

1 CITY OF NORTH CANTON, OHIO

2 BOARD OF CONTROL

3

4

5

6

TRANSCRIPT OF

7

MARCH 24, 2021, MEETING

8

VIRTUAL MEETING

9

10

11

12

13

14

Transcript of Proceedings of the North Canton

15

Board of Control, taken by me, the undersigned, Laurie

16

Maryl Jonas, a Registered Merit Reporter and Notary Public

17

in and for the State of Ohio, at North Canton, Ohio, on

18

Wednesday, March 24, 2021, at 10:05 a.m.

19

20

21

22

23

Premier Court Reporting
Canton 330.492.4221 Akron 330.928.1418
www.premierreporters.com

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPEARANCES:

Patrick A. DeOrion, Director of Administration

Wayne Boyer, Director of Law

Jina Alaback, Director of Finance

Stephan B. Wilder, Mayor

- - - - -

1 MAYOR WILDER: Good morning, everyone. North
2 Canton Mayor Steve Wilder here for the North Canton
3 Board of Control meeting scheduled for March 24,
4 2021, at 10 a.m. It is now 10:05 for our start.

5 First order of business, roll call to order.
6 Finance Director Jina Alaback.

7 MS. ALABACK: Here.

8 MAYOR WILDER: Patrick DeOrio, director.

9 MR. DEORIO: Here.

10 MAYOR WILDER: Wayne Boyer, our law director.

11 MR. BOYER: Here.

12 MAYOR WILDER: And Steve Wilder, mayor, is
13 present.

14 Also joining us today is Ms. Catherine
15 Farina, our deputy director of administration and
16 development, our project coordinator for Dogwood Park
17 expansion.

18 Roll call has been completed. We have no
19 minutes at this time. So we'll move from Item 3 and
20 we'll go right into new business. And as I stated,
21 presenting today for the board of control meeting is
22 Ms. Catherine Farina, again our deputy director of
23 administration and development, who is the project
24 coordinator for the Dogwood Park Expansion and
25 Improvement Project.

1 So, Catherine, please go ahead and start your
2 presentation. Thank you.

3 MS. FARINA: Thank you, Mr. Mayor. This is
4 for the Dogwood Park Expansion and Improvement
5 Project, which we put out an RFQ, request for
6 qualifications, back on February 2, 2021. At that
7 time we received three submissions to the RFQ. The
8 companies that submitted were Knoch Construction, the
9 A. Altman Company, and Beaver Constructors.

10 At that time, we reviewed the qualifications
11 on each company as to their ability to manage a
12 project such as this. We held an RFQ Q and A
13 meeting; it was a Zoom meeting. All three
14 participated. They asked us questions about the
15 project, we asked them questions about their company.
16 Based on that, we short-listed to move forward and
17 all three made the short list. So at that time we
18 also offered site visits out at the park and I met
19 with them, walked the site and again asked any
20 questions prior to the RFP.

21 Finally, an RFP then was put out with a date
22 due on March 15. An RFP included each company's
23 technical and pricing proposals. We did receive
24 three back from the same aforementioned companies,
25 Knoch, A. Altman, and Beaver. We then subsequently

1 held interviews on March 17, which included
2 presentations, PowerPoints, drawings, and going
3 through everything contained in their RFQ proposal on
4 the technical and pricing.

5 We had four evaluators at that time. It was
6 myself, we had Director of Administration Patrick
7 DeOrio, we had our city engineer, Rob Graham, and we
8 had Administration Specialist Kelly Hart. There were
9 ten areas in the technical proposal they are rated
10 on. They include their proposed staffing, their
11 subcontracting plan, there's -- I'm sorry, there's
12 nine areas because there's an estimated strategies,
13 procurement strategies, value-added suggestions,
14 their timeline, their site logistics and safety plan,
15 quality assurance and quality control plan, and
16 unique challenges and solutions. So they stated
17 their response to those areas. We were able to ask
18 questions and interact. There's a weighted score
19 that each evaluator did with each area that's the
20 company proposed the technical.

21 Then we moved into reviewing what they
22 submitted for the pricing proposals. So on the
23 pricing, there's five factors in there for the
24 preconstruction stage to the construction stage;
25 there's additional information as far as their

1 advisor fee contingencies, and then there's a
2 normalized price ranking.

3 The areas are weighted on the technical being
4 55 percent of the weight of the score and then the
5 pricing's at 45 percent of the score. On the three,
6 the average that came out the highest, with a 45.5
7 area, to be the construction manager at risk for the
8 Dogwood project was the A. Altman Company. 45.5 on
9 the technical score and a 45.0 on the pricing
10 proposal. So their total rating was 90.5. Second to
11 them was the Knoch Corporation. Came in with a total
12 score of 84.6, and then Beaver Construction was at
13 83.7.

14 And it was a very difficult process. These
15 are three very qualified companies, very passionate
16 about this project, involved in the community. If we
17 could pick all three we would, but we can only pick
18 one. So when the analysis was done on the
19 construction manager at risk, the team has evaluated
20 and selected it to be the A. Altman Company.

21 Any questions?

22 MR. DEORIO: Yes. So thank you for the
23 presentation. That was very thorough and, you know,
24 I know a great part of this is that this process that
25 we've -- that the city has engaged in is the first

1 time --

2 MS. FARINA: Yes.

3 MR. DEORIO: -- that the city has ever done a
4 CMR process.

5 MS. FARINA: It was 2011 the Ohio state
6 legislature allowed public works procurement process
7 to pass CMAR as a delivery method instead of just
8 design bid or design bid build.

9 MR. DEORIO: This is ten years of history
10 that has gone by that the city has not engaged in,
11 and as challenging as this was to us to follow the
12 Ohio Revised Code and learn all the steps that had to
13 be done and get them done on time, you know, I
14 commend you. You've done a great job in executing
15 that timeline. This was something very difficult to
16 learn. Having learned it, though, I think in the
17 future this will be a process that will be of great
18 benefit to the city as we engage in more projects.
19 But there is a -- we'll call it a work flow that's
20 put out in the Ohio Revised Code that the schools
21 use, and this is really how it originated. And it's
22 all out there preapproved, we just need to follow
23 along the path. That included the weighting of the
24 formulas; is that correct?

