structural,
10 absolutely. And I guess with the numbers, if
11 you want to see, we can put the graphics,
12 you'll see there's one thin layer underneath.
13 So in order to abate the roof, the roof has to
14 come off.

15 DANNY CARROW: Danny Carrow,
16 Carrow Construction. That leads back to we
17 would need a HAZ plan before proceeding with
18 the bid to know because our men would be
19 handling that material, so they would have to
20 be HAZWOP trained.

21 MR. KOTULA: Well, I have to run
22 that through BrightFields as far as that goes.
23 They did not mention that previously.

24 DANNY CARROW: All right.



1 MR. KOVACS: Is there anything
2 else you can think of? I'm sure you will when
3 you leave. Like I said, just send it to our
4 DOT ask address, and then we'll try to answer
5 as quick as we can, post it for everyone to
6 see the questions and answers.

7 If no one has anything right now,
8 I'd like to, this shouldn't take too long,
9 come up with a subcontractor category list of
10 who you guys think or what subs that will need
11 to be used, if any.

12 MAT MITTEN: I don't think any.
13 Took away the asbestos, you don't have utility
14 disconnects.

15 JOE GILBERTO: We do on the
16 fencing, though, right? Temporary fence to
17 secure the site.

18 MR. KOTULA: Because you're going
19 to have to erect a fence or purchase the
20 contract fence to rent.

21 MR. KOVACS: Fencing?

22 JOE GILBERTO: We don't do it in
23 house, so we would need to hire someone. I
24 saw your one drawing had the signage, the



1 roadwork signage.

2 AKBAR MASHAYEKHI: Traffic
3 control. That could be subbed.

4 MR. KOTULA: You may want to do
5 that, yes.

6 MR. KOVACS: Are you talking
7 maintenance of traffic?

8 DARRYL MEASE: Yes.

9 MR. KOVACS: Just be aware of the
10 notes on each plan sheet for the pedestrian
11 and the traffic. One has four notes. One has
12 three. It just talks about getting the
13 approval of DelDOT. This is a suggested plan,
14 obviously.

15 Need to coordinate the
16 maintenance of traffic plan with DelDOT
17 traffic safety and obtain written approval
18 prior to the implementation. Just make sure
19 you read the notes on both to get approval.

20 And also on the bidders notes it
21 states, I think I read it, but contractor is
22 responsible for providing maintenance of
23 traffic, both roadway and sidewalk traffic.
24 See notes posted on the MOT and pedestrian



1 plan sheets. Bidders are reminded to include
2 the MOT cost with their bid submission.

3 So don't forgot that as well.
4 It's all on our sheet. I'm just reiterating.

5 So all I have is fencing right
6 now. Does anybody think of anything else?

7 DARRYL MEASE: The shorter the
8 better.

9 DANNY CARROW: A sub for
10 maintenance of traffic.

11 MR. KOVACS: Is everyone good
12 with that?

13 DARRYL MEASE: Yes. No more,
14 please.

15 MR. KOVACS: So I got fencing and
16 MOT. Because once we leave, that's it. I
17 just want to make sure we get it all.

18 JOE GILBERTO: Is trucking
19 considered a sub?

20 MR. KOVACS: Hauling, I guess.

21 DARRYL MEASE: Not usually.

22 MR. KOVACS: Not usually?

23 DARRYL MEASE: Not on the
24 Delaware.



1 MR. KOVACS: Didn't we do it
2 for -- maybe that was special.

3 MR. KOTULA: That was special.

4 JOE GILBERTO: If you write it
5 down there and we don't use it, does it have
6 an impact?

7 MR. KOVACS: Yeah. You've got to
8 use -- you have to use what we're writing down
9 or there's a penalty.

10 JOE GILBERTO: \$2,000.

11 MR. KOVACS: Yeah.

12 JOE GILBERTO: I read that.

13 MR. KOVACS: Yeah. Okay. There
14 you go.

15 BOBBY WILSON: Trucking.

16 MR. KOVACS: What did you say,
17 sir?

18 BOBBY WILSON: Trucking.

19 MR. KOVACS: Trucking? Do you
20 want me to put it down?

21 DARRYL MEASE: Not necessarily.

22 JOE GILBERTO: So if that
23 category is listed and we're going to use an
24 outside company to do our trucking, we just



1 have to list who they are. Say we don't own
2 our own trucks or we're not local right here
3 and our trucks are elsewhere and we're going
4 to bring in JMJ hauling or whatever to do all
5 the hauling of the materials, is that going to
6 be a subcontract?

7 MR. KOVACS: If we have hauling
8 on here and you want to use them, is that what
9 you're saying, to list them? I'm saying yeah,
10 list them.

11 DARRYL MEASE: You either have to
12 write in self-performed or list in
13 subcontractors. And you have to lock in your
14 subcontractors, and then you have to go to you
15 guys for changes if you want to change
16 something. So the shorter the better.

17 MR. KOVACS: Yeah, probably.

18 DARRYL MEASE: Please don't add
19 in trucking.

20 MAT MITTEN: Mat Mitten,
21 Mid-Atlantic Dismantlement. I would prefer to
22 leave trucking off.

23 AKBAR MASHAYEKHI: Yeah.

24 DARRYL MEASE: Darryl Mease, R.E.



1 Pierson. I second.

2 MR. KOVACS: Is that the
3 consensus?

4 MAT MITTEN: Absolutely.

5 AKBAR MASHAYEKHI: Yes.

6 JOE GILBERTO: And that's fine.
7 My question is, though, like, we have our own
8 hauling, but sometimes we get busy and we
9 bring in a subcontractor. And I'm out of
10 state too. We're based out of Philadelphia.
11 So if we don't list it and just at some point
12 during the project I get busy and I bring in a
13 third-party hauler, is there a penalty that I
14 would incur if it's not categorized?

