



**State of Rhode Island  
Department of Administration / Division of Purchases  
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**Solicitation Information  
October 10, 2012**

**ADDENDUM # 2**

**RFP#7458038**

**LOI Title: A/E and Design Services, Feasibility Study for New Rhode Island Emergency (RIEMA)  
Headquarters and Emergency Operations Center**

**Bid Opening Date & Time: 10/23/2012 @ 11:00 AM (Eastern Time)**

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**Notice to Vendors:**

ATTACHED ARE VENDOR QUESTIONS WITH STATE RESPONSES AS WELL AS THE PRE BID MEETING MINUTES.

NO FURTHER QUESTIONS WILL BE ANSWERED.

**Thomas Bovis  
Interdepartmental Project Manager**

*Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.*

**Vendor Questions for RFP: # 7458038**

**Addendum # 2**

- 1) 2.7 Deliverables (D): Can you clarify whether this is a deliverable as part of the Feasibility Study or a deliverable as part of the Fee Proposal?  
**Answer: ALL PARTS OF THE DELIVERABLES WILL BE PART OF THE TECHNICAL PROPOSAL OTHER THAN SERVICES IDENTIFIED AS A FLAT REIMBURSABLE FEE OF \$5,000.**
  
- 2) 2.8 Selection Procedure (3): “The cost proposal will also list a total fixed cost for the entire project as a Lump Sum price.” Do you mean a total fixed fee for A/E services for Phase II? How can this be determined without doing Phase I? And if it is required as part of this proposal, please clarify how this fee will be used as part of the selection process for Phase I, since it was noted elsewhere that Phase II will be rebid based on the results of the Phase I study.  
**Answer: COST PROPOSAL SHOULD BE FOR PHASE I WORK ONLY**
  
- 3) 2.10 Professional Fee Proposal: Same question as 2.  
**Answer: COST PROPOSAL SHOULD BE FOR PHASE I WORK ONLY**
  
- 4) Do our proposed sub-consultants need to have a Certificate of Authority in Rhode Island, or is only the Prime Applicant required to have the Certificate of Authority? **Answer: ONLY PRIME APPLICANT**
  
- 5) On page 13, the RFP calls for preliminary and final reports “suitable for printing.” What sort of quality is intended by the phrase, “suitable for printing?” **Answer: THEY CAN BE REPRODUCED TO THE SAME QUALITY AS THE ORIGINAL SUPPLIED.**
  
- 6) On page 16 under “Professional Fee Proposal” the RFP states, “The cost proposal will also list a total fixed cost for the entire project including all costs associated with LEED Certification through the US Green Building Council.” Is it safe to assume that since this is a study and not yet an actual construction project that this will not be required? **Answer: ESTIMATED COST SHOULD BE PART OF THE FEASIBILITY STUDY**
  
- 7) On page 18 the RFP states, “The firm will work with all utility providers to assure that any and all potential energy rebates are identified.” Is it safe to assume that since this is a study and not yet an actual construction project that this will not be required? **Answer: ESTIMATED COST SHOULD BE PART OF THE FEASIBILITY STUDY.**
  
- 8) Section 1, paragraph 1.c: This section states that “Firm selected or any subcontractor hired by the firm who provides services for this RFP is not eligible to bid on any underlying construction or future independent consulting services for this project. Question: Should this be interpreted to mean that if this project goes into design project in the future the firm awarded the study project will not

be allowed to perform or be on the design team? **Answer: SELECTED FIRM MAY BID ON DESIGN PHASE IF THERE IS ONE.**

- 9) If the answer to question 1 above is “no” (study firm is eligible to perform design), it is the State’s intent to award the firm that gets the study contract a change order to perform the design work? **Answer: NO IT WILL BE BID.**
- 10) Under 2.11) Evaluation Criteria Questions, the term (Short-listed Firms Only) appears after the Professional Services Fee Proposal item for 30 points. Is a cost proposal required for this phase of the proposal or will cost proposals be requested later upon short-list selection? **Answer: COST PROPOSALS NEED TO BE INCLUDED IN A SEALED ENVELOPE, ONLY SHORT LIST FIRMS COST PROPOSALS WILL BE OPENED AFTER THE TECHICAL REVIEW**

**In The Matter Of:**  
*Administrative Hearing*

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*Architectural Engineering & Design Services Feasibility Study*  
*September 26, 2012*

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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
HEARING

PROCEEDINGS IN RE:

PREBID RFP7458038. ARCHITECTURAL ENGINEERING  
AND DESIGN SERVICES FEASIBILITY STUDY FOR  
NEW RHODE ISLAND EMERGENCY MANAGEMENT AGENCY,  
RIEMA, HEADQUARTERS AND EMERGENCY OPERATIONS CENTER,

PLACE:RIEMA  
645 NEW LONDON AVENUE  
CRANSTON, RHODE ISLAND  
DATE: SEPTEMBER 26, 2012  
TIME: 10:00 a.m.

1 (Hearing Commenced at 10:10 a.m.)

2 MR. BOVIS: Good morning, everybody.

3 Thanks for attending this prebid conference. We  
4 do have a sign-in sheet going around. Make sure  
5 at least one -- all we need is one person from  
6 your organization actually signing into the sheet  
7 during this meeting. Anybody that does come  
8 during the meeting is eligible to bid until the  
9 meeting's actually adjourned. So if anybody does  
10 come late, they are eligible to bid on that and  
11 that will be posted.

12 Good morning. My name's Tom Bovis. I'm from  
13 the Department of Administration in the  
14 purchasing area. With us today, I have Gary  
15 Mosca from also the purchasing area. We have  
16 Nami Moghadam, Ara Getzoyan, they're from capitol  
17 projects area. And from the RIEMA folks, we have  
18 Theresa Murray, the Executive Director. We have  
19 Edward Johnson, the Deputy Director, and John  
20 Washburn, the Operations Chief here today. We  
21 also have a stenographer here today that will be  
22 recording everything that we say during the  
23 meeting.

24 This is Prebid RFP7458038. The title is  
25 Architectural Engineering and Design Services

1 Feasibility Study for New Rhode Island Emergency  
2 Management Agency, RIEMA, Headquarters and  
3 Emergency Operations Center.

4 As we noted, the sign-in sheet, you're all  
5 set with that. Prebid, this is a mandatory  
6 prebid meeting today scheduled at 10:00 a.m. at  
7 the headquarters here.

8 Going through the proposal some of the things  
9 that we need to note is that the bid is actually  
10 due on October 23rd, 2012, at 11:00 a.m. Eastern  
11 Daylight Time and all bids are due at the  
12 Department Administration, second floor, One  
13 Capitol Hill, Providence, Rhode Island. Any  
14 misdirected bids will not be considered. They  
15 must be postmarked by the Clerk at the location.  
16 We have the official time clock in that location.  
17 It is calibrated so we know what time, obviously,  
18 it is. Make sure you allow yourself enough time  
19 to submit the bids. Make sure you allow yourself  
20 enough time for parking, whatever have you.  
21 Anyone that is late will not be considered for  
22 this project today.

23 ( P A U S E )

24 MR. BOVIS: Questions. Questions will  
25 be received to be e-mailed at RFP -- in Word

1 format at RFP.QUESTIONS@PURCHASING.RI.GOV no  
2 later than October 3rd, 2012, noon. We will be  
3 answering questions today; however, the official  
4 questions will be posted on the website,  
5 purchasing website, so we will try to answer as  
6 many questions as we can that you have for the  
7 project, but the official answers are the ones  
8 that are posted. So they would supercede  
9 anything that we would say here today at that  
10 point.

11 There is no surety bond or a bond required  
12 for this project. Please note that.

13 If addendums are posted -- you should be  
14 checking the website. If addendums are posted,  
15 all the bids must have the attached addendums to  
16 them.

17 Going through the proposal, I do want to  
18 note, on Page 4 under Purpose of the Feasibility  
19 Study, I just note this this morning, Section  
20 A2.1, it does say the specific options to be  
21 analyzed as described in Section 1.7 of this RFP,  
22 that is an error. The actual specific options,  
23 and we will put an addendum on this, are in  
24 Section 2.5A. So I just want to make sure that  
25 we note that.

1           When you go through the RFP requirements,  
2           make sure you note things like the MBE  
3           requirements that the State has, EEO requirements  
4           that the State has. Make sure you identify all  
5           those type of things.

6           When you submit your proposals, make sure  
7           you read how these proposals should be submitted.  
8           There will be two sections of the proposal.  
9           There will be a technical review of the  
10          proposals.

11          Within your proposals, you should also have a  
12          cost proposal that is sealed. Those will not be  
13          opened until the Technical Review Committee does  
14          the evaluations. Only the selected organizations  
15          that meet the criteria meet the minimum score for  
16          the technical review will be open. The ones that  
17          do not meet the minimum requirements will not be  
18          opened.