25 MS. FARINA: Right. We used the best value

1 rating form, that's the State of Ohio standard form.
2 That's F170-03. So that was included in there as far
3 as weighting.

4 MR. DEORIO: And that gave us -- that helped
5 us get to know what we wanted to ask and what we
6 wanted to value on.

7 So when I look at this process, I have to
8 say, in having done a number of bid projects, or
9 design-build projects, this is the most thorough
10 process I have ever seen. I mean, we talked about,
11 you know, we put out an RFQ to see who was qualified.
12 People respond. We get respondents, we go through a
13 Q and A with them on all three. Then we develop a
14 short list. All three made the short list. Then
15 they came out for site visits. You went out and
16 worked with that. Then -- that wasn't it. Then an
17 RFP was drafted, issued with responses by March 15.
18 That led to their technical and pricing proposals
19 being submitted. More interviews, more Q and A, more
20 presentations by their group to the point where then
21 we evaluated. I love this process and would like to
22 see us, wherever possible in the future, try to
23 incorporate more of this into it. But it is more
24 work administratively, but I think the end result
25 will be better.

1 So it's the evaluating committee's
2 recommendation that we go with the overall best score
3 at 90.5, which is the A. Altman Company; is that
4 correct?

5 MS. FARINA: Correct. There was three parts
6 to the CMAR. There's the owner of this project,
7 which is the city. We have the architectural
8 engineer/designer, and then the CMAR. The three of
9 us will work in great synergy to accomplish this.

10 MAYOR WILDER: Say that again. The owner --

11 MS. FARINA: The owner is the city. Or the
12 owner of the project. And then the architectural
13 engineer design firm, Brandstetter Carroll, and then
14 we will have the CMAR. The goal of the CMAR is to
15 handle the construction schedule, project phasing
16 budget and value engineers wherever they can so that
17 bid packages and construction documents get this
18 completed on time.

19 MAYOR WILDER: If I can comment on what
20 Mr. DeOrio said, and I appreciate the hard work you
21 put into this, a prime example of what maybe a
22 project management process is. And knowing that we
23 really haven't done something like this in the past,
24 Patrick and Catherine, I can see this could be the
25 benchmark that we work off of, and now we do have a

1 benchmark that if we get into anything in the future
2 as we continue to develop properties that we've been
3 acquiring and enticing companies to relocate here and
4 have a business here, I could see this model
5 continuing for us. And now that you had the
6 experience, it can only serve as an advantage for us
7 to go forward and really give us a foundation and
8 share with those who did not get the award a factual
9 basis as to why they aren't awarded the project and
10 why the person or company is awarded the project. So
11 I think it is a very worthwhile process. It is time
12 consuming, but again, I think you have established a
13 benchmark for us that we'll use in the future like
14 you mentioned, Patrick.

15 MR. DEORIO: Well, to your point, Mayor, just
16 to add to that. I know what you're thinking, you
17 know, but as we talk about at some point down the
18 road we know that this city, for its future, is going
19 to need a new public safety service building.

20 MAYOR WILDER: Absolutely.

21 MR. DEORIO: We know that. But, you know,
22 prior to what we've just done here, our only
23 mechanism to do this would have been a design or bid
24 it out. And this assures more quality control and
25 keeping the costs to know what we can afford. And

1 then provide incentives to value engineer. We know
2 that architects and engineers draw things up on paper
3 that in the field add a lot of cost to it that aren't
4 really necessary, and that's what this process will
5 eliminate and maybe be able to eliminate some of
6 those. And on a big project, and, you know, the
7 school is doing this right now with the two
8 facilities that they're building. Each of those are
9 in the \$10 million. Well, that's kind of what we
10 would be doing now down the road. And if it works
11 there and has worked so well throughout Ohio, I'm
12 excited by our potential.

13 MAYOR WILDER: Well, as public officials we
14 only have so much experience. And yes, we will be --
15 this will be a cost but it's a cost that's an
16 investment for the future. And as you said, we'll
17 have somebody on the job site --

18 MS. FARINA: Right.

19 MAYOR WILDER: -- seven days a week and
20 whatever we do, you know, and with you as our
21 liaison.

22 MS. FARINA: Three-point communication.

23 MAYOR WILDER: That's the big thing. And a
24 massive project like this is really tough for just
25 any one of us to oversee and continue on with the

1 other responsibilities that they have. So this is --
2 this is a big step for us. I think for the city
3 to -- and it goes right along, again, with we're
4 transparent, we're sharing information, but also we
5 have a plan and we have a project to follow. And
6 that is -- I think you mentioned, too, there's
7 step-by-step timely advancement of that project that
8 will be followed under this CMR.

9 MS. FARINA: Correct.

10 MAYOR WILDER: So I'm very -- I'm very
11 confident that this will prove to really help that
12 project move forward safely and smoothly.

13 When do we -- I guess the question is, how do
14 we go forward from this point? Or we should say that
15 we need to vote on the board of control, Mr. DeOrio,
16 to go forward with this or is there any further
17 discussion?

18 MS. FARINA: I just want to say this was a
19 team effort. The evaluation team, everyone was
20 valuable. We had City Engineer Rob Graham, so you
21 know he runs a lot of large capital projects. He
22 brings his perspective, so during that interview the
23 different things they were proposing from their
24 phasing schedules to their pricing proposals to their
25 timelines, Rob sees things from one perspective. We

1 had Director of Administration Patrick DeOrio, his
2 perspective, and mine, and invaluable to our team is
3 our administrative specialist, Kelly Hart. There's a
4 lot of forms and documents. There's no better person
5 managing forms and documents than our administrative
6 specialist, Kelly Hart. So a great effort from our
7 team, and after all factors were considered in the
8 interview we arrived at this rating to now go to the
9 next step, and that would be, upon approval of the
10 board of control, we would notify the first -- the
11 highest rated. If they accept it, then we go with
12 them. If they were to, for some reason say no, we
13 would move down to the second and down to the third.