15 MR. KOVACS: If it's not on here.

16 JOE GILBERTO: So I can still do
17 it?

18 MR. KOVACS: If it's not on here,
19 you're doing what you're doing.

20 JOE GILBERTO: Then really
21 there's no point in even having any list. We
22 just hire whoever and bring in whatever amount
23 of sub --

24 MR. KOVACS: We have to come up



1 with it because it's Delaware code. We're
2 altering a building.

3 DARRYL MEASE: Fencing and
4 maintenance of traffic.

5 JOE GILBERTO: Yeah. That's fine
6 with me. The shorter the better. Just put
7 one on there.

8 MR. KOVACS: It's up to you guys.

9 DARRYL MEASE: Fencing and
10 maintenance of traffic.

11 MR. KOVACS: It should be a
12 consensus. And obviously my boss will review
13 it. For example, if we couldn't come up with
14 anything, that would be the department's
15 responsibility to come up with something. But
16 what I have now is fencing and MOT. The
17 gentleman back there keeps saying trucking.

18 JOE GILBERTO: No.

19 BOBBY WILSON: We need to talk to
20 your boss.

21 MR. KOVACS: All right. I'll
22 talk to him about it.

23 JOE GILBERTO: You just said it
24 was a consensus.



1 MR. KOVACS: Yeah. Code states
2 that everyone should try to be in agreement to
3 come up with their subcontractor categories.
4 If not, the agency will.

5 DARRYL MEASE: It's like us
6 asking for more bid items.

7 BOBBY WILSON: They're going to
8 leave a lot of local people out of work.

9 MR. KOVACS: I've got two
10 categories right now. Let me talk to my boss
11 and find out. He may say -- I don't know.
12 I've never had this happen. So he may say if
13 one person wanted it we have to put it. He
14 may say if that wasn't the consensus then no,
15 it's not going on.

16 MICHAEL DAVIS: The trouble with
17 trucking is they might bid today and then
18 they're busy when the job starts, and they're
19 not going to show up.

20 JOE GILBERTO: Sure.

21 MICHAEL DAVIS: You can't rely on
22 them.

23 JOE GILBERTO: And their rates
24 also differ between winter work and summer



1 work.

2 AKBAR MASHAYEKHI: And they give
3 you just a rate. They don't bid the whole
4 job. They don't give you a lump sum.

5 JOE GILBERTO: Yeah, it's not a
6 lump sum. It's typically by the hour.

7 MR. KOVACS: Well, I got these
8 two, and I'll ask my boss about -- I mean, we
9 have one individual who -- I don't know what
10 the rule is on that. I'm being honest.

11 AKBAR MASHAYEKHI: Trucking is a
12 service, not a subcontractor. They're
13 providing a service.

14 MR. KOVACS: Hauling? I mean, I
15 don't know. If you change the verbiage does
16 it...

17 DARRYL MEASE: The form has no
18 bearing on whether you sub the work out or
19 not. It's just identifying subcontractors.

20 MR. KOVACS: Correct. It's to
21 identify subcontractors.

22 DARRYL MEASE: That's all that
23 form is for. So the shorter the list, the
24 better.



1 DANNY CARROW: Danny Carrow,
2 Carrow Construction. Who is handling the
3 proposal for the abatement? Is BrightFields
4 overseeing that? Like, who's taking in bids?
5 What I'm getting at is who -- is that contract
6 out to bid now?

7 MR. KOVACS: The abatement?

8 DANNY CARROW: Yes.

9 MR. KOVACS: Yeah. We just had
10 that. I think it was -- was it last week?

11 MR. KOTULA: The bid is closed.
12 It's in the review process right now.

13 DANNY CARROW: The bids are
14 closed?

15 MR. KOVACS: Yeah, they're
16 closed. Yeah. They're reviewing everything.
17 I think it was just last week we took those
18 bids. We had a bunch of contracts, but I
19 think that was one of them.

20 Does anybody else have anything
21 else?

22 Joe?

23 MR. KOTULA: You have my number.

24 JOE GILBERTO: One last question.



1 Would it make any sense for you guys to
2 schedule the site visits? What if everybody
3 calls in on a different date for a different
4 time and you have 20 people in here?

5 MR. KOTULA: This is the way it
6 works: You're going to come to 119 Lower
7 Beech Street. That is the address of the
8 site. It's an office building. You have to
9 register with the receptionist. The
10 receptionist will give you a map and then give
11 you where you sign in with me if I'm already
12 out there. It worked with the asbestos
13 people. It'll work.

14 JOE GILBERTO: Okay. I just want
15 to make sure that one of us don't call and you
16 say I'm busy for the next three weeks because
17 I've got all these other guys coming.

18 MR. KOTULA: That's why I'm
19 leaving it open. Some people might want one
20 visit. Some people might want five. That's
21 what we found with the asbestos. And that way
22 we can let you go. We can orient you to how
23 to get around, and you'll be able to do that.

24 If you want to -- since tomorrow



1 is going to be a nice day where it isn't
2 raining -- I would pick days where it may not
3 be raining unless you come with a hat. I
4 will, if you want to stop by tomorrow, it will
5 be open. I'll have the receptionist prepared.
6 But since it's a Friday, if you're going to
7 come, come in the morning.