19          When you submit -- it tells you how many  
20          copies you must submit. I believe it's five  
21          copies in here. We also need to submit it in a  
22          CD format, CD-ROM, whatever. It is noted in  
23          here. So there's original, five copies and CD  
24          format.

25          You can see the scoring criteria in the

1 proposal as far as the technical review goes, the  
2 points associated with each section. And, again,  
3 once you meet the minimum score, those  
4 organizations will be opened for evaluation  
5 purposes.

6 Funding, I do want you to note the funding.  
7 This project there's \$125,000 funded for this  
8 portion of the study, the feasibility study.  
9 Anybody submitting a proposal over the 125 would  
10 not be considered.

11 We do not want anybody to submit anything  
12 with exclusions on it, because if you do have  
13 exclusions on this then obviously they would not  
14 be considered.

15 Within your proposal, also, we want you to  
16 have a defined number, a set fee, for  
17 reimbursable expenses. We have in there \$5,000  
18 budgeted so that way we can compare everybody's  
19 apples to apples proposals, so you put in a set  
20 \$5,000 fee not to exceed that number.

21 MS. BARTELS: And that's within the  
22 105 --

23 THE REPORTER: Could I have your name?

24 MR. BOVIS: Yes. When you do ask  
25 questions, please state your name, the

1 organization, so we can have this recorded.

2 MS. BARTELS: Kathy Bartels, LLB  
3 Architects. And the question was is the \$5,000  
4 in the 125,000?

5 MR. BOVIS: Yes, it is. Total budget  
6 for this project is \$125,000.

7 Regarding the technical score, as we said,  
8 you have to meet a minimum 55 points as noted in  
9 here. Final reports for this tentatively  
10 scheduled for August 2013, so this study goes  
11 until 2013. We'll have the final report to us.

12 You can see under evaluation questions,  
13 Criteria Questions 2-11, how the scoring is for  
14 each section. Any questions so far?

15 With that said, we can start at least to talk  
16 about the feasibility study of the project a  
17 little bit. I will start it, then I will turn it  
18 over to the RIEMA folks, basically, to try to  
19 give you an overview of the project and what kind  
20 of goals and requirements they have for this new  
21 facility. Basically, we're looking for a brand  
22 new, state-of-the-art facility for RIEMA folks  
23 here.

24 Looking for three options. One of the  
25 options is on the site of Pastore Complex across

1 the street. You would have to review the site to  
2 see where the best location for that would be.  
3 And then two other sites within -- the State of  
4 Rhode Island, I think, identifies in here some of  
5 those option requirements.

6 There are defined areas, locations, sizes  
7 and, you know, how many people they need for it  
8 is defined in here. But with that, I will turn  
9 it over to the folks here to kind of give you a  
10 quick overview of what they're looking for for  
11 this new project.

12 MS. MURRY: Good morning. I'm Theresa  
13 Murry. I'm the Executive Director here at RIEMA.  
14 Our goal in this project is to bring together  
15 three off-site spots, three offices that we  
16 currently house -- staff, in together under one  
17 roof to be able to house all of our staff as well  
18 as our emergency support function partners that  
19 staff an emergency operation center, and our FEMA  
20 partners during any sort of emergency response  
21 where our EOC or Emergency Operations Center is  
22 activated.

23 The numbers are specified in this document.  
24 We have general staff and office space defined in  
25 here where we work day to day, and then we have

1 the Emergency Operations Center and related  
2 training room specifications in here as well.

3 I'll also have my deputy and our office chief  
4 add any comments that they may have on this.

5 MR. JOHNSON: Ed Johnson, Deputy  
6 Director for RIEMA. One subtlety that's  
7 mentioned in here but I just wanted to point out  
8 is that we have a radiological department  
9 component of our agency. It's in the State House  
10 now in the basement. It will be located with  
11 that. There is a source so the building would  
12 have to be to those standards.

13 As mentioned in here, there are very specific  
14 standards, certain hardening stand off. When  
15 we're in an emergency, we have several partners  
16 that come in on the federal side, Department of  
17 Homeland Security to include FEMA. And, again,  
18 you'll see that there are criteria in here that  
19 talk specifically to what's required for an  
20 Emergency Operations Center and Emergency  
21 Management Agency that has been standard  
22 throughout the country. John?

23 MR. WASHBURN: I'm good so far.

24 MR. JOHNSON: Any questions? Is that  
25 clear? Sir.

1 MR. MOGHADAM: Nami Moghadam. The  
2 vendor of the offer that actually gets the job,  
3 do the personnel -- they need to have to meet the  
4 requirements of Homeland Security as far as  
5 clearance?

6 MR. JOHNSON: You mean the company that  
7 gains the bid?

8 MR. MOGHADAM: That actually gets the  
9 bid.

10 MR. JOHNSON: That's a good question.  
11 We'll have to get back to you on that. That's a  
12 great question.

13 MS. MURRY: I'm not sure of the level,  
14 so we'll have to respond.

15 MR. FRIEDER: David Frieder, SMMA  
16 Architects and Engineers. The RFP makes mention  
17 of various sites to be considered. One site is  
18 apparently any site area that's available within  
19 the Pastore Center, that entire campus. That's  
20 correct? But have the two other sites been  
21 selected or is it part of the process of this RFP  
22 for the successful consultant to work with RIEMA  
23 to define two additional sites?

24 MR. MOGHADAM: On Page 10, it describes  
25 Option 2 and 3 that the sites are on the west

1 side of -- is not on the East Bay and is not on  
2 the west side of the state. That means, I  
3 assume, that we're going to work together and  
4 those sites have got to be somewhere outside the  
5 flood zone for sure. But it is something that  
6 has to be determined whether it's the state owned  
7 or is it privately owned properties.

8 MR. FRIEDER: I see. So it's the entire  
9 West Bay?

10 MR. MOGHADAM: That is correct.

11 MR. FRIEDER: Okay.

12 MR. JOHNSON: There will be some  
13 criteria with respect to highway access and  
14 accessibility for vehicles, so we can get into  
15 that specifically with you.

16 MR. MOGHADAM: With the selected offer,  
17 selected vendor.

18 MR. WONG: Chon Meng Wong from Care  
19 Technology. Page 9, it refers to the document  
20 that is the UFC4-141-04, and on Page 17, which is  
21 also project design for energy efficiency, if you  
22 look into that, the other document, it has a  
23 number of places where it emphasizes the  
24 requirement of energy efficient and lights that  
25 can be dimmable, not these. And also it refers

1 to, you know, a number of energy conservations  
2 requirement not to affect the screens when you  
3 view it, so those kind of -- we are not architect  
4 company, but we are manufacturer of LED lightings  
5 and other emergency technologies. So how can we  
6 work together with the architects so that it can  
7 be -- state-of-the-art technology can be  
8 incorporated with your bid.

9 MR. MOGHADAM: Nami Moghadam. This  
10 scope is about the feasibility first to identify  
11 the site and laying out the building, how it  
12 works for RIEMA. And then when we come to the  
13 next phase and working on the details of products  
14 used, that's when we are looking under items  
15 of -- such as we just discussed, the LED  
16 lightings. But initially it is all about the  
17 feasibility.

18 MR. WONG: So there's no specs?

19 MR. MOGHADAM: Not at this stage.

20 MR. JOHNSON: Ed Johnson again. Would  
21 that include -- we reference it on Page 5, I  
22 believe, requirements. So for this purpose,  
23 would that be included in the feasibility piece?

24 MR. MOGHADAM: That is correct.

25 MR. JOHNSON: Okay. All right. Thank

1           you.

2                   MR. FRIEDER: David Frieder, SMMA. On  
3 Page 12, Paragraph B, site evaluations, once the  
4 three sites are identified, is it the obligation  
5 of the consultant to provide surveys or will the  
6 State provide the cost of doing the required  
7 surveys for those selected sites?

8                   MR. MOGHADAM: Nami Moghadam. I assume  
9 that we're going to go to a Phase II so that we  
10 decide that what is the suitable -- the best,  
11 suitable site would be. And that's a cost that  
12 would be covered under the Phase II, again, as a  
13 continuation. Good question, but I don't assume  
14 that we're going to be putting this on the top of  
15 the Mount Everest.

16                  MR. FRIEDER: Well, no.

17                  MR. MOGHADAM: I mean, somewhere that  
18 is suitable --

19                  MR. FRIEDER: Not in Rhode Island.

20                  MR. MOGHADAM: We were talking about the  
21 landfill. The answer is that's the Phase II part  
22 of the work.

23                  MS. BARTELS: Kathy Bartels, LLP  
24 Architects. Would the Phase II -- I didn't see  
25 any mention in here. Would that go out to bid

1 again once the feasibility study is complete?