14 MAYOR WILDER: That answered my question. If
15 for some reason they didn't accept it then --

16 MS. FARINA: Right.

17 MR. DEORIO: Okay. Something comes up, a
18 bigger project can happen in the meantime.

19 MS. FARINA: Yeah. And those that are not
20 are also notified of our decision.

21 MAYOR WILDER: All right.

22 MR. DEORIO: Well, Jina, I was going to make
23 a motion that the board of control award the
24 construction management at risk agreement to the A.
25 Altman Company.

1 MS. ALABACK: What is the amount?

2 MR. DEORIO: Well, I mean, technically for
3 them, you know, it's based on a percentage of the
4 project. We had an estimate of the project, so, you
5 know, their -- we would be looking at their proposal
6 as it was slated, that's approximately \$187,715, but
7 that was based on if it came in at 1.8 million. We
8 believe that the value engineering of it that we're
9 going to -- would be less, you know, than that and
10 therefore their fee would be less than that. So do
11 you want like a motion with a maximum on it?

12 MS. ALABACK: Yes. We'll have to enter a
13 purchase order. So once we -- I mean, is it -- what
14 is the percent? We can even put that in the minutes.
15 Is it 4 percent? Is it 8 percent? Or what percent
16 of the project is it?

17 MR. DEORIO: Well, I mean, there's different
18 pricing components. I mean, there's a percentage
19 based on the general condition costs, there's a
20 percentage of the construction manager fee at risk
21 services, and there's a percentage for the
22 construction manager contingencies and, you know, so
23 I can tell you what the total is 187,715.

24 MS. ALABACK: Okay.

25 MR. DEORIO: What percentage that is of

1 whatever --

2 MS. ALABACK: That's okay. Yeah, we could do
3 that not to exceed 187,715 at this point, if you're
4 comfortable with that number.

5 MR. DEORIO: You want the exact number or you
6 want to round it off? Some finance directors have a
7 preference.

8 MS. ALABACK: I would rather round it off so
9 in case it does come a few dollars over, if there are
10 expenses that are not included in there that we're
11 billed for on top of it we would be covered under the
12 purchase order.

13 MR. DEORIO: Would you be comfortable with
14 190?

15 MS. ALABACK: That's fine.

16 MR. DEORIO: Okay. So, Mr. Boyer, are you
17 hearing all this?

18 MR. BOYER: Yes, sir.

19 MR. DEORIO: Any concerns on your end?

20 MR. BOYER: No. All the concerns that I had
21 were raised and answered and I'm good to go.

22 MR. DEORIO: Thank you.

23 Well, then I would, with the chair's
24 indulgence, make a motion, amend my motion to award
25 the construction management at risk agreement

1 contract to the A. Altman Company for an amount not
2 to exceed \$190,000.

3 MS. ALABACK: Alaback, second.

4 MAYOR WILDER: There's a motion on the floor
5 and seconded by Miss Alaback. Any further discussion
6 on this? If not, we'll call for a roll call vote.

7 Mayor Wilder says yes.

8 Wayne Boyer.

9 MR. BOYER: Yes.

10 MAYOR WILDER: Yes for approval.

11 Patrick DeOrio.

12 MR. DEORIO: Yes.

13 MAYOR WILDER: For approval.

14 And Jina Alaback.

15 MS. ALABACK: Yes.

16 MAYOR WILDER: Four yes, none opposed. The
17 motion carries. The Altman -- A. Altman Company will
18 be selected as the construction manager at risk for
19 the Dogwood Park Expansion and Improvement Project.

20 Any further business to come before the board
21 of control?

22 MR. DEORIO: I'd move we adjourn.

23 MAYOR WILDER: Motion to adjourn by

24 Mr. DeOrio.

25 MS. ALABACK: Second.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MAYOR WILDER: Second by Miss Alaback. All
in favor, say "aye."

("Aye" in unison.)

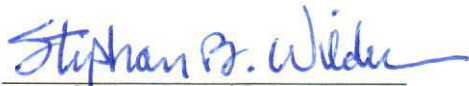
MAYOR WILDER: Opposed? Motion carries. We
stand adjourned. Thank you, everybody, for your
participation. Thank you, Catherine.

- - - - -

(Meeting adjourned at 10:23 a.m.)

- - - - -

Attest:



Stephan B. Wilder
Mayor of North Canton

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

STATE OF OHIO)
)SS
STARK COUNTY)

I, Laurie Maryl Jonas, a Registered Merit Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that this meeting was by me reduced to Stenotype and afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription.

I further certify that this meeting was taken at the time and place in the foregoing caption specified.

I further certify that I am not a relative, employee of or attorney for any party or counsel, or otherwise financially interested in the event of this action.

I do further certify that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28(D).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Canton, Ohio, on this 1st day of April, 2021.

Laurie Maryl Jonas

Laurie Maryl Jonas, RMR & Notary Public.
My commission expires January 6, 2022.