8 MR. KOVACS: Does anybody have
9 anything else? This concludes the meeting.
10 Thank you, gentlemen.

11 (Meeting concluded at 1:07 p.m.)

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REPORTER'S CERTIFICATE

I, SUSAN ARNOLD YODER, Registered Professional Reporter and Notary Public, do hereby certify that the foregoing record, pages 1 through 33 inclusive, is a true and accurate transcript of my stenographic notes taken on December 17, 2015, in the above-captioned matter.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of December, 2015, at Wilmington.



SUSAN ARNOLD YODER, RPR, CRR



			29:10 30:8
\$	also (4) 5:24 20:23 23:20 29:24	B	both (3) 5:18 23:19, 23
\$2,000 (1) 25:10	altering (1) 28:2	back (3) 18:13 21:16 28:17	bought (1) 19:8
A	amount (1) 27:22	based (3) 13:12 14:17 27:10	box (1) 4:16
abate (1) 21:13	analysis (1) 18:14	basements (1) 16:19	brick (3) 17:24 18:10, 11
abated (1) 20:15	answer (3) 4:14 18:16 22:4	basis (1) 14:1	BrightFields (4) 19:5,7 21:22 31:3
abatement (7) 10:21 20:22 21:2,7,9 31:3,7	answers (1) 22:6	bearing (1) 30:18	bring (4) 26:4 27:9, 12,22
abbreviations (1) 3:3	anybody (3) 24:6 31:20 33:8	Beech (1) 32:7	bringing (2) 10:12,14
able (2) 6:18 32:23	anything (9) 3:4,6 18:12 22:1,7 24:6 28:14 31:20 33:9	before (4) 5:5 11:7 21:4,17	Brothers (3) 10:3 17:3 18:19
above (2) 17:24 18:12	appear (1) 2:11	begin (4) 7:3 13:9,14 16:17	brownfield (4) 15:20 16:2,10 18:8
above-grade (1) 18:3	applicable (1) 12:12	begins (1) 17:11	Building (33) 5:11 6:20,22,23,23 7:1, 4,13,17,22 8:2,2,3, 5,5,7 9:11 10:7,10, 11,18 11:11,21,24 12:7,23 17:12,16 20:14,15,17 28:2 32:8
absolutely (2) 21:10 27:4	apply (1) 14:18	being (4) 6:17 10:24 15:4 30:10	buildings (12) 6:10,14 10:6 11:17 13:24 14:18 16:20,24 19:11,15,19 20:24
Access (3) 9:10 10:6, 9	appointment (2) 8:24 9:1	believe (1) 14:23	bunch (1) 31:18
accompanied (1) 3:17	appreciate (2) 6:11 9:18	better (4) 24:8 26:16 28:6 30:24	business (2) 5:16 12:11
actual (1) 2:23	approval (4) 5:4 23:13,17,19	between (2) 9:11 29:24	busy (4) 27:8,12 29:18 32:16
actually (1) 8:9	approved (2) 20:2,5	bid (14) 2:10,20 3:17,22 5:17 11:8 15:5 21:18 24:2 29:6,17 30:3 31:6, 11	C
add (1) 26:18	area (2) 5:13 7:16	bidder (5) 3:9,14,19 4:7 13:14	call (2) 8:23 32:15
addendum (4) 2:18 11:3 18:20,21	areas (3) 10:7,9 16:23	bidders (5) 3:1 5:15 18:20 23:20 24:1	calls (1) 32:3
address (3) 4:17 22:4 32:7	around (5) 2:8 6:11, 12 16:24 32:23	bidder's (1) 5:3	caps (1) 17:20
Admin (1) 2:6	asbestos (17) 5:9,13, 14 6:17 10:21 13:13 15:3 16:12, 12,15 17:10,10 19:23 20:14 22:13 32:12,21	bidding (1) 11:21	care (2) 12:21 17:22
after (3) 20:7,9,17	asking (2) 4:20 29:6	bids (3) 31:4,13,18	Carolina (1) 14:20
afternoon (1) 2:1	assuming (1) 20:19	binding (1) 3:1	CARROW (16) 15:15, 15,16,23 16:2,7 21:15,15,16,24 24:9 31:1,1,2,8,13
again (3) 8:18 9:4 14:3	availability (1) 9:22	blank (2) 3:4,6	case (1) 10:13
agency (4) 3:2,12 14:12 29:4	available (2) 11:14 15:8	block (2) 17:24 18:11	categories (3) 2:16 29:3,10
agree (1) 2:17	Avenue (2) 6:23 20:17	Bob (2) 2:2 12:3	
agreement (1) 29:2	award (3) 13:8 20:7,9	Bobby (6) 14:19,19 25:15,18 28:19 29:7	
AKBAR (15) 9:3,8,8 11:9,9,16,20,23 12:6 14:13 23:2 26:23 27:5 30:2,11	awarded (2) 10:23 11:1	boiler (2) 8:6,7	
A-k-b-a-r (1) 9:9	aware (1) 23:9	bona (1) 4:8	
allow (1) 20:21	away (1) 22:13	bond (3) 14:1,4,9	
along (3) 2:13 6:22 20:17		bonding (1) 14:12	
already (5) 12:21 16:14 20:1,3 32:11		boss (4) 28:12,20	