2 What would be the process?

3 MR. BOVIS: Yes. Tom Bovis from DOA.  
4 Yes, that would go out to bid again after the  
5 feasibility study for the architectural A&E (sic)  
6 services.

7 MR. STABACH: John Stabach from VHB.  
8 Would the firm that does the feasibility study,  
9 would they be precluded from pursuing the Phase  
10 II portion of the work?

11 MR. BOVIS: No. Tom Bovis from DOA.  
12 No, they would not be precluded from doing the  
13 Phase II; however, typically in A&E contracts, we  
14 do have in there that they cannot do the  
15 construction part of the job.

16 MR. SACCOCCIO: Mark Saccoccio,  
17 Saccoccio & Associates Architects. Just on the  
18 introduction page it does mention -- I think it's  
19 Page 1 of 2. Yeah, Page 2, 1C, it pretty much  
20 identifies that you can't proceed.

21 MR. BOVIS: We will post -- this is just  
22 a format. We will -- thank you for identifying  
23 that. It should be that with underlying  
24 construction jobs.

25 MR. SACCOCCIO: That's fine. Thank you.

1 MR. BOVIS: It says, "under  
2 construction." Typically, we don't want the  
3 architect that actually is selected do A&E  
4 service and design of the building, we don't want  
5 them to be the ones that actually oversee the  
6 construction of the project, the actual  
7 contractor of the job. That's why that's in  
8 there specifically, but we will clarify that.

9 MR. BURGIN: Bill Burgin, Burgin Lambert  
10 Architects. I guess I'm not clear about this  
11 site selection issue. When you discuss site  
12 evaluations, you know, you're asking for  
13 location, size, topography, drainage, flood  
14 hazard, so on, so forth. Are you dictating these  
15 sites or are we finding these sites? And in  
16 either case, will any of these items be  
17 identified?

18 I mean, for us to discuss or recommend, it  
19 seems to me, these alternative sites we would  
20 certainly need to know this information as to the  
21 feasibility of utilizing any of the sites, or is  
22 RIEMA going to dictate those sites or are we  
23 going to go out and find them? I'm just not  
24 clear about that.

25 MR. MOGHADAM: Nami Moghadam. I think

1 the intent is to work together to identify these  
2 sites. And when it comes to actual utilities,  
3 communication lines and whether there's water and  
4 all that, it's something that we take into  
5 consideration. It's not like information would  
6 not be available through municipalities or water  
7 companies. We're not going to go somewhere that  
8 we need to probably dig a well in order to  
9 provide service to this building. But to answer  
10 your question, we have to work together to  
11 identify the sites on the west side of our state.

12 MR. BURGİN: In Phase I?

13 MR. MOGHADAM: On Phase I.

14 MR. WONG: Chon Wong from Care  
15 Technology again. On Page 5, this says that --  
16 under Item G, "identify preliminary list and  
17 budget for furniture, fixtures and equipment,"  
18 so -- and also it has on "I" "provide maximum  
19 energy and water conservation." So under this  
20 kind of stipulations, it looks like the  
21 architect -- normally, they actually design in  
22 (sic), so specking to some degree. So as you  
23 mentioned it in the Phase II that you can have,  
24 so it looks like there's a continuation there.  
25 So some part of specification has to be stated

1 early.

2 MR. MOGHADAM: Nami Moghadam. Those  
3 specs are initially generic, you know, because we  
4 can't specify -- first of all, the State does not  
5 allow us to specify a particular product so that  
6 it becomes a monopoly, unless something that the  
7 EMA requires that no one else can provide. But  
8 at the level of -- again, I'm repeating, at the  
9 level of feasibility, we're looking at the  
10 estimate that provides the intent of the work,  
11 not specifically what the item is.

12 Your cost is going to be divided up into  
13 different categories, the building, HVAC,  
14 plumbing, electrical, and we're not going to go  
15 on the electrical and specify the type of --

16 MR. WONG: Lighting.

17 MR. MOGHADAM: -- of the lighting. We  
18 are not. We are not. Not at this stage.

19 MR. JOHNSON: I'd like to point out  
20 also -- Ed Johnson, EMA -- on Page 8, at the top,  
21 are the requirements for communications and IT.  
22 We are not only the Emergency Management Agency,  
23 we're also the Homeland Security advisors to the  
24 Governor. With that comes some different levels  
25 of classification and materials that we handle.

1           So with that, that would be a piece we'll have to  
2           work together on to make sure we're in  
3           compliance.

4           MR. BOVIS: Anything else?

5           MR. FRIEDER: David Frieder, SMMA. On  
6           Page 16 under the Professional Fee Proposal, the  
7           third sentence says, "The cost proposal will also  
8           list the total fixed costs for the entire project  
9           including all costs associated with LEED  
10          certification through the U.S. Green Building  
11          Council." I assume that can just appear as a  
12          line item on our cost estimate.

13          MR. BOVIS: Tom Bovis. Yes.

14          MR. SPIESS: Greg Spiess, Greg Spiess  
15          Architecture. I'm assuming this is in light of  
16          the Green Building Act at all public buildings,  
17          so it could be LEED or a similar rating system,  
18          right?

19          MR. BOVIS: Well, on the proposal we  
20          identified as the silver LEED certification.

21          MR. SPIESS: So specifically to that --

22          MR. BOVIS: Minimum silver LEED it  
23          identifies in the proposal, yes.

24          MR. GRAHAM: Gary Graham, GMI  
25          Architects. Just a question on the standards

1 that you mentioned relative to the Department of  
2 Homeland Security, other emergency management  
3 agencies. Will they be available? Are we able  
4 to have access to all of the standards that are  
5 germane to this particular planning project?

6 MR. JOHNSON: Yes.

7 MR. MOGHADAM: Nami Moghadam. They will  
8 be available to the selected vendor.

9 MR. JOHNSON: Ed Johnson, EMA. Think  
10 about this, in order to -- in order to submit a  
11 feasibility study, would they not need some  
12 criteria up front?

13 MR. McELRAVY: Jeff McElravy. Most of  
14 them are available online.

15 MR. JOHNSON: Yes, they are.

16 MR. MOGHADAM: Nami Moghadam. The  
17 information is available to them.

18 MR. JOHNSON: Correct.

19 MR. MOGHADAM: Therefore, it is up to  
20 the vendors to look at it so that they give us at  
21 least some idea who has done their homework or  
22 not. So it falls a little bit on your shoulder  
23 to look at what the criterias are and show that  
24 in your technical proposal. That way I can -- I  
25 and the others that are looking at it see how

1 much you have looked into these criterias.

2 MS. BARTELS: Kathy Bartels, LLB  
3 Architects. I'm confused now about the  
4 Professional Fee Proposal section. The cost  
5 proposal will also list a total fixed cost for  
6 the entire project. Are we talking about within  
7 the \$125,000 fee as prescribed or is this a  
8 separate line item for informational purposes  
9 including costs associated with LEED  
10 certification through the U.S. Green Building  
11 Council, because in part of this study we would  
12 not be doing LEED certification, correct?

13 So could you please clarify what that  
14 sentence means, "the cost proposal will also list  
15 a total fixed cost for the entire project."

16 MR. BOVIS: That's on 16, right? Page  
17 16?

18 MS. BARTELS: 16, Professional Fee  
19 Proposal.

20 MR. BOVIS: Yeah, the LEED portion --  
21 this is a budgeted line item, how much it would  
22 cost to get the LEED services, so that would be a  
23 budgeted item for the construction of the  
24 building, what your budget number would be to get  
25 this building LEED certified.

1 MS. BARTELS: Not just LEED certified,  
2 but also the total fixed cost for the entire  
3 project?

4 MR. MOGHADAM: Nami Moghadam. You have  
5 a cost proposal. Line Item 1 would say your  
6 services. Line Number 2 says \$5,000 worth of  
7 reimbursable. Line Number 3, whatever you have  
8 in mind. The line number says total lump sum  
9 cannot exceed \$125,000. It's very simple. At  
10 the end of the -- what you're submitting, the  
11 total cost of the lump sum of this project is  
12 125,000.

13 MR. BOVIS: This portion of the project  
14 is \$125,000. To get the building LEED certified  
15 is in your budgeted cost of what the building  
16 estimate would be because the building's -- your  
17 estimate of the building is X amount of dollars.

18 MS. BARTELS: Millions, right.

19 MR. BOVIS: Multiple millions, I'm  
20 assuming.

21 MR. HATCHER: Jeff Hatcher, Robinson,  
22 Green & Baretta. Going back to LEED, again, I  
23 believe I understand just asking us to give the  
24 estimated cost of what the Phase II architect is  
25 going to charge the State in order to get the

1 building certified.