<p>MAYOR WILDER: [20] MR. BOYER: [4] 3/11 15/18 15/20 16/9 MR. DEORIO: [19] MS. ALABACK: [10] 3/7 14/1 14/12 14/24 15/2 15/8 15/15 16/3 16/15 16/25 MS. FARINA: [12] 4/3 7/2 7/5 7/25 9/5 9/11 11/18 11/22 12/9 12/18 13/16 13/19</p>	<p>ability [1] 4/11 able [2] 5/17 11/5 about [5] 4/14 4/15 6/16 8/10 10/17 Absolutely [1] 10/20 accept [2] 13/11 13/15 accomplish [1] 9/9 acquiring [1] 10/3 action [1] 18/13 add [2] 10/16 11/3 added [1] 5/13 additional [1] 5/25 adjourn [2] 16/22 16/23 adjourned [2] 17/5 17/8 administration [6] 2/2 3/15 3/23 5/6 5/8 13/1 administrative [2] 13/3 13/5 administratively [1] 8/24 advancement [1] 12/7 advantage [1] 10/6 advisor [1] 6/1 affiliated [1] 18/14 affixed [1] 18/16 afford [1] 10/25 mentioned [1] 4/24 after [1] 13/7 afterwards [1] 18/7 again [5] 3/22 4/19 9/10 10/12 12/3 agreement [2] 13/24 15/25 ahead [1] 4/1 Aided [1] 18/8 Akron [1] 1/23 Alaback [6] 2/4 3/6 16/3 16/5 16/14 17/1 all [12] 4/13 4/17 6/17 7/12 7/22 8/13 8/14 13/7 13/21 15/17 15/20 17/1 allowed [1] 7/6 along [2] 7/23 12/3 also [4] 3/14 4/18 12/4 13/20 Altman [9] 4/9 4/25 6/8 6/20 9/3 13/25 16/1 16/17 16/17 am [3] 18/11 18/14 18/14 amend [1] 15/24 amount [2] 14/1 16/1 analysis [1] 6/18 answered [2] 13/14 15/21 any [8] 4/19 6/21 11/25 12/16 15/19 16/5 16/20 18/12 anything [1] 10/1</p>	<p>APPEARANCES [1] 1/25 appreciate [1] 9/20 approval [3] 13/9 16/10 16/13 approximately [1] 14/6 April [1] 18/17 architects [1] 11/2 architectural [2] 9/7 9/12 are [9] 5/9 6/3 6/15 11/8 13/19 13/20 15/9 15/10 15/16 area [2] 5/19 6/7 areas [4] 5/9 5/12 5/17 6/3 aren't [2] 10/9 11/3 arrived [1] 13/8 as [21] ask [2] 5/17 8/5 asked [3] 4/14 4/15 4/19 assurance [1] 5/15 assures [1] 10/24 Attest [1] 17/12 attorney [1] 18/12 average [1] 6/6 award [3] 10/8 13/23 15/24 awarded [2] 10/9 10/10 aye [2] 17/2 17/3</p> <p>B</p> <p>back [2] 4/6 4/24 based [4] 4/16 14/3 14/7 14/19 basis [1] 10/9 be [19] Beaver [3] 4/9 4/25 6/12 because [1] 5/12 been [3] 3/18 10/2 10/23 before [1] 16/20 being [2] 6/3 8/19 believe [1] 14/8 benchmark [3] 9/25 10/1 10/13 benefit [1] 7/18 best [2] 7/25 9/2 better [2] 8/25 13/4 bid [5] 7/8 7/8 8/8 9/17 10/23 big [3] 11/6 11/23 12/2 bigger [1] 13/18 billed [1] 15/11 board [8] 1/2 1/15 3/3 3/21 12/15 13/10 13/23 16/20 Boyer [4] 2/3 3/10 15/16 16/8 Brandstetter [1] 9/13 brings [1] 12/22</p>	<p>budget [1] 9/16 build [2] 7/8 8/9 building [2] 10/19 11/8 business [4] 3/5 3/20 10/4 16/20</p> <p>C</p> <p>call [5] 3/5 3/18 7/19 16/6 16/6 came [4] 6/6 6/11 8/15 14/7 can [9] 6/17 9/16 9/19 9/24 10/6 10/25 13/18 14/14 14/23 CANTON [8] 1/1 1/14 1/17 1/23 3/2 3/2 17/14 18/16 capital [1] 12/21 caption [1] 18/10 carries [2] 16/17 17/4 Carroll [1] 9/13 case [1] 15/9 Catherine [5] 3/14 3/22 4/1 9/24 17/6 certify [4] 18/7 18/10 18/11 18/14 chair's [1] 15/23 challenges [1] 5/16 challenging [1] 7/11 city [11] 1/1 5/7 6/25 7/3 7/10 7/18 9/7 9/11 10/18 12/2 12/20 Civil [1] 18/15 CMAR [5] 7/7 9/6 9/8 9/14 9/14 CMR [2] 7/4 12/8 Code [2] 7/12 7/20 come [2] 15/9 16/20 comes [1] 13/17 comfortable [2] 15/4 15/13 commend [1] 7/14 comment [1] 9/19 commission [1] 18/19 commissioned [1] 18/7 committee's [1] 9/1 communication [1] 11/22 community [1] 6/16 companies [4] 4/8 4/24 6/15 10/3 company [11] 4/9 4/11 4/15 5/20 6/8 6/20 9/3 10/10 13/25 16/1 16/17 company's [1] 4/22 completed [2] 3/18 9/18 components [1] 14/18 Computer [1] 18/8 Computer-Aided [1] 18/8 concerns [2] 15/19</p>	<p>15/20 condition [1] 14/19 confident [1] 12/11 considered [1] 13/7 construction [12] 4/8 5/24 6/7 6/12 6/19 9/15 9/17 13/24 14/20 14/22 15/25 16/18 Constructors [1] 4/9 consuming [1] 10/12 contained [1] 5/3 contingencies [2] 6/1 14/22 continue [2] 10/2 11/25 continuing [1] 10/5 contract [2] 16/1 18/15 control [10] 1/2 1/15 3/3 3/21 5/15 10/24 12/15 13/10 13/23 16/21 coordinator [2] 3/16 3/24 Corporation [1] 6/11 correct [5] 7/24 9/4 9/5 12/9 18/9 cost [3] 11/3 11/15 11/15 costs [2] 10/25 14/19 could [4] 6/17 9/24 10/4 15/2 counsel [1] 18/12 COUNTY [1] 18/4 court [2] 1/23 18/14 covered [1] 15/11</p> <p>D</p> <p>date [1] 4/21 day [1] 18/17 days [1] 11/19 decision [1] 13/20 defined [1] 18/15 delivery [1] 7/7 DeOrio [8] 2/2 3/8 5/7 9/20 12/15 13/1 16/11 16/24 deputy [2] 3/15 3/22 design [5] 7/8 7/8 8/9 9/13 10/23 design-build [1] 8/9 designer [1] 9/8 develop [2] 8/13 10/2 development [2] 3/16 3/23 did [3] 4/23 5/19 10/8 didn't [1] 13/15 different [2] 12/23 14/17 difficult [2] 6/14 7/15 director [10] 2/2 2/3 2/4 3/6 3/8 3/10 3/15 3/22 5/6 13/1 directors [1] 15/6</p>
---	---	--	---	--