<p>categorized (1) 27:14 category (7) 2:15 3:11,15,20 4:4 22:9 25:23 change (2) 26:15 30:15 changes (1) 26:15 check (1) 18:14 choose (1) 19:13 City (5) 5:5 12:11,12, 14 14:21 cleared (2) 16:12 20:18 clears (1) 17:12 closed (3) 31:11,14, 16 code (3) 2:14 28:1 29:1 come (16) 2:14,17 8:12,16,20 17:15 21:14 22:9 27:24 28:13,15 29:3 32:6 33:3,7,7 coming (1) 32:17 commence (2) 6:19 21:4 company (1) 25:24 complete (1) 6:20 completely (3) 3:2 12:1 17:18 concerned (1) 17:4 concluded (1) 33:11 concludes (1) 33:9 concrete (2) 18:3,12 conditions (1) 14:18 consensus (4) 27:3 28:12,24 29:14 considered (1) 24:19 Construction (4) 14:20 15:16 21:16 31:2 contact (2) 12:24 17:5 Contract (7) 2:5 11:8 20:8,9 21:2 22:20 31:5 contractor (13) 4:9 5:4, 6,8,10,13,17 10:20 17:6,10,11 19:23 23:21</p>	<p>contracts (2) 2:3 31:18 control (1) 23:3 conventional (2) 20:22 21:7 coordinate (2) 5:9 23:15 coordination (2) 17:7 19:22 coordinator (1) 2:3 copies (1) 4:18 copy (3) 5:16 6:9 20:5 Corporation (1) 6:6 Correct (2) 19:20 30:20 cost (2) 17:6 24:2 could (4) 11:11 13:14 15:9 23:3 couldn't (1) 28:13 customarily (1) 4:5</p>	<p>Delaware (5) 2:14 5:16 6:5 24:24 28:1 DelDOT (5) 2:3 14:16,22 23:13,16 delineating (1) 11:17 demo (7) 6:19 15:11, 17 16:16 17:15 19:19 21:4 demolished (1) 19:12 Demolition (6) 2:6 5:6, 8,12 15:5 19:23 department's (1) 28:14 designated (1) 5:13 detailed (1) 18:16 Diamond (2) 12:10 16:19 differ (1) 29:24 different (2) 32:3,3 difficult (1) 13:24 direct (1) 10:10 Directly (2) 8:1,23 disconnects (1) 22:14 Dismantlement (3) 7:12 13:3 26:21 DNREC (4) 16:6,7,13 20:1 DNREC-recognized (1) 16:10 DNREC's (1) 16:11 documents (1) 13:21 done (5) 12:16 18:7 20:3,4,7 DOT (2) 4:16 22:4 DOT1602 (1) 2:5 Dover (1) 9:19 down (8) 4:19 6:9 8:13 9:21 12:23 25:5,8,20 drawing (3) 11:10,16 22:24 drawings (2) 11:13,14 DuPont (1) 6:14 during (2) 4:15 27:12</p>	<p>11:24 12:7 23:10 earliest (2) 13:8,11 either (1) 26:11 electric (1) 17:17 electricity (1) 17:12 else (5) 22:2 24:6 31:20,21 33:9 elsewhere (1) 26:3 email (1) 4:16 ends (2) 11:24 12:8 engage (1) 4:6 engineer (1) 6:5 enough (1) 6:8 ensure (1) 4:4 entire (1) 3:5 environmental (1) 19:3 erect (1) 22:19 escorts (1) 10:5 Especially (1) 15:13 established (1) 3:12 estimate (1) 19:18 Even (2) 9:20 27:21 every (2) 4:23 10:7 everybody (5) 4:11 6:8 11:23 18:22 32:2 everyone (4) 2:2 22:5 24:11 29:2 everything (4) 8:13,17 15:17 31:16 exactly (1) 12:7 example (1) 28:13 exists (1) 20:8</p>
D			
<p>damages (5) 13:18 14:4,9,15,17 DANNY (13) 15:15,15, 23 16:2,7 21:15, 15,24 24:9 31:1,1, 8,13 Darryl (31) 10:19,19 11:2 15:2,2,9 17:23,23 18:6,11, 17 19:21,21 20:12, 19 21:5 23:8 24:7, 13,21,23 25:21 26:11,18,24,24 28:3,9 29:5 30:17, 22 date (1) 32:3 Davis (7) 12:9,9 16:18,18,22 29:16, 21 day (1) 33:1 days (3) 21:2,3 33:2 day's (1) 9:19 DB (2) 14:20,24 December (2) 9:22,23 decided (1) 20:3</p>		<p>E</p> <p>each (5) 10:10,11</p>	<p>F</p> <p>facilities (1) 6:5 fails (1) 3:19 far (7) 13:6 14:1 17:3 18:10 19:2 20:10 21:22 feet (2) 7:7,14 fence (3) 22:16,19,20 fencing (7) 22:16,21 24:5,15 28:3,9,16 few (2) 2:21 4:24 fide (1) 4:8 figure (1) 19:17</p>