2 MR. MOGHADAM: Let me repeat this. Is  
3 there any fee involved in the feasibility study  
4 for LEED? The answer is no. But you can  
5 quantify that -- what that is in your report.

6 Phase II is the one that actually is applying  
7 for that, but what we are telling you that, you  
8 know, we are looking for, you know, what the cost  
9 of that is going to be, but it is not part of  
10 your fee.

11 You're not applying for getting LEED  
12 certification at this stage, but you're  
13 quantifying the cost.

14 MS. HANSEN: Janet Hansen, SMRT. We're  
15 still on the same paragraph. You're asking for a  
16 total project cost in the initial proposal. The  
17 feasibility study is when you program the  
18 building and learn about that. So is this just  
19 to be an estimate of what that project will be at  
20 this point without being fully informed of the --  
21 I mean, there's parts of the program in here, but  
22 it's not complete. It's usually -- I mean,  
23 that's the purpose of the feasibility study is to  
24 determine the cost of the project or one of them.

25 MR. BOVIS: Tom Bovis again. The

1 feasibility study -- obviously the feasibility  
2 study would be to determine your fee associated  
3 to perform these estimated costs. Now, some  
4 people might go into further detail. You might  
5 pick a number out of a hat or somebody else might  
6 go into further detail. That's when we'll  
7 evaluate the actual vendor selected, that this  
8 person has actually done more research, more  
9 homework in their analysis in the feasibility.  
10 Their number is better than someone that just  
11 picked a number out of a hat. So you tell me  
12 what your fee is, and there is a budget here of  
13 \$125,000 to do this Phase I approach of it.

14 So that's what the budgeted amounts are to do  
15 this feasibility study and it's up to you how  
16 much in-depth analysis and review you want to do  
17 in your proposal and that's how we will evaluate  
18 the proposals. Does that make sense?

19 Any other questions? No? I guess we can  
20 wrap up the meeting. Just a few things I want to  
21 make sure to say at the end. Sign in. Make sure  
22 that everybody has signed into the -- oh, not  
23 everybody, at least one person from the  
24 organization has signed into the sign-in sheet.

25 When you submit these proposals, they have to

1 be submitted to the Department of Administration,  
2 second floor, One Capitol Hill. They do not get  
3 submitted to this building location. Anyone that  
4 does not submit to the DOA by 11:00 p.m. --  
5 excuse me -- 11:00 a.m., October 23rd, will not  
6 be considered for this bid award.

7 Thanks for everybody's time and --

8 MR. SPIESS: Greg Spiess Architecture.  
9 You'll be posting that on the website?

10 MR. BOVIS: Yes, we'll be posting the  
11 sign-in sheet. The sign-in sheet will be posted  
12 on the website as well as the -- everything  
13 you've identified today. Questions -- again,  
14 questions need to be submitted by no later than  
15 October 3rd at noontime.

16 MR. MOGHADAM: And a copy of the  
17 transcript will be also posted with changes that  
18 we think that the transcript was incorrect to it.  
19 Thank you.

20 (Hearing adjourned at 10:44 a.m.)

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C E R T I F I C A T E

I, Devin J. Baccari, hereby certify that the foregoing is a true, accurate, and complete transcript of my notes taken at the above entitled hearing.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of October, 2012.

*Devin J. Baccari*  
*Notary Public*



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DEVIN J. BACCARI, NOTARY PUBLIC  
My commission expires 8/17/14

DATE: October 26, 2012  
IN RE: PREBID RFP7458038 RIEMA

		<b>6:2;9:17;12:20;13:12; 14:1,4;16:15;17:8; 21:22;22:25;24:13</b>	<b>award (1)</b> 24:6	
<b>\$</b>	<b>4</b>			<b>C</b>
<b>\$125,000 (6)</b> 6:7;7:6;20:7;21:9,14; 23:13	<b>4 (1)</b> 4:18	<b>agencies (1)</b> 19:3	<b>B</b>	<b>calibrated (1)</b> 3:17
<b>\$5,000 (4)</b> 6:17,20;7:3;21:6	<b>5</b>	<b>Agency (4)</b> 3:2;9:9,21;17:22	<b>back (2)</b> 10:11;21:22	<b>campus (1)</b> 10:19
<b>1</b>	<b>5 (2)</b> 12:21;16:15	<b>allow (3)</b> 3:18,19;17:5	<b>Baretta (1)</b> 21:22	<b>can (17)</b> 4:6;5:25;6:18;7:1,12, 15;11:14,25;12:5,6,7; 16:23;17:7;18:11;19:24; 22:4;23:19
<b>1 (2)</b> 14:19;21:5	<b>55 (1)</b> 7:8	<b>alternative (1)</b> 15:19	<b>BARTELS (10)</b> 6:21;7:2,2;13:23,23; 20:2,2,18;21:1,18	<b>capitol (3)</b> 2:16;3:13;24:2
<b>1.7 (1)</b> 4:21	<b>8</b>	<b>amount (1)</b> 21:17	<b>basement (1)</b> 9:10	<b>Care (2)</b> 11:18;16:14
<b>10 (1)</b> 10:24	<b>8 (1)</b> 17:20	<b>amounts (1)</b> 23:14	<b>basically (2)</b> 7:18,21	<b>case (1)</b> 15:16
<b>10:00 (1)</b> 3:6	<b>9</b>	<b>analysis (2)</b> 23:9,16	<b>Bay (2)</b> 11:1,9	<b>categories (1)</b> 17:13
<b>10:10 (1)</b> 2:1	<b>9 (1)</b> 11:19	<b>analyzed (1)</b> 4:21	<b>becomes (1)</b> 17:6	<b>CD (2)</b> 5:22,23
<b>10:44 (1)</b> 24:20	<b>A</b>	<b>apparently (1)</b> 10:18	<b>best (2)</b> 8:2;13:10	<b>CD-ROM (1)</b> 5:22
<b>105 (1)</b> 6:22	<b>A&amp;E (3)</b> 14:5,13;15:3	<b>appear (1)</b> 18:11	<b>better (1)</b> 23:10	<b>Center (6)</b> 3:3;8:19,21;9:1,20; 10:19
<b>11:00 (3)</b> 3:10;24:4,5	<b>A2.1 (1)</b> 4:20	<b>apples (2)</b> 6:19,19	<b>bid (9)</b> 2:8,10;3:9;10:7,9; 12:8;13:25;14:4;24:6	<b>certain (1)</b> 9:14
<b>12 (1)</b> 13:3	<b>able (2)</b> 8:17;19:3	<b>applying (2)</b> 22:6,11	<b>bids (4)</b> 3:11,14,19;4:15	<b>certainly (1)</b> 15:20
<b>125 (1)</b> 6:9	<b>access (2)</b> 11:13;19:4	<b>approach (1)</b> 23:13	<b>Bill (1)</b> 15:9	<b>certification (5)</b> 18:10,20;20:10,12; 22:12
<b>125,000 (2)</b> 7:4;21:12	<b>accessibility (1)</b> 11:14	<b>Ara (1)</b> 2:16	<b>bit (2)</b> 7:17;19:22	<b>certified (4)</b> 20:25;21:1,14;22:1
<b>16 (4)</b> 18:6;20:16,17,18	<b>across (1)</b> 7:25	<b>architect (4)</b> 12:3;15:3;16:21;21:24	<b>bond (2)</b> 4:11,11	<b>changes (1)</b> 24:17
<b>17 (1)</b> 11:20	<b>Act (1)</b> 18:16	<b>Architects (8)</b> 7:3;10:16;12:6;13:24; 14:17;15:10;18:25;20:3	<b>BOVIS (23)</b> 2:2,12;3:24;6:24;7:5; 14:3,3,11,11,21;15:1; 18:4,13,13,19,22;20:16, 20;21:13,19;22:25,25; 24:10	<b>charge (1)</b> 21:25
<b>1C (1)</b> 14:19	<b>activated (1)</b> 8:22	<b>Architectural (2)</b> 2:25;14:5	<b>brand (1)</b> 7:21	<b>checking (1)</b> 4:14
<b>2</b>	<b>actual (4)</b> 4:22;15:6;16:2;23:7	<b>Architecture (2)</b> 18:15;24:8	<b>bring (1)</b> 8:14	<b>Chief (2)</b> 2:20;9:3
<b>2 (4)</b> 10:25;14:19,19;21:6	<b>actually (10)</b> 2:6,9;3:9;10:2,8;15:3, 5;16:21;22:6;23:8	<b>area (4)</b> 2:14,15,17;10:18	<b>budget (4)</b> 7:5;16:17;20:24;23:12	<b>Chon (2)</b> 11:18;16:14
<b>2.5A (1)</b> 4:24	<b>add (1)</b> 9:4	<b>areas (1)</b> 8:6	<b>budgeted (5)</b> 6:18;20:21,23;21:15; 23:14	<b>clarify (2)</b> 15:8;20:13
<b>2012 (2)</b> 3:10;4:2	<b>addendum (1)</b> 4:23	<b>around (1)</b> 2:4	<b>building (16)</b> 9:11;12:11;15:4;16:9; 17:13;18:10,16;20:10, 24,25;21:14,15,17;22:1, 18;24:3	<b>classification (1)</b> 17:25
<b>2013 (2)</b> 7:10,11	<b>addendums (3)</b> 4:13,14,15	<b>associated (4)</b> 6:2;18:9;20:9;23:2	<b>buildings (1)</b> 18:16	<b>clear (3)</b> 9:25;15:10,24
<b>2-11 (1)</b> 7:13	<b>additional (1)</b> 10:23	<b>Associates (1)</b> 14:17	<b>building's (1)</b> 21:16	<b>clearance (1)</b> 10:5
<b>23rd (2)</b> 3:10;24:5	<b>adjoined (2)</b> 2:9;24:20	<b>assume (4)</b> 11:3;13:8,13;18:11	<b>Burgin (4)</b> 15:9,9,9;16:12	<b>Clerk (1)</b> 3:15
<b>3</b>	<b>Administration (3)</b> 2:13;3:12;24:1	<b>assuming (2)</b> 18:15;21:20		<b>clock (1)</b> 3:16
<b>3 (2)</b> 10:25;21:7	<b>advisors (1)</b> 17:23	<b>attached (1)</b> 4:15		<b>Commenced (1)</b> 2:1
<b>3rd (2)</b> 4:2;24:15	<b>affect (1)</b> 12:2	<b>attending (1)</b> 2:3		<b>comments (1)</b> 9:4
	<b>again (11)</b>	<b>August (1)</b> 7:10		<b>Committee (1)</b>
		<b>available (6)</b> 10:18;16:6;19:3,8,14, 17		