<p>D</p> <p>discussion [2] 12/17 16/5 do [9] 9/25 10/23 11/20 12/13 12/13 14/10 15/2 18/7 18/14 documents [3] 9/17 13/4 13/5 does [1] 15/9 Dogwood [5] 3/16 3/24 4/4 6/8 16/19 doing [2] 11/7 11/10 dollars [1] 15/9 done [8] 6/18 7/3 7/13 7/13 7/14 8/8 9/23 10/22 down [4] 10/17 11/10 13/13 13/13 drafted [1] 8/17 draw [1] 11/2 drawings [1] 5/2 due [1] 4/22 duly [1] 18/6 during [1] 12/22</p>	<p>3/24 4/4 16/19 expenses [1] 15/10 experience [2] 10/6 11/14 expires [1] 18/19</p> <p>F</p> <p>F170 [1] 8/2 F170-03 [1] 8/2 facilities [1] 11/8 factors [2] 5/23 13/7 factual [1] 10/8 far [2] 5/25 8/2 Farina [2] 3/15 3/22 favor [1] 17/2 February [1] 4/6 February 2 [1] 4/6 fee [3] 6/1 14/10 14/20 few [1] 15/9 field [1] 11/3 Finally [1] 4/21 finance [3] 2/4 3/6 15/6 financially [1] 18/12 fine [1] 15/15 firm [2] 9/13 18/14 first [3] 3/5 6/25 13/10 five [1] 5/23 floor [1] 16/4 flow [1] 7/19 follow [3] 7/11 7/22 12/5 followed [1] 12/8 foregoing [2] 18/8 18/10 form [2] 8/1 8/1 forms [2] 13/4 13/5 formulas [1] 7/24 forward [5] 4/16 10/7 12/12 12/14 12/16 foundation [1] 10/7 four [2] 5/5 16/16 further [6] 12/16 16/5 16/20 18/10 18/11 18/14 future [6] 7/17 8/22 10/1 10/13 10/18 11/16</p>	<p>great [5] 6/24 7/14 7/17 9/9 13/6 group [1] 8/20 guess [1] 12/13</p> <p>H</p> <p>had [10] 5/5 5/6 5/7 5/8 7/12 10/5 12/20 13/1 14/4 15/20 hand [1] 18/16 handle [1] 9/15 happen [1] 13/18 hard [1] 9/20 Hart [3] 5/8 13/3 13/6 has [7] 3/18 6/19 6/25 7/3 7/10 7/10 11/11 have [17] 3/18 8/7 8/10 9/7 9/14 9/25 10/4 10/12 10/23 11/14 11/17 12/1 12/5 12/5 14/12 15/6 18/16 haven't [1] 9/23 having [2] 7/16 8/8 he [2] 12/21 12/21 hearing [1] 15/17 held [2] 4/12 5/1 help [1] 12/11 helped [1] 8/4 here [7] 3/2 3/7 3/9 3/11 10/3 10/4 10/22 hereby [1] 18/7 hereunto [1] 18/16 highest [2] 6/6 13/11 his [2] 12/22 13/1 history [1] 7/9 how [2] 7/21 12/13</p>	<p>it [33] it's [4] 7/21 9/1 11/15 14/3 Item [1] 3/19 its [1] 10/18</p> <p>J</p> <p>January [1] 18/19 Jina [4] 2/4 3/6 13/22 16/14 job [2] 7/14 11/17 joining [1] 3/14 Jonas [3] 1/16 18/6 18/19 just [6] 7/7 7/22 10/15 10/22 11/24 12/18</p> <p>K</p> <p>keeping [1] 10/25 Kelly [3] 5/8 13/3 13/6 kind [1] 11/9 Knoch [3] 4/8 4/25 6/11 know [19] knowing [1] 9/22</p>	<p>massive [1] 11/24 maximum [1] 14/11 maybe [2] 9/21 11/5 mayor [7] 2/5 3/2 3/12 4/3 10/15 16/7 17/14 me [2] 1/15 18/7 mean [5] 8/10 14/2 14/13 14/17 14/18 means [1] 18/8 meantime [1] 13/18 mechanism [1] 10/23 meeting [9] 1/7 1/8 3/3 3/21 4/13 4/13 17/8 18/7 18/10 mentioned [2] 10/14 12/6 Merit [2] 1/16 18/6 met [1] 4/18 method [1] 7/7 million [2] 11/9 14/7 mine [1] 13/2 minutes [2] 3/19 14/14 Miss [2] 16/5 17/1 Miss Alaback [2] 16/5 17/1 model [1] 10/4 more [7] 7/18 8/19 8/19 8/19 8/23 8/23 10/24 morning [1] 3/1 most [1] 8/9 motion [8] 13/23 14/11 15/24 15/24 16/4 16/17 16/23 17/4 move [5] 3/19 4/16 12/12 13/13 16/22 moved [1] 5/21 Mr. [5] 4/3 9/20 12/15 15/16 16/24 Mr. Boyer [1] 15/16 Mr. DeOrio [3] 9/20 12/15 16/24 Mr. Mayor [1] 4/3 Ms. [2] 3/14 3/22 Ms. Catherine [2] 3/14 3/22 much [1] 11/14 my [5] 13/14 15/24 18/16 18/16 18/19 myself [1] 5/6</p>
<p>E</p> <p>each [5] 4/11 4/22 5/19 5/19 11/8 effort [2] 12/19 13/6 eliminate [2] 11/5 11/5 employee [1] 18/12 end [2] 8/24 15/19 engage [1] 7/18 engaged [2] 6/25 7/10 engineer [5] 5/7 9/8 9/13 11/1 12/20 engineer/designer [1] 9/8 engineering [1] 14/8 engineers [2] 9/16 11/2 enter [1] 14/12 enticing [1] 10/3 established [1] 10/12 estimate [1] 14/4 estimated [1] 5/12 evaluated [2] 6/19 8/21 evaluating [1] 9/1 evaluation [1] 12/19 evaluator [1] 5/19 evaluators [1] 5/5 even [1] 14/14 event [1] 18/12 ever [2] 7/3 8/10 everybody [1] 17/5 everyone [2] 3/1 12/19 everything [1] 5/3 exact [1] 15/5 example [1] 9/21 exceed [2] 15/3 16/2 excited [1] 11/12 executing [1] 7/14 expansion [4] 3/17</p>	<p>G</p> <p>gave [1] 8/4 general [1] 14/19 get [6] 7/13 8/5 8/12 9/17 10/1 10/8 give [1] 10/7 go [10] 3/20 4/1 8/12 9/2 10/7 12/14 12/16 13/8 13/11 15/21 goal [1] 9/14 goes [1] 12/3 going [4] 5/2 10/18 13/22 14/9 gone [1] 7/10 good [2] 2/7 15/21 Graham [2] 5/7 12/20</p>	<p>I</p> <p>I'd [1] 16/22 I'm [5] 5/11 11/11 12/10 12/10 15/21 improvement [3] 3/25 4/4 16/19 incentives [1] 11/1 include [1] 5/10 included [5] 4/22 5/1 7/23 8/2 15/10 incorporate [1] 8/23 indulgence [1] 15/24 information [2] 5/25 12/4 instead [1] 7/7 interact [1] 5/18 interested [1] 18/12 interview [2] 12/22 13/8 interviews [2] 5/1 8/19 invaluable [1] 13/2 investment [1] 11/16 involved [1] 6/16 is [42] is of [1] 14/25 issued [1] 8/17</p>	<p>L</p> <p>large [1] 12/21 Laurie [3] 1/15 18/6 18/19 law [2] 2/3 3/10 learn [2] 7/12 7/16 learned [1] 7/16 led [1] 8/18 legislature [1] 7/6 less [2] 14/9 14/10 liaison [1] 11/21 like [5] 8/21 9/23 10/13 11/24 14/11 list [3] 4/17 8/14 8/14 listed [1] 4/16 logistics [1] 5/14 look [1] 8/7 looking [1] 14/5 lot [3] 11/3 12/21 13/4 love [1] 8/21</p> <p>M</p> <p>made [2] 4/17 8/14 make [2] 13/22 15/24 manage [1] 4/11 management [3] 9/22 13/24 15/25 manager [5] 6/7 6/19 14/20 14/22 16/18 managing [1] 13/5 MARCH [6] 1/7 1/18 3/3 4/22 5/1 8/17 March 15 [2] 4/22 8/17 March 17 [1] 5/1 March 24 [1] 3/3 Maryl [3] 1/16 18/6 18/19</p>	<p>N</p> <p>necessary [1] 11/4 need [3] 7/22 10/19 12/15 new [2] 3/20 10/19 next [1] 13/9 nine [1] 5/12 no [4] 3/18 13/4 13/12 15/20 none [1] 16/16 normalized [1] 6/2 NORTH [6] 1/1 1/14 1/17 3/1 3/2 17/14</p>