Delaware Department of Transportation
Contract No. DOT1602

Pre-bid Meeting
December 17, 2015

<p>figured (1) 21:1 Fill (2) 2:9 3:5 filled (1) 3:2 final (1) 3:1 find (1) 29:11 fine (2) 27:6 28:5 finish (1) 13:5 firms (2) 19:3,3 first (2) 14:5 20:15 five (2) 13:6 32:20 flash (2) 10:13,14 floor (1) 7:15 footers (1) 15:17 footprint (1) 7:7 forgot (1) 24:3 form (4) 2:23 3:5 30:17,23 formality (1) 16:16 former (1) 6:13 forth (1) 3:12 found (1) 32:21 foundations (1) 15:17 four (1) 23:11 frame (1) 13:4 Friday (1) 33:6 full (7) 3:3 4:21 9:16 10:6,8 15:17 17:11</p>	<p>goals (1) 15:1 goes (4) 11:8 18:4 19:3 21:22 going (26) 2:7 4:2 6:12,19 7:2 8:23 14:1 17:8,13 18:19 19:12,12,16 20:11,14,15 22:18 25:23 26:3,5 29:7, 15,19 32:6 33:1,6 Good (3) 2:1 4:22 24:11 grab (1) 2:19 grade (1) 17:24 graphics (1) 21:11 Group (2) 8:9 14:8 groups (1) 7:21 guess (6) 6:21 7:19 13:6,8 21:10 24:20 guys (10) 2:17,19 4:17 5:2 6:3 22:10 26:15 28:8 32:1,17</p>	<p>identify (1) 30:21 identifying (1) 30:19 II (1) 6:15 impact (1) 25:6 implementation (1) 23:18 include (2) 18:21 24:1 included (2) 15:4,18 incur (1) 27:14 individual (1) 30:9 industry (1) 4:8 information (4) 2:10, 13 6:3 17:5 inside (1) 8:7 integrity (1) 20:21 intends (2) 3:9,20 intent (1) 18:1 involved (1) 18:9 isolated (1) 17:14 issue (1) 14:2 item (2) 17:6,7 items (1) 29:6 itself (2) 3:14,19</p>	<p>19,22 12:2,13 13:5,23 14:10,16, 23 15:7,12,19 16:1,4,9,21 17:1,8, 21 18:4,10,13 19:2,15,20 20:6, 13,23 21:8,21 22:18 23:4 25:3 31:11,23 32:5,18 K-o-t-u-l-a (1) 9:6 KOVACS (42) 2:1,2 9:15 11:5 12:4 13:19 14:5,14,24 18:23 22:1,21 23:6,9 24:11,15, 20,22 25:1,7,11, 13,16,19 26:7,17 27:2,15,18,24 28:8,11,21 29:1,9 30:7,14,20 31:7,9, 15 33:8</p>
H		L	
G		J	
<p>gentleman (1) 28:17 gentlemen (1) 33:10 Geppert (3) 10:3 17:3 18:19 gets (1) 18:22 getting (3) 12:17 23:12 31:5 Gilberto (27) 10:4,4 13:16,16,20 14:11 19:10,10,17 22:15, 22 24:18 25:4,10, 12,22 27:6,16,20 28:5,18,23 29:20, 23 30:5 31:24 32:14 give (7) 8:17 17:13 18:15 30:2,4 32:10,10</p>	<p>handling (2) 21:19 31:2 happen (1) 29:12 hat (1) 33:3 hauler (1) 27:13 Hauling (6) 24:20 26:4,5,7 27:8 30:14 HAZ (1) 21:17 hazmat (1) 18:8 HAZWOP (2) 15:24 21:20 help (3) 8:15 12:20, 24 hire (2) 22:23 27:22 historical (3) 12:20 13:1 14:17 honest (1) 30:10 hour (1) 30:6 house (1) 22:23</p>	<p>Jim (8) 8:8,8,14,20 10:15 14:3,7,7 JMJ (1) 26:4 job (2) 29:18 30:4 Joe (28) 10:4,4 13:16,16,20 14:11 19:10,10,17 22:15, 22 24:18 25:4,10, 12,22 27:6,16,20 28:5,18,23 29:20, 23 30:5 31:22,24 32:14 John (3) 6:2,4 9:5</p>	<p>lab (1) 7:20 large (1) 7:24 largest (2) 20:24,24 last (3) 31:10,17,24 layer (1) 21:12 leads (1) 21:16 least (1) 21:3 leave (8) 3:4,5 4:15 12:2 22:3 24:16 26:22 29:8 leaving (1) 32:19 left (2) 7:2,2 license (3) 5:16 12:11,17 licensed (1) 4:6 licenses (1) 5:7 lights (2) 10:13,14 liquidated (5) 13:17 14:4,8,15,16 list (15) 2:15 3:14,19, 24 4:2 18:20 19:13 22:9 26:1,9, 10,12 27:11,21 30:23</p>
I		K	
		<p>keep (1) 15:21 keeps (1) 28:17 Kotula (55) 6:2,4,4 7:8,13 8:11,15,22 9:5,5,10,18 10:8, 17,22 11:4,7,12,</p>	