5:13 <b>communication (1)</b> 16:3 <b>communications (1)</b> 17:21 <b>companies (1)</b> 16:7 <b>company (2)</b> 10:6;12:4 <b>compare (1)</b> 6:18 <b>complete (2)</b> 14:1;22:22 <b>Complex (1)</b> 7:25 <b>compliance (1)</b> 18:3 <b>component (1)</b> 9:9 <b>conference (1)</b> 2:3 <b>confused (1)</b> 20:3 <b>conservation (1)</b> 16:19 <b>conservations (1)</b> 12:1 <b>consideration (1)</b> 16:5 <b>considered (6)</b> 3:14,21;6:10,14; 10:17;24:6 <b>construction (5)</b> 14:15,24;15:2,6;20:23 <b>consultant (2)</b> 10:22;13:5 <b>continuation (2)</b> 13:13;16:24 <b>contractor (1)</b> 15:7 <b>contracts (1)</b> 14:13 <b>copies (3)</b> 5:20,21,23 <b>copy (1)</b> 24:16 <b>cost (20)</b> 5:12;13:6,11;17:12; 18:7,12;20:4,5,14,15,22; 21:2,5,11,15,24;22:8,13, 16,24 <b>costs (4)</b> 18:8,9;20:9;23:3 <b>Council (2)</b> 18:11;20:11 <b>country (1)</b> 9:22 <b>covered (1)</b> 13:12 <b>criteria (6)</b> 5:15,25;7:13;9:18; 11:13;19:12 <b>criteria (2)</b>	19:23;20:1 <b>currently (1)</b> 8:16  <b>D</b>  <b>David (3)</b> 10:15;13:2;18:5 <b>day (2)</b> 8:25,25 <b>Daylight (1)</b> 3:11 <b>decide (1)</b> 13:10 <b>define (1)</b> 10:23 <b>defined (4)</b> 6:16;8:6,8,24 <b>degree (1)</b> 16:22 <b>Department (6)</b> 2:13;3:12;9:8,16;19:1; 24:1 <b>Deputy (3)</b> 2:19;9:3,5 <b>described (1)</b> 4:21 <b>describes (1)</b> 10:24 <b>Design (4)</b> 2:25;11:21;15:4;16:21 <b>detail (2)</b> 23:4,6 <b>details (1)</b> 12:13 <b>determine (2)</b> 22:24;23:2 <b>determined (1)</b> 11:6 <b>dictate (1)</b> 15:22 <b>dictating (1)</b> 15:14 <b>different (2)</b> 17:13,24 <b>dig (1)</b> 16:8 <b>dimnable (1)</b> 11:25 <b>Director (4)</b> 2:18,19;8:13;9:6 <b>discuss (2)</b> 15:11,18 <b>discussed (1)</b> 12:15 <b>divided (1)</b> 17:12 <b>DOA (3)</b> 14:3,11;24:4 <b>document (3)</b> 8:23;11:19,22 <b>dollars (1)</b> 21:17	<b>done (2)</b> 19:21;23:8 <b>drainage (1)</b> 15:13 <b>due (2)</b> 3:10,11 <b>during (4)</b> 2:7,8,22;8:20  <b>E</b>  <b>early (1)</b> 17:1 <b>East (1)</b> 11:1 <b>Eastern (1)</b> 3:10 <b>Ed (4)</b> 9:5;12:20;17:20;19:9 <b>Edward (1)</b> 2:19 <b>EEO (1)</b> 5:3 <b>efficiency (1)</b> 11:21 <b>efficient (1)</b> 11:24 <b>either (1)</b> 15:16 <b>electrical (2)</b> 17:14,15 <b>eligible (2)</b> 2:8,10 <b>else (3)</b> 17:7;18:4;23:5 <b>EMA (3)</b> 17:7,20;19:9 <b>e-mailed (1)</b> 3:25 <b>Emergency (13)</b> 3:1,3;8:18,19,20,21; 9:1,15,20,20;12:5;17:22; 19:2 <b>emphasizes (1)</b> 11:23 <b>end (2)</b> 21:10;23:21 <b>energy (4)</b> 11:21,24;12:1;16:19 <b>Engineering (1)</b> 2:25 <b>Engineers (1)</b> 10:16 <b>enough (2)</b> 3:18,20 <b>entire (6)</b> 10:19;11:8;18:8;20:6, 15;21:2 <b>EOC (1)</b> 8:21 <b>equipment (1)</b> 16:17 <b>error (1)</b>	4:22 <b>estimate (5)</b> 17:10;18:12;21:16,17; 22:19 <b>estimated (2)</b> 21:24;23:3 <b>evaluate (2)</b> 23:7,17 <b>evaluation (2)</b> 6:4;7:12 <b>evaluations (3)</b> 5:14;13:3;15:12 <b>Everest (1)</b> 13:15 <b>everybody (3)</b> 2:2;23:22,23 <b>everybody's (2)</b> 6:18;24:7 <b>exceed (2)</b> 6:20;21:9 <b>exclusions (2)</b> 6:12,13 <b>excuse (1)</b> 24:5 <b>Executive (2)</b> 2:18;8:13 <b>expenses (1)</b> 6:17  <b>F</b>  <b>facility (2)</b> 7:21,22 <b>falls (1)</b> 19:22 <b>far (4)</b> 6:1;7:14;9:23;10:4 <b>Feasibility (20)</b> 3:1;4:18;6:8;7:16; 12:10,17,23;14:1,5,8; 15:21;17:9;19:11;22:3, 17,23;23:1,1,9,15 <b>federal (1)</b> 9:16 <b>fee (10)</b> 6:16,20;18:6;20:4,7, 18;22:3,10;23:2,12 <b>FEMA (2)</b> 8:19;9:17 <b>few (1)</b> 23:20 <b>Final (2)</b> 7:9,11 <b>find (1)</b> 15:23 <b>finding (1)</b> 15:15 <b>fine (1)</b> 14:25 <b>firm (1)</b> 14:8 <b>first (2)</b> 12:10;17:4	<b>five (2)</b> 5:20,23 <b>fixed (4)</b> 18:8;20:5,15;21:2 <b>fixtures (1)</b> 16:17 <b>flood (2)</b> 11:5;15:13 <b>floor (2)</b> 3:12;24:2 <b>folks (4)</b> 2:17;7:18,22;8:9 <b>format (4)</b> 4:1;5:22,24;14:22 <b>forth (1)</b> 15:14 <b>FRIEDER (10)</b> 10:15,15;11:8,11; 13:2,2,16,19;18:5,5 <b>front (1)</b> 19:12 <b>fully (1)</b> 22:20 <b>function (1)</b> 8:18 <b>funded (1)</b> 6:7 <b>funding (2)</b> 6:6,6 <b>furniture (1)</b> 16:17 <b>further (2)</b> 23:4,6  <b>G</b>  <b>gains (1)</b> 10:7 <b>Gary (2)</b> 2:14;18:24 <b>general (1)</b> 8:24 <b>generic (1)</b> 17:3 <b>germane (1)</b> 19:5 <b>gets (2)</b> 10:2,8 <b>Getzoyan (1)</b> 2:16 <b>GMI (1)</b> 18:24 <b>goal (1)</b> 8:14 <b>goals (1)</b> 7:20 <b>goes (2)</b> 6:1;7:10 <b>Good (6)</b> 2:2,12;8:12;9:23; 10:10;13:13 <b>Governor (1)</b> 17:24
---	--	--	--	--