<p>N not [9] 7/10 10/8 13/19 15/3 15/10 16/1 16/6 18/11 18/14 Notary [3] 1/16 18/6 18/19 notified [1] 13/20 notify [1] 13/10 now [6] 3/4 9/25 10/5 11/7 11/10 13/8 number [3] 8/8 15/4 15/5</p>	<p>9/24 10/14 13/1 16/11 People [1] 8/12 percent [6] 6/4 6/5 14/14 14/15 14/15 14/15 percentage [5] 14/3 14/18 14/20 14/21 14/25 person [2] 10/10 13/4 perspective [3] 12/22 12/25 13/2 phasing [2] 9/15 12/24 pick [2] 6/17 6/17 place [1] 18/10 plan [4] 5/11 5/14 5/15 12/5 please [1] 4/1 point [6] 8/20 10/15 10/17 11/22 12/14 15/3 possible [1] 8/22 potential [1] 11/12 PowerPoints [1] 5/2 preapproved [1] 7/22 preconstruction [1] 5/24 preference [1] 15/7 Premier [1] 1/23 prepared [1] 18/8 present [1] 3/13 presentation [2] 4/2 6/23 presentations [2] 5/2 8/20 presenting [1] 3/21 price [1] 6/2 pricing [8] 4/23 5/4 5/22 5/23 6/9 8/18 12/24 14/18 pricing's [1] 6/5 prime [1] 9/21 prior [2] 4/20 10/22 Proceedings [1] 1/14 process [11] 6/14 6/24 7/4 7/6 7/17 8/7 8/10 8/21 9/22 10/11 11/4 procurement [2] 5/13 7/6 produced [1] 18/8 project [24] projects [4] 7/18 8/8 8/9 12/21 properties [1] 10/2 proposal [4] 5/3 5/9 6/10 14/5 proposals [4] 4/23 5/22 8/18 12/24 proposed [2] 5/10 5/20 proposing [1] 12/23 prove [1] 12/11 provide [1] 11/1 public [6] 1/16 7/6 10/19 11/13 18/6 18/19 purchase [2] 14/13</p>	<p>15/12 put [6] 4/5 4/21 7/20 8/11 9/21 14/14</p> <p>Q qualifications [2] 4/6 4/10 qualified [3] 6/15 8/11 18/7 quality [3] 5/15 5/15 10/24 question [2] 12/13 13/14 questions [5] 4/14 4/15 4/20 5/18 6/21</p>	<p>runs [1] 12/21</p> <p>S safely [1] 12/12 safety [2] 5/14 10/19 said [2] 9/20 11/16 same [1] 4/24 say [6] 8/8 9/10 12/14 12/18 13/12 17/2 says [1] 16/7 schedule [1] 9/15 scheduled [1] 3/3 schedules [1] 12/24 school [1] 11/7 schools [1] 7/20 score [6] 5/18 6/4 6/5 6/9 6/12 9/2 seal [1] 18/16 second [5] 6/10 13/13 16/3 16/25 17/1 seconded [1] 16/5 see [4] 8/11 8/22 9/24 10/4 seen [1] 8/10 sees [1] 12/25 selected [2] 6/20 16/18 serve [1] 10/6 service [1] 10/19 services [1] 14/21 set [1] 18/16 seven [1] 11/19 share [1] 10/8 sharing [1] 12/4 short [4] 4/16 4/17 8/14 8/14 short-listed [1] 4/16 should [1] 12/14 sir [1] 15/18 site [5] 4/18 4/19 5/14 8/15 11/17 slated [1] 14/6 smoothly [1] 12/12 so [26] solutions [1] 5/16 some [5] 10/17 11/5 13/12 13/15 15/6 somebody [1] 11/17 something [3] 7/15 9/23 13/17 sorry [1] 5/11 specialist [3] 5/8 13/3 13/6 specified [1] 18/10 SS [1] 18/4 staffing [1] 5/10 stage [2] 5/24 5/24 stand [1] 17/5 standard [1] 8/1 STARK [1] 18/4 start [2] 3/4 4/1 state [5] 1/17 7/5 8/1 18/3 18/6 stated [2] 3/20 5/16</p>	<p>Stenotype [1] 18/7 step [4] 12/2 12/7 12/7 13/9 Stephan [2] 2/5 17/14 steps [1] 7/12 Steve [2] 3/2 3/12 strategies [2] 5/12 5/13 subcontracting [1] 5/11 submissions [1] 4/7 submitted [3] 4/8 5/22 8/19 subsequently [1] 4/25 such [1] 4/12 suggestions [1] 5/13 synergy [1] 9/9</p>