<p>listed (1) 25:23 listing (2) 2:24 3:13 local (2) 26:2 29:8 lock (1) 26:13 long (2) 6:23 22:8 longer (1) 8:1 look (2) 8:16,18 looking (2) 6:16 13:9 lost (1) 8:9 lot (1) 29:8 Lower (1) 32:6 lump (2) 30:4,6</p>	<p>12,14 33:2 maybe (1) 25:2 Mayer (3) 10:5 13:17 19:11 mean (3) 21:5 30:8, 14 Mease (31) 10:19,19 11:2 15:2,2,9 17:23,23 18:6,11, 17 19:21,21 20:12, 19 21:5 23:8 24:7, 13,21,23 25:21 26:11,18,24,24 28:3,9 29:5 30:17, 22</p>	<p>name (9) 2:2,10 4:21 7:10 9:3,7,16 10:1 14:6 neat (1) 2:8 necessarily (1) 25:21 need (12) 4:4,17 8:24 9:14,24 12:24 14:4 21:17 22:10,23 23:15 28:19 needs (1) 11:24 negotiation (1) 13:12 never (1) 29:12 next (4) 7:5,14,17 32:16 nice (1) 33:1 normal (2) 12:18 13:7 note (1) 5:22 notes (7) 5:3,20 23:10,11,19,20,24 notice (2) 9:13,19 notify (1) 16:14 number (3) 9:2 14:9 31:23 numbers (1) 21:10</p>	<p>one-story (1) 8:3 only (1) 19:18 onto (1) 8:20 open (4) 7:19,24 32:19 33:5 opened (1) 3:22 order (2) 2:9 21:13 orient (1) 32:22 oriented (1) 8:19 originally (1) 7:16 other (2) 12:15 32:17 out (15) 2:9,19 3:2,5 5:21 8:17 10:11 18:19 27:9,10 29:8,11 30:18 31:6 32:12 outside (1) 25:24 over (7) 2:21,23 3:7 5:1 6:2,10,13 overseeing (2) 16:8 31:4 oversight (1) 16:11 own (3) 26:1,2 27:7</p>
M			
<p>M-a-h-a-y-e-k-h-i (1) 9:9 maintaining (1) 19:4 maintenance (7) 5:18 23:7,16,22 24:10 28:4,10 make (11) 4:18 8:12 11:14 13:22 15:7 16:11 18:21 23:18 24:17 32:1,15 manager (1) 6:6 managing (1) 19:7 mandatory (1) 2:4 map (1) 32:10 March (1) 13:10 marked (1) 8:11 Maryland (2) 6:23 20:17 MASHAYEKHI (15) 9:3, 8,9 11:9,10,16,20, 23 12:6 14:13 23:2 26:23 27:5 30:2,11 mason (1) 6:16 masonry (1) 18:2 MAT (10) 7:6,11,11 13:2,2,15 22:12 26:20,20 27:4 material (4) 3:21 18:7, 8 21:19 materials (6) 3:10 12:10 15:10 16:19 18:8 26:5 may (5) 23:4 29:11,</p>	<p>meeting (5) 2:4,12 4:15 33:9,11 men (1) 21:18 mention (1) 21:23 MEP (1) 11:13 mere (1) 16:15 Michael (6) 12:9,9 16:18,22 29:16,21 Mid-Atlantic (3) 7:12 13:3 26:21 might (5) 19:13,14 29:17 32:19,20 Mike (1) 16:18 MITTEN (10) 7:6,11, 11 13:2,2,15 22:12 26:20,20 27:4 mobilization (1) 19:18 month (1) 21:1 months (1) 13:6 more (6) 4:18,24 8:24 18:15 24:13 29:6 morning (1) 33:7 mostly (1) 7:18 MOT (5) 5:20 23:24 24:2,16 28:16 much (2) 9:13 18:15 must (4) 2:11 3:14 5:4,8</p>	<p>obtain (1) 23:17 obviously (2) 23:14 28:12 occur (2) 20:11,14 off (10) 13:12 14:17 17:9,13,18 18:1,4 19:13 21:14 26:22 office (5) 7:1,4 9:2, 20 32:8 offices (2) 7:15,23 Once (6) 2:16 4:15 10:24 16:12 20:8 24:16 one (19) 4:18 6:8,20 7:2,19 9:1 19:18 21:12 22:7,24 23:11,11 28:7 29:13 30:9 31:19, 24 32:15,19 ones (2) 12:22 19:13</p>	<p>package (1) 15:5 packaging (1) 7:20 paperwork (1) 12:23 paragraph (1) 3:13 parking (1) 16:23 particular (1) 4:3 pass (3) 2:13 6:2,11 past (1) 2:22 PAUL (8) 9:13 10:2, 2 17:2,2,19 18:18, 18 PCI (1) 11:10 pedestrian (3) 5:21 23:10,24 penalty (2) 25:9 27:13 people (5) 29:8 32:4, 13,19,20 per (1) 11:21 perform (3) 3:9,21 4:5 permit (1) 16:13 permits (1) 5:7 person (1) 29:13</p>
	N		P
		O	