<p><b>Graham (2)</b> 18:24,24 <b>great (1)</b> 10:12 <b>Green (4)</b> 18:10,16;20:10;21:22 <b>Greg (3)</b> 18:14,14;24:8 <b>guess (2)</b> 15:10;23:19</p>	<p>18:9;20:9 <b>incorporated (1)</b> 12:8 <b>incorrect (1)</b> 24:18 <b>in-depth (1)</b> 23:16 <b>information (3)</b> 15:20;16:5;19:17 <b>informational (1)</b> 20:8 <b>informed (1)</b> 22:20 <b>initial (1)</b> 22:16 <b>initially (2)</b> 12:16;17:3 <b>intent (2)</b> 16:1;17:10 <b>into (10)</b> 2:6;11:14,22;16:4; 17:12;20:1;23:4,6,22,24 <b>introduction (1)</b> 14:18 <b>involved (1)</b> 22:3 <b>Island (4)</b> 3:1,13;8:4;13:19 <b>issue (1)</b> 15:11 <b>Item (7)</b> 16:16;17:11;18:12; 20:8,21,23;21:5 <b>items (2)</b> 12:14;15:16</p>	<p>15:9 <b>landfill (1)</b> 13:21 <b>late (2)</b> 2:10;3:21 <b>later (2)</b> 4:2;24:14 <b>laying (1)</b> 12:11 <b>learn (1)</b> 22:18 <b>least (4)</b> 2:5;7:15;19:21;23:23 <b>LED (2)</b> 12:4,15 <b>LEED (14)</b> 18:9,17,20,22;20:9,12, 20,22,25;21:1,14,22; 22:4,11 <b>level (3)</b> 10:13;17:8,9 <b>levels (1)</b> 17:24 <b>light (1)</b> 18:15 <b>Lighting (2)</b> 17:16,17 <b>lightings (2)</b> 12:4,16 <b>lights (1)</b> 11:24 <b>line (7)</b> 18:12;20:8,21;21:5,6, 7,8 <b>lines (1)</b> 16:3 <b>list (4)</b> 16:16;18:8;20:5,14 <b>little (2)</b> 7:17;19:22 <b>LLB (2)</b> 7:2;20:2 <b>LLP (1)</b> 13:23 <b>located (1)</b> 9:10 <b>location (5)</b> 3:15,16;8:2;15:13; 24:3 <b>locations (1)</b> 8:6 <b>look (3)</b> 11:22;19:20,23 <b>looked (1)</b> 20:1 <b>looking (7)</b> 7:21,24;8:10;12:14; 17:9;19:25;22:8 <b>looks (2)</b> 16:20,24 <b>lump (2)</b> 21:8,11</p>	<p><b>M</b> <b>makes (1)</b> 10:16 <b>Management (4)</b> 3:2;9:21;17:22;19:2 <b>mandatory (1)</b> 3:5 <b>manufacturer (1)</b> 12:4 <b>many (3)</b> 4:6;5:19;8:7 <b>Mark (1)</b> 14:16 <b>materials (1)</b> 17:25 <b>maximum (1)</b> 16:18 <b>may (1)</b> 9:4 <b>MBE (1)</b> 5:2 <b>McElravy (2)</b> 19:13,13 <b>mean (5)</b> 10:6;13:17;15:18; 22:21,22 <b>means (2)</b> 11:2;20:14 <b>meet (6)</b> 5:15,15,17;6:3;7:8; 10:3 <b>meeting (5)</b> 2:7,8,23;3:6;23:20 <b>meeting's (1)</b> 2:9 <b>Meng (1)</b> 11:18 <b>mention (3)</b> 10:16;13:25;14:18 <b>mentioned (4)</b> 9:7,13;16:23;19:1 <b>might (3)</b> 23:4,4,5 <b>Millions (2)</b> 21:18,19 <b>mind (1)</b> 21:8 <b>minimum (5)</b> 5:15,17;6:3;7:8;18:22 <b>misdirected (1)</b> 3:14 <b>Moghadam (30)</b> 2:16;10:1,1,8,24; 11:10,16;12:9,9,19,24; 13:8,8,17,20;15:25,25; 16:13;17:2,2,17;19:7,7, 16,16,19;21:4,4;22:2; 24:16 <b>monopoly (1)</b> 17:6 <b>more (2)</b></p>	<p>23:8,8 <b>morning (4)</b> 2:2,12;4:19;8:12 <b>Mosca (1)</b> 2:15 <b>Most (1)</b> 19:13 <b>Mount (1)</b> 13:15 <b>much (4)</b> 14:19;20:1,21;23:16 <b>Multiple (1)</b> 21:19 <b>municipalities (1)</b> 16:6 <b>Murray (1)</b> 2:18 <b>MURRY (3)</b> 8:12,13;10:13 <b>must (3)</b> 3:15;4:15;5:20</p>
<p><b>H</b></p>	<p><b>J</b></p>	<p><b>Janet (1)</b> 22:14 <b>Jeff (2)</b> 19:13;21:21 <b>job (3)</b> 10:2;14:15;15:7 <b>jobs (1)</b> 14:24 <b>John (3)</b> 2:19;9:22;14:7 <b>Johnson (17)</b> 2:19;9:5,5,24;10:6,10; 11:12;12:20,20,25; 17:19,20;19:6,9,9,15,18</p>	<p><b>N</b> <b>name (2)</b> 6:23,25 <b>name's (1)</b> 2:12 <b>Nami (9)</b> 2:16;10:1;12:9;13:8; 15:25;17:2;19:7,16;21:4 <b>need (9)</b> 2:5;3:9;5:21;8:7;10:3; 15:20;16:8;19:11;24:14 <b>New (4)</b> 3:1;7:20,22;8:11 <b>next (1)</b> 12:13 <b>noon (1)</b> 4:2 <b>noontime (1)</b> 24:15 <b>normally (1)</b> 16:21 <b>note (7)</b> 3:9;4:12,18,19,25;5:2; 6:6 <b>noted (3)</b> 3:4;5:22;7:8 <b>number (11)</b> 6:16,20;11:23;12:1; 20:24;21:6,7,8;23:5,10, 11 <b>numbers (1)</b> 8:23</p>	
<p><b>handle (1)</b> 17:25 <b>Hansen (2)</b> 22:14,14 <b>hardening (1)</b> 9:14 <b>hat (2)</b> 23:5,11 <b>Hatcher (2)</b> 21:21,21 <b>hazard (1)</b> 15:14 <b>Headquarters (2)</b> 3:2,7 <b>Hearing (2)</b> 2:1;24:20 <b>highway (1)</b> 11:13 <b>Hill (2)</b> 3:13;24:2 <b>Homeland (4)</b> 9:17;10:4;17:23;19:2 <b>homework (2)</b> 19:21;23:9 <b>house (3)</b> 8:16,17;9:9 <b>HVAC (1)</b> 17:13</p>	<p><b>K</b></p>	<p><b>list (4)</b> 16:16;18:8;20:5,14 <b>little (2)</b> 7:17;19:22 <b>LLB (2)</b> 7:2;20:2 <b>LLP (1)</b> 13:23 <b>located (1)</b> 9:10 <b>location (5)</b> 3:15,16;8:2;15:13; 24:3 <b>locations (1)</b> 8:6 <b>look (3)</b> 11:22;19:20,23 <b>looked (1)</b> 20:1 <b>looking (7)</b> 7:21,24;8:10;12:14; 17:9;19:25;22:8 <b>looks (2)</b> 16:20,24 <b>lump (2)</b> 21:8,11</p>	<p><b>name (2)</b> 6:23,25 <b>name's (1)</b> 2:12 <b>Nami (9)</b> 2:16;10:1;12:9;13:8; 15:25;17:2;19:7,16;21:4 <b>need (9)</b> 2:5;3:9;5:21;8:7;10:3; 15:20;16:8;19:11;24:14 <b>New (4)</b> 3:1;7:20,22;8:11 <b>next (1)</b> 12:13 <b>noon (1)</b> 4:2 <b>noontime (1)</b> 24:15 <b>normally (1)</b> 16:21 <b>note (7)</b> 3:9;4:12,18,19,25;5:2; 6:6 <b>noted (3)</b> 3:4;5:22;7:8 <b>number (11)</b> 6:16,20;11:23;12:1; 20:24;21:6,7,8;23:5,10, 11 <b>numbers (1)</b> 8:23</p>	
<p><b>I</b> <b>idea (1)</b> 19:21 <b>identified (4)</b> 13:4;15:17;18:20; 24:13 <b>identifies (3)</b> 8:4;14:20;18:23 <b>identify (5)</b> 5:4;12:10;16:1,11,16 <b>identifying (1)</b> 14:22 <b>II (9)</b> 13:9,12,21,24;14:10, 13;16:23;21:24;22:6 <b>include (2)</b> 9:17;12:21 <b>included (1)</b> 12:23 <b>including (2)</b></p>	<p><b>L</b></p>	<p><b>Lambert (1)</b></p>	<p><b>O</b> <b>obligation (1)</b> 13:4 <b>obviously (3)</b> 3:17;6:13;23:1 <b>October (4)</b></p>	