<p>O off [3] 9/25 15/6 15/8 offered [1] 4/18 office [1] 18/16 officials [1] 11/13 OHIO [11] 1/1 1/17 1/17 7/5 7/12 7/20 8/1 11/11 18/3 18/6 18/16 okay [4] 13/17 14/24 15/2 15/16 once [1] 14/13 one [3] 6/18 11/25 12/25 only [4] 6/17 10/6 10/22 11/14 opposed [2] 16/16 17/4 order [4] 3/5 3/5 14/13 15/12 originated [1] 7/21 other [1] 12/1 otherwise [1] 18/12 our [14] 3/4 3/10 3/15 3/16 3/22 5/7 10/22 11/12 11/20 13/2 13/3 13/5 13/6 13/20 out [10] 4/5 4/18 4/21 6/6 7/20 7/22 8/11 8/15 8/15 10/24 over [1] 15/9 overall [1] 9/2 oversee [1] 11/25 owner [4] 9/6 9/10 9/11 9/12</p>	<p>P packages [1] 9/17 paper [1] 11/2 park [5] 3/16 3/24 4/4 4/18 16/19 part [1] 6/24 participated [1] 4/14 participation [1] 17/6 parts [1] 9/5 party [1] 18/12 pass [1] 7/7 passionate [1] 6/15 past [1] 9/23 path [1] 7/23 Patrick [7] 2/2 3/8 5/6</p>	<p>R raised [1] 15/21 ranking [1] 6/2 rated [2] 5/9 13/11 rather [1] 15/8 rating [3] 6/10 8/1 13/8 really [6] 7/21 9/23 10/7 11/4 11/24 12/11 reason [2] 13/12 13/15 receive [1] 4/23 received [1] 4/7 recommendation [1] 9/2 reduced [1] 18/7 Registered [2] 1/16 18/6 relative [1] 18/11 relocate [1] 10/3 Reporter [2] 1/16 18/6 reporting [2] 1/23 18/14 request [1] 4/5 respond [1] 8/12 respondents [1] 8/12 response [1] 5/17 responses [1] 8/17 responsibilities [1] 12/1 result [1] 8/24 reviewed [1] 4/10 reviewing [1] 5/21 Revised [2] 7/12 7/20 RFP [4] 4/20 4/21 4/22 8/17 RFQ [5] 4/5 4/7 4/12 5/3 8/11 right [7] 3/20 7/25 11/7 11/18 12/3 13/16 13/21 risk [6] 6/7 6/19 13/24 14/20 15/25 16/18 RMR [1] 18/19 road [2] 10/18 11/10 Rob [3] 5/7 12/20 12/25 roll [3] 3/5 3/18 16/6 round [2] 15/6 15/8 Rule [1] 18/15</p>	<p>seal [1] 18/16 second [5] 6/10 13/13 16/3 16/25 17/1 seconded [1] 16/5 see [4] 8/11 8/22 9/24 10/4 seen [1] 8/10 sees [1] 12/25 selected [2] 6/20 16/18 serve [1] 10/6 service [1] 10/19 services [1] 14/21 set [1] 18/16 seven [1] 11/19 share [1] 10/8 sharing [1] 12/4 short [4] 4/16 4/17 8/14 8/14 short-listed [1] 4/16 should [1] 12/14 sir [1] 15/18 site [5] 4/18 4/19 5/14 8/15 11/17 slated [1] 14/6 smoothly [1] 12/12 so [26] solutions [1] 5/16 some [5] 10/17 11/5 13/12 13/15 15/6 somebody [1] 11/17 something [3] 7/15 9/23 13/17 sorry [1] 5/11 specialist [3] 5/8 13/3 13/6 specified [1] 18/10 SS [1] 18/4 staffing [1] 5/10 stage [2] 5/24 5/24 stand [1] 17/5 standard [1] 8/1 STARK [1] 18/4 start [2] 3/4 4/1 state [5] 1/17 7/5 8/1 18/3 18/6 stated [2] 3/20 5/16</p>	<p>T taken [2] 1/15 18/10 talk [1] 10/17 talked [1] 8/10 team [5] 6/19 12/19 12/19 13/2 13/7 technical [7] 4/23 5/4 5/9 5/20 6/3 6/9 8/18 technically [1] 14/2 tell [1] 14/23 ten [2] 5/9 7/9 than [3] 13/5 14/9 14/10 thank [6] 4/2 4/3 6/22 15/22 17/5 17/6 that [73] that's [11] 5/19 7/19 8/1 8/2 11/4 11/9 11/15 11/23 14/6 15/2 15/15 their [18] 4/11 4/15 5/3 5/10 5/10 5/14 5/14 5/17 5/25 6/10 8/18 8/20 12/23 12/24 12/24 14/5 14/5 14/10 them [7] 4/15 4/19 6/11 7/13 8/13 13/12 14/3 then [18] 4/21 4/25 5/21 6/1 6/4 6/12 8/13 8/14 8/16 8/16 8/20 9/8 9/12 9/13 11/1 13/11 13/15 15/23 there [10] 5/8 5/23 7/19 7/22 8/2 9/5 11/11 12/16 15/9 15/10 there's [16] 5/11 5/11 5/12 5/18 5/23 5/25 6/1 9/6 12/6 13/3 13/4 14/17 14/18 14/19 14/21 16/4 therefore [1] 14/10 These [1] 6/14 they [13] 4/14 5/9 5/10 5/16 5/21 8/15 9/16 10/9 12/1 12/23 13/11 13/12 13/15</p>