<p>phased (1) 6:19 phasing (4) 5:11 20:10,11,13 Philadelphia (1) 27:10 phone (1) 9:2 pick (2) 19:13 33:2 Pierson (5) 10:20 15:3 17:24 19:22 27:1 place (3) 15:22 20:1 21:3 placed (1) 5:12 plan (8) 3:23 19:24 20:5 21:17 23:10, 13,16 24:1 plans (1) 5:21 Please (8) 2:8 4:15, 20 5:22 7:10 9:16 24:14 26:18 pm (2) 9:12 33:11 point (2) 27:11,21 Pollock (3) 10:5 13:17 19:11 portion (1) 6:20 possible (2) 15:22 17:22 post (7) 2:18 11:2, 18,19 12:3,4 22:5 posted (5) 5:20,24 11:11 18:24 23:24 pre (2) 6:14,15 pre-bid (1) 2:4 predominantly (2) 6:15 7:24 prefer (1) 26:21 prepared (1) 33:5 pretty (1) 4:12 previously (1) 21:23 prior (2) 15:11 23:18 probably (4) 18:23 20:9 21:4 26:17 problems (1) 2:22 procedures (1) 12:18 proceeding (1) 21:17 process (3) 10:23 13:7 31:12 project (9) 2:16 5:23 6:6,7 13:4,18 15:1</p>	<p>16:8 27:12 proposal (2) 5:2 31:3 provide (2) 3:10,21 provided (1) 3:13 providing (3) 5:18 23:22 30:13 published (1) 2:24 purchase (1) 22:19 Put (6) 18:14,19 21:11 25:20 28:6 29:13</p> <p style="text-align: center;">Q</p> <p>quantities (3) 15:3,8, 10 question (4) 4:23 18:15 27:7 31:24 questions (4) 4:13,14, 20 22:6 quick (4) 2:24 3:8 5:1 22:5</p> <p style="text-align: center;">R</p> <p>raining (2) 33:2,3 rate (1) 30:3 rates (1) 29:23 RE (5) 10:20 15:2 17:23 19:21 26:24 read (4) 5:2 23:19, 21 25:12 real (3) 2:24 3:8 5:1 really (2) 13:23 27:20 reason (3) 2:12 20:22 21:8 reasoning (1) 21:6 receptionist (3) 32:9, 10 33:5 recognized (1) 4:8 recommend (2) 10:12, 14 record (1) 9:17 recording (2) 4:22 11:6 regarding (1) 5:10 register (1) 32:9 reiterate (1) 5:4</p>	<p>reiterating (1) 24:4 rejected (2) 3:6,22 rely (1) 29:21 remain (1) 18:2 remediated (2) 6:18 15:4 remediation (1) 5:9 reminded (2) 5:15 24:1 reminder (2) 5:1 9:15 removal (3) 5:10 16:23 19:24 remove (2) 5:14 18:1 removed (2) 10:16 15:11 rent (1) 22:20 reporter (4) 4:22 7:9 9:7,24 represent (2) 4:21 9:17 required (1) 3:18 requirement (2) 12:10 14:21 requiring (1) 16:23 responsibilities (1) 9:21 responsibility (1) 28:15 responsible (3) 5:7,17 23:22 retaining (1) 19:4 review (2) 28:12 31:12 reviewed (1) 10:24 reviewing (2) 13:21 31:16 right (14) 7:2,5,13 8:4 10:17 14:10 21:24 22:7,16 24:5 26:2 28:21 29:10 31:12 rightful (1) 14:9 roadway (2) 5:19 23:23 roadwork (2) 14:17 23:1 roof (10) 5:11,12,14 15:13 19:24 20:21 21:7,9,13,13 room (1) 8:6</p>	<p>routinely (1) 4:9 rule (1) 30:10 rules (1) 3:7 run (1) 21:21 Runyon (8) 8:8,8,14, 20 10:15 14:3,7,7</p> <p style="text-align: center;">S</p> <p>safety (1) 23:17 said (2) 22:3 28:23 same (1) 20:16 saw (2) 17:4 22:24 saying (3) 26:9,9 28:17 schedule (1) 32:2 schematic (1) 18:24 second (3) 7:15,22 27:1 section (2) 3:14 4:1 secure (1) 22:17 self-performed (1) 26:12 send (1) 22:3 sense (1) 32:1 service (2) 30:12,13 set (2) 3:12 8:24 sewer (1) 17:19 shall (4) 2:24 3:2,22, 22 sheet (6) 2:7,11 8:10 18:22 23:10 24:4 sheets (1) 24:1 shipping (1) 7:16 shorter (4) 24:7 26:16 28:6 30:23 show (1) 29:19 shut (2) 17:13,18 side (1) 7:21 sidewalk (2) 5:19 23:23 sign (2) 10:12 32:11 signage (2) 22:24 23:1 sign-in (3) 2:7,11 18:22 simple (1) 4:12 Site (17) 2:6 6:13,13,</p>
---	--	---	---