<p>3:10;4:2;24:5,15  <b>off (1)</b>                  9:14  <b>offer (2)</b>                  10:2;11:16  <b>office (2)</b>                  8:24;9:3  <b>offices (1)</b>                  8:15  <b>official (3)</b>                  3:16;4:3,7  <b>off-site (1)</b>                  8:15  <b>once (3)</b>                  6:3;13:3;14:1  <b>one (12)</b>                  2:5,5;3:12;7:24;8:16;                  9:6;10:17;17:7;22:6,24;                  23:23;24:2  <b>ones (3)</b>                  4:7;5:16;15:5  <b>online (1)</b>                  19:14  <b>Only (2)</b>                  5:14;17:22  <b>open (1)</b>                  5:16  <b>opened (3)</b>                  5:13,18;6:4  <b>operation (1)</b>                  8:19  <b>Operations (5)</b>                  2:20;3:3;8:21;9:1,20  <b>option (2)</b>                  8:5;10:25  <b>options (4)</b>                  4:20,22;7:24,25  <b>order (4)</b>                  16:8;19:10,10;21:25  <b>organization (3)</b>                  2:6;7:1;23:24  <b>organizations (2)</b>                  5:14;6:4  <b>original (1)</b>                  5:23  <b>others (1)</b>                  19:25  <b>out (8)</b>                  9:7;12:11;13:25;14:4;                  15:23;17:19;23:5,11  <b>outside (1)</b>                  11:4  <b>over (3)</b>                  6:9;7:18;8:9  <b>oversee (1)</b>                  15:5  <b>overview (2)</b>                  7:19;8:10  <b>owned (2)</b>                  11:6,7</p>	<p><b>Page (13)</b>                  4:18;10:24;11:19,20;                  12:21;13:3;14:18,19,19;                  16:15;17:20;18:6;20:16  <b>Paragraph (2)</b>                  13:3;22:15  <b>parking (1)</b>                  3:20  <b>part (6)</b>                  10:21;13:21;14:15;                  16:25;20:11;22:9  <b>particular (2)</b>                  17:5;19:5  <b>partners (3)</b>                  8:18,20;9:15  <b>parts (1)</b>                  22:21  <b>Pastore (2)</b>                  7:25;10:19  <b>people (2)</b>                  8:7;23:4  <b>perform (1)</b>                  23:3  <b>person (3)</b>                  2:5;23:8,23  <b>personnel (1)</b>                  10:3  <b>phase (13)</b>                  12:13;13:9,12,21,24;                  14:9,13;16:12,13,23;                  21:24;22:6;23:13  <b>pick (1)</b>                  23:5  <b>picked (1)</b>                  23:11  <b>piece (2)</b>                  12:23;18:1  <b>places (1)</b>                  11:23  <b>planning (1)</b>                  19:5  <b>Please (3)</b>                  4:12;6:25;20:13  <b>plumbing (1)</b>                  17:14  <b>pm (1)</b>                  24:4  <b>point (4)</b>                  4:10;9:7;17:19;22:20  <b>points (2)</b>                  6:2;7:8  <b>portion (4)</b>                  6:8;14:10;20:20;21:13  <b>post (1)</b>                  14:21  <b>posted (7)</b>                  2:11;4:4,8,13,14;                  24:11,17  <b>posting (2)</b>                  24:9,10  <b>postmarked (1)</b>                  3:15  <b>prebid (4)</b></p>	<p>2:3,24;3:5,6  <b>precluded (2)</b>                  14:9,12  <b>preliminary (1)</b>                  16:16  <b>prescribed (1)</b>                  20:7  <b>pretty (1)</b>                  14:19  <b>privately (1)</b>                  11:7  <b>probably (1)</b>                  16:8  <b>proceed (1)</b>                  14:20  <b>process (2)</b>                  10:21;14:2  <b>product (1)</b>                  17:5  <b>products (1)</b>                  12:13  <b>Professional (3)</b>                  18:6;20:4,18  <b>program (2)</b>                  22:17,21  <b>project (21)</b>                  3:22;4:7,12;6:7;7:6,                  16,19;8:11,14;11:21;                  15:6;18:8;19:5;20:6,15;                  21:3,11,13;22:16,19,24  <b>projects (1)</b>                  2:17  <b>properties (1)</b>                  11:7  <b>proposal (19)</b>                  3:8;4:17;5:8,12;6:1,9,                  15;18;6:7,19,23;19:24;                  20:4,5,14,19;21:5;22:16;                  23:17  <b>proposals (7)</b>                  5:6,7,10,11;6:19;                  23:18,25  <b>provide (5)</b>                  13:5,6;16:9,18;17:7  <b>Providence (1)</b>                  3:13  <b>provides (1)</b>                  17:10  <b>public (1)</b>                  18:16  <b>purchasing (3)</b>                  2:14,15;4:5  <b>Purpose (3)</b>                  4:18;12:22;22:23  <b>purposes (2)</b>                  6:5;20:8  <b>pursuing (1)</b>                  14:9  <b>put (2)</b>                  4:23;6:19  <b>putting (1)</b>                  13:14</p>	<p><b>Q</b></p> <p><b>quantify (1)</b>                  22:5  <b>quantifying (1)</b>                  22:13  <b>quick (1)</b>                  8:10</p> <p><b>R</b></p> <p><b>radiological (1)</b>                  9:8  <b>rating (1)</b>                  18:17  <b>read (1)</b>                  5:7  <b>received (1)</b>                  3:25  <b>recommend (1)</b>                  15:18  <b>recorded (1)</b>                  7:1  <b>recording (1)</b>                  2:22  <b>reference (1)</b>                  12:21  <b>refers (2)</b>                  11:19,25  <b>Regarding (1)</b>                  7:7  <b>reimbursable (2)</b>                  6:17;21:7  <b>related (1)</b>                  9:1  <b>relative (1)</b>                  19:1  <b>repeat (1)</b>                  22:2  <b>repeating (1)</b>                  17:8  <b>report (2)</b>                  7:11;22:5  <b>REPORTER (1)</b>                  6:23  <b>reports (1)</b>                  7:9  <b>required (3)</b>                  4:11;9:19;13:6  <b>requirement (2)</b>                  11:24;12:2  <b>requirements (9)</b>                  5:1,3,3,17;7:20;8:5;                  10:4;12:22;17:21  <b>requires (1)</b>                  17:7  <b>research (1)</b>                  23:8  <b>respect (1)</b>                  11:13  <b>respond (1)</b>                  10:14</p>	<p><b>response (1)</b>                  8:20  <b>review (6)</b>                  5:9,13,16;6:1;8:1;                  23:16  <b>RFP (5)</b>                  3:25;4:21;5:1;10:16,                  21  <b>RFP7458038 (1)</b>                  2:24                  RFPQUESTIONS@PURCHASINGRIGOV (1)                  4:1  <b>Rhode (4)</b>                  3:1,13;8:4;13:19  <b>RIEMA (9)</b>                  2:17;3:2;7:18,22;8:13;                  9:6;10:22;12:12;15:22  <b>right (4)</b>                  12:25;18:18;20:16;                  21:18  <b>Robinson (1)</b>                  21:21  <b>roof (1)</b>                  8:17  <b>room (1)</b>                  9:2</p> <p><b>S</b></p> <p><b>Saccoccio (4)</b>                  14:16,16,17,25  <b>same (1)</b>                  22:15  <b>scheduled (2)</b>                  3:6;7:10  <b>scope (1)</b>                  12:10  <b>score (3)</b>                  5:15;6:3;7:7  <b>scoring (2)</b>                  5:25;7:13  <b>screens (1)</b>                  12:2  <b>sealed (1)</b>                  5:12  <b>second (2)</b>                  3:12;24:2  <b>Section (6)</b>                  4:19,21,24;6:2;7:14;                  20:4  <b>sections (1)</b>                  5:8  <b>Security (4)</b>                  9:17;10:4;17:23;19:2  <b>seems (1)</b>                  15:19  <b>selected (8)</b>                  5:14;10:21;11:16,17;                  13:7;15:3;19:8;23:7  <b>selection (1)</b>                  15:11  <b>sense (1)</b>                  23:18</p>
<p><b>P</b></p>				