<p>T</p> <p>they're [1] 11/8 thing [1] 11/23 things [3] 11/2 12/23 12/25 think [6] 7/16 8/24 10/11 10/12 12/2 12/6 thinking [1] 10/16 third [1] 13/13 this [44] thorough [2] 6/23 8/9 those [5] 5/17 10/8 11/6 11/8 13/19 though [1] 7/16 three [12] 4/7 4/13 4/17 4/24 6/5 6/15 6/17 8/13 8/14 9/5 9/8 11/22 Three-point [1] 11/22 through [2] 5/3 8/12 throughout [1] 11/11 time [10] 3/19 4/7 4/10 4/17 5/5 7/1 7/13 9/18 10/11 18/10 timeline [2] 5/14 7/15 timelines [1] 12/25 timely [1] 12/7 today [2] 3/14 3/21 too [1] 12/6 top [1] 15/11 total [3] 6/10 6/11 14/23 tough [1] 11/24 TRANSCRIPT [2] 1/6 1/14 transcription [2] 18/8 18/9 transparent [1] 12/4 true [1] 18/8 try [1] 8/22 two [1] 11/7</p>	<p>12/10 VIRTUAL [1] 1/8 visits [2] 4/18 8/15 vote [2] 12/15 16/6</p> <p>W</p> <p>walked [1] 4/19 want [4] 12/18 14/11 15/5 15/6 wanted [2] 8/5 8/6 was [24] wasn't [1] 8/16 Wayne [3] 2/3 3/10 16/8 we [68] we'll [7] 3/19 3/20 7/19 10/13 11/16 14/12 16/6 we're [4] 12/3 12/4 14/8 15/10 we've [3] 6/25 10/2 10/22 Wednesday [1] 1/18 week [1] 11/19 weight [1] 6/4 weighted [2] 5/18 6/3 weighting [2] 7/23 8/3 well [8] 10/15 11/9 11/11 11/13 13/22 14/2 14/17 15/23 went [1] 8/15 were [7] 4/8 5/8 5/17 12/23 13/7 13/12 15/21 what [15] 5/21 8/5 8/5 9/19 9/21 10/16 10/22 10/25 11/4 11/9 14/1 14/13 14/15 14/23 14/25 whatever [2] 11/20 15/1 when [3] 6/18 8/7 12/13 where [1] 8/20 WHEREOF [1] 18/16 wherever [2] 8/22 9/16 which [5] 4/5 5/1 9/3 9/7 18/14 who [3] 3/23 8/11 10/8 why [2] 10/9 10/10 Wilder [5] 2/5 3/2 3/12 16/7 17/14 will [11] 7/17 7/17 8/25 9/9 9/14 11/4 11/14 11/15 12/8 12/11 16/17 WITNESS [1] 18/16 work [5] 7/19 8/24 9/9 9/20 9/25 worked [2] 8/16 11/11 works [2] 7/6 11/10 worthwhile [1] 10/11 would [14] 6/17 8/21 10/23 11/10 13/9 13/10 13/13 14/5 14/9 14/10 15/8 15/11 15/13 15/23</p>	<p>www.premierreporters .com [1] 1/24</p> <p>Y</p> <p>Yeah [2] 13/19 15/2 years [1] 7/9 yes [11] 6/22 7/2 11/14 14/12 15/18 16/7 16/9 16/10 16/12 16/15 16/16 you [33] you're [2] 10/16 15/3 You've [1] 7/14 your [4] 4/1 10/15 15/19 17/5</p> <p>Z</p> <p>Zoom [1] 4/13</p>		
<p>U</p> <p>under [3] 12/8 15/11 18/14 undersigned [1] 1/15 unique [1] 5/16 unison [1] 17/3 up [2] 11/2 13/17 upon [1] 13/9 us [13] 3/14 4/14 7/11 8/4 8/5 8/22 9/9 10/5 10/6 10/7 10/13 11/25 12/2 use [2] 7/21 10/13 used [1] 7/25</p> <p>V</p> <p>valuable [1] 12/20 value [6] 5/13 7/25 8/6 9/16 11/1 14/8 value-added [1] 5/13 very [8] 6/14 6/15 6/15 6/23 7/15 10/11 12/10</p>				