<p>14 8:16,18,21 10:16 11:15 16:3 18:1,2,5 19:8 22:17 32:2,8 slab (1) 18:12 slabs (1) 15:21 small (1) 7:21 smaller (1) 8:5 smokestack (1) 10:15 someone (1) 22:23 something (2) 26:16 28:15 sometime (1) 13:9 sometimes (2) 9:19 27:8 soon (2) 6:20 17:9 space (2) 7:19,24 spec (1) 17:4 special (2) 25:2,3 specialty (2) 4:5,7 specifically (1) 3:11 specifications (2) 5:23 15:21 square (2) 7:7,14 start (2) 13:4,5 starting (1) 5:5 starts (2) 12:7 29:18 State (6) 4:6,21,23 9:16 19:8 27:10 stated (1) 15:20 statement (1) 3:18 states (3) 2:14 23:21 29:1 steel (4) 6:16 10:5 13:17 19:11 still (2) 8:7 27:16 stop (1) 33:4 story (1) 7:22 Street (1) 32:7 structural (3) 11:13 20:20 21:9 structure (1) 7:18 structures (1) 6:16 stuff (1) 4:12 sub (4) 24:9,19 27:23 30:18 subbed (1) 23:3 subcontract (1) 26:6</p>	<p>subcontracting (1) 3:24 subcontractor (11) 2:15 3:11,15,17,19 4:3, 9 22:9 27:9 29:3 30:12 subcontractors (4) 26:13,14 30:19,21 submission (1) 24:2 submit (5) 2:9,20 4:16 5:15 16:5 submitted (3) 3:16 20:1,7 submitting (1) 12:22 subparagraph (1) 3:18 subs (1) 22:10 suggested (1) 23:13 sum (2) 30:4,6 summer (1) 29:24 sure (10) 5:2 8:14 13:22 16:11 18:21 22:2 23:18 24:17 29:20 32:15</p>	<p>22:1 25:5,13 27:13 28:7,17 32:12 they (15) 7:19,20,23 16:14,16 19:7 21:1,3,19,23 26:1 29:17 30:2,3,4 thin (1) 21:12 thing (1) 12:15 things (2) 2:21 4:24 think (10) 4:13 13:19 22:2,10,12 23:21 24:6 31:10,17,19 third-party (1) 27:13 though (3) 9:20 22:16 27:7 three (2) 23:12 32:16 three-story (2) 7:1,3 today (3) 8:21,22 29:17 tomorrow (3) 18:24 32:24 33:4 Took (2) 22:13 31:17 traffic (12) 5:18,19 23:2,7,11,16,17, 23,23 24:10 28:4, 10 trained (2) 15:24 21:20 Transit (1) 6:6 trouble (1) 29:16 trucking (10) 24:18 25:15,18,19,24 26:19,22 28:17 29:17 30:11 trucks (2) 26:2,3 try (3) 2:8 22:4 29:2 turn (2) 6:2 17:8 two (3) 19:3 29:9 30:8 type (2) 4:10 14:8 typically (1) 30:6</p>	<p>Unfortunately (1) 11:12 unless (1) 33:3 up (11) 2:14,17 8:12, 24 22:9 27:24 28:8,13,15 29:3,19 upon (2) 2:17 3:1 use (8) 17:11,14 19:4 25:5,8,8,23 26:8 used (1) 22:11 usually (2) 24:21,22 utilities (3) 17:3,5,16 utility (1) 22:13</p>
	T		V
	<p>TABOGA (8) 9:13 10:2,2 17:2,2,19 18:18,18 taking (1) 31:4 talk (4) 19:22 28:19, 22 29:10 talking (2) 15:16 23:6 talks (1) 23:12 taxes (1) 12:12 tear (1) 12:23 Tech (2) 19:5,6 technical (1) 5:23 Temporary (1) 22:16 testing (3) 18:6 19:2,6 Tetra (2) 19:5,6 their (5) 5:16,17 24:2 29:3,23 there (28) 2:19 7:21, 21,22 8:10 9:21 10:9 11:12 12:10, 19 13:17 14:20 16:13,19 17:16,16, 17 18:6,8 19:1,24</p>	<p>22:16 27:7 three (2) 23:12 32:16 three-story (2) 7:1,3 today (3) 8:21,22 29:17 tomorrow (3) 18:24 32:24 33:4 Took (2) 22:13 31:17 traffic (12) 5:18,19 23:2,7,11,16,17, 23,23 24:10 28:4, 10 trained (2) 15:24 21:20 Transit (1) 6:6 trouble (1) 29:16 trucking (10) 24:18 25:15,18,19,24 26:19,22 28:17 29:17 30:11 trucks (2) 26:2,3 try (3) 2:8 22:4 29:2 turn (2) 6:2 17:8 two (3) 19:3 29:9 30:8 type (2) 4:10 14:8 typically (1) 30:6</p>	<p>verbiage (1) 30:15 verify (1) 16:5 visit (1) 32:20 visits (1) 32:2</p>
			W
			<p>wage (1) 12:12 waiver (3) 10:12 12:20 13:1 wanted (3) 5:3 13:21 29:13 War (2) 6:14,15 warehouse (1) 8:3 water (1) 17:17 way (3) 6:9 32:5,21 web (2) 2:18 12:5 website (2) 5:21,24 week (2) 31:10,17 weeks (1) 32:16 whatever (2) 26:4 27:22 What's (3) 13:3 14:5 21:6 whenever (1) 15:22 whole (1) 30:3 Who's (2) 10:20 31:4 Wilmington (7) 2:5 5:5 9:20 12:11,12,15 14:21 Wilson (6) 14:19,19 25:15,18 28:19</p>
		U	
		<p>underneath (1) 21:12 understand (1) 4:11 Understood (1) 15:12</p>	

Delaware Department of Transportation
Contract No. DOT1602

Pre-bid Meeting
December 17, 2015

29:7 winning (1) 13:14 winter (1) 29:24 without (1) 3:3 work (17) 3:10,21,24 4:5,7,10 5:6,12 7:20 12:17 13:14 14:2 29:8,24 30:1, 18 32:13 worked (1) 32:12 working (1) 17:9 works (1) 32:6 World (2) 6:14,15 write (6) 2:8 4:19 6:9 8:13 25:4 26:12 writing (2) 16:5 25:8 written (1) 23:17	31st (1) 9:23 36,000-square-foot (1) 7:18		
	4		
	45 (1) 21:3		
	5		
	5 (2) 8:2 20:16		
	6		
	6 (3) 8:6 10:18 20:16		
	8		
Y	8 (3) 5:11 7:17 20:14		
Yannuzzi (2) 8:9 14:8 yourself (3) 3:24 4:1,2	8,000 (1) 7:14		
Z	9		
Zero (1) 14:13	9:00 (1) 9:11 90 (1) 21:2		
1			
1:07 (1) 33:11 10A (1) 3:13 119 (1) 32:6 12 (3) 7:13,17 20:16 12,000 (1) 7:7 12,675-square-foot (1) 6:24			
2			
2 (3) 6:24 7:3 20:16 20 (1) 32:4 24th (1) 9:22			
3			
3:00 (1) 9:11 30 (1) 21:3 302576-6093 (1) 9:2			