<p><b>sentence (2)</b> 18:7;20:14</p> <p><b>separate (1)</b> 20:8</p> <p><b>service (2)</b> 15:4;16:9</p> <p><b>Services (4)</b> 2:25;14:6;20:22;21:6</p> <p><b>set (3)</b> 3:5;6:16,19</p> <p><b>several (1)</b> 9:15</p> <p><b>sheet (6)</b> 2:4,6;3:4;23:24;24:11,11</p> <p><b>shoulder (1)</b> 19:22</p> <p><b>show (1)</b> 19:23</p> <p><b>sic (2)</b> 14:5;16:22</p> <p><b>side (4)</b> 9:16;11:1,2;16:11</p> <p><b>Sign (1)</b> 23:21</p> <p><b>signed (2)</b> 23:22,24</p> <p><b>sign-in (5)</b> 2:4;3:4;23:24;24:11,11</p> <p><b>signing (1)</b> 2:6</p> <p><b>silver (2)</b> 18:20,22</p> <p><b>similar (1)</b> 18:17</p> <p><b>simple (1)</b> 21:9</p> <p><b>site (9)</b> 7:25;8:1;10:17,18; 12:11;13:3,11;15:11,11</p> <p><b>sites (15)</b> 8:3;10:17,20,23,25; 11:4;13:4,7;15:15,19, 21,22;16:2,11</p> <p><b>size (1)</b> 15:13</p> <p><b>sizes (1)</b> 8:6</p> <p><b>SMMA (3)</b> 10:15;13:2;18:5</p> <p><b>SMRT (1)</b> 22:14</p> <p><b>somebody (1)</b> 23:5</p> <p><b>someone (1)</b> 23:10</p> <p><b>somewhere (3)</b> 11:4;13:17;16:7</p> <p><b>sort (1)</b> 8:20</p> <p><b>source (1)</b> 9:11</p>	<p><b>space (1)</b> 8:24</p> <p><b>specific (3)</b> 4:20,22;9:13</p> <p><b>specifically (5)</b> 9:19;11:15;15:8; 17:11;18:21</p> <p><b>specification (1)</b> 16:25</p> <p><b>specifications (1)</b> 9:2</p> <p><b>specified (1)</b> 8:23</p> <p><b>specify (3)</b> 17:4,5,15</p> <p><b>specking (1)</b> 16:22</p> <p><b>specs (2)</b> 12:18;17:3</p> <p><b>Spieß (6)</b> 18:14,14,14,21;24:8,8</p> <p><b>spots (1)</b> 8:15</p> <p><b>Stabach (2)</b> 14:7,7</p> <p><b>staff (4)</b> 8:16,17,19,24</p> <p><b>stage (3)</b> 12:19;17:18;22:12</p> <p><b>stand (1)</b> 9:14</p> <p><b>standard (1)</b> 9:21</p> <p><b>standards (4)</b> 9:12,14;18:25;19:4</p> <p><b>start (2)</b> 7:15,17</p> <p><b>State (11)</b> 5:3,4;6:25;8:3;9:9; 11:2,6;13:6;16:11;17:4; 21:25</p> <p><b>stated (1)</b> 16:25</p> <p><b>state-of-the-art (2)</b> 7:22;12:7</p> <p><b>stenographer (1)</b> 2:21</p> <p><b>still (1)</b> 22:15</p> <p><b>stipulations (1)</b> 16:20</p> <p><b>street (1)</b> 8:1</p> <p><b>Study (17)</b> 3:1;4:19;6:8,8;7:10, 16;14:1,5,8;19:11; 20:11;22:3,17,23;23:1,2, 15</p> <p><b>submit (9)</b> 3:19;5:6,19,20,21; 6:11;19:10;23:25;24:4</p> <p><b>submitted (4)</b> 5:7;24:1,3,14</p>	<p><b>submitting (2)</b> 6:9;21:10</p> <p><b>subtlety (1)</b> 9:6</p> <p><b>successful (1)</b> 10:22</p> <p><b>suitable (3)</b> 13:10,11,18</p> <p><b>sum (2)</b> 21:8,11</p> <p><b>supercede (1)</b> 4:8</p> <p><b>support (1)</b> 8:18</p> <p><b>sure (12)</b> 2:4,3;18,19;4:24;5:2, 4,6;10:13;11:5;18:2; 23:21,21</p> <p><b>surety (1)</b> 4:11</p> <p><b>surveys (2)</b> 13:5,7</p> <p><b>system (1)</b> 18:17</p>	<p>16:1,10;18:2</p> <p><b>Tom (5)</b> 2:12;14:3,11;18:13; 22:25</p> <p><b>top (2)</b> 13:14;17:20</p> <p><b>topography (1)</b> 15:13</p> <p><b>Total (8)</b> 7:5;18:8;20:5,15;21:2, 8,11;22:16</p> <p><b>training (1)</b> 9:2</p> <p><b>transcript (2)</b> 24:17,18</p> <p><b>try (2)</b> 4:5;7:18</p> <p><b>turn (2)</b> 7:17;8:8</p> <p><b>two (4)</b> 5:8;8:3;10:20,23</p> <p><b>type (2)</b> 5:5;17:15</p> <p><b>typically (2)</b> 14:13;15:2</p>	<p>12:3</p>
				<b>W</b>
				<p><b>Washburn (2)</b> 2:20;9:23</p> <p><b>water (3)</b> 16:3,6,19</p> <p><b>way (2)</b> 6:18;19:24</p> <p><b>website (5)</b> 4:4,5,14;24:9,12</p> <p><b>west (4)</b> 10:25;11:2,9;16:11</p> <p><b>what's (1)</b> 9:19</p> <p><b>Within (6)</b> 5:11;6:15,21;8:3; 10:18;20:6</p> <p><b>without (1)</b> 22:20</p> <p><b>Wong (6)</b> 11:18,18;12:18;16:14, 14;17:16</p> <p><b>Word (1)</b> 3:25</p> <p><b>work (10)</b> 8:25;10:22;11:3;12:6; 13:22;14:10;16:1,10; 17:10;18:2</p> <p><b>working (1)</b> 12:13</p> <p><b>works (1)</b> 12:12</p> <p><b>worth (1)</b> 21:6</p> <p><b>wrap (1)</b> 23:20</p>
		<b>T</b>		<b>Z</b>
		<p><b>talk (2)</b> 7:15;9:19</p> <p><b>talking (2)</b> 13:20;20:6</p> <p><b>technical (6)</b> 5:9,13,16;6:1;7:7; 19:24</p> <p><b>technologies (1)</b> 12:5</p> <p><b>Technology (3)</b> 11:19;12:7;16:15</p> <p><b>telling (1)</b> 22:7</p> <p><b>tells (1)</b> 5:19</p> <p><b>tentatively (1)</b> 7:9</p> <p><b>Thanks (2)</b> 2:3;24:7</p> <p><b>Therefore (1)</b> 19:19</p> <p><b>Theresa (2)</b> 2:18;8:12</p> <p><b>third (1)</b> 18:7</p> <p><b>three (4)</b> 7:24;8:15,15;13:4</p> <p><b>throughout (1)</b> 9:22</p> <p><b>title (1)</b> 2:24</p> <p><b>today (8)</b> 2:14,20,21;3:6,22;4:3, 9;24:13</p> <p><b>together (7)</b> 8:14,16;11:3;12:6;</p>	<b>U</b>	
			<p><b>UFC4-141-04 (1)</b> 11:20</p> <p><b>under (9)</b> 4:18;7:12;8:16;12:14; 13:12;15:1;16:16,19; 18:6</p> <p><b>underlying (1)</b> 14:23</p> <p><b>unless (1)</b> 17:6</p> <p><b>up (5)</b> 17:12;19:12,19;23:15, 20</p> <p><b>used (1)</b> 12:14</p> <p><b>usually (1)</b> 22:22</p> <p><b>utilities (1)</b> 16:2</p> <p><b>utilizing (1)</b> 15:21</p>	
			<b>V</b>	
			<p><b>various (1)</b> 10:17</p> <p><b>vehicles (1)</b> 11:14</p> <p><b>vendor (4)</b> 10:2;11:17;19:8;23:7</p> <p><b>vendors (1)</b> 19:20</p> <p><b>VHB (1)</b> 14:7</p> <p><b>view (1)</b></p>	