

SAO eNews  
Office of the State Architect / Columbus, Ohio  
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1. SAO issues Special Conditions for CM projects

The Department Administrative Services, State Architect's Office ("SAO"), has issued Special Conditions, dated October 2005, that modify the Standard Conditions of Contract for Construction -- Construction Manager (CM) Project version. The new document addresses several issues, including the state's new EDGE program.

The document amends and becomes a part of the State of Ohio Standard Conditions of Contract for Construction, CM Project version ("Standard Conditions"), dated March 2000. The new Special Conditions incorporates the previously issued Special Conditions (undated) that were provided in the original issue of the Standard Conditions in March 2000, the Special Conditions dated January 2004 and the Special Conditions dated August 2004.

The Special Conditions includes new versions of the Notice to Bidders, Bid Form and Responsible Bidder Information Form, all applicable to CM projects.

The new CM Special Conditions and the related documents are available at no cost from the SAO Web site: [www.ohio.gov/sao](http://www.ohio.gov/sao) (click on "Front End").

Note: Revised versions of the CM Agreement and the Associate Agreement with CM will be available in the near future. SAO recommends that all interested parties check the SAO Web site on a frequent basis for related updates to this and other topics.

2. SAO documents on the Web

SAO is updating all standard forms with new formatting and form numbers. As new or revised documents become available, they are posted to the SAO Web site. New and recently revised documents are shown in red on the Web site for two months following the issue date or the revision date. Also, to determine if you are using the most recent SAO form, please refer to the form number at the bottom of the form. The first four digits after the "v" indicate the month and year SAO issued the form. When SAO issues a revision to the form, the numbers after the "v" are changed to show the revision date.

Please note: In the continuing evolution of our SAO documents, SAO has adjusted the numbering of the forms previously released with the form series of "920." The form number series for the Lead Contractor version of the Front End and other Contractor forms is now "140" and the form number series for the Construction Manager version of the Front End and other CM forms is "120." Soon, the number series relative to the Associate forms will change to "110."

To access SAO's Front End, forms and other documents go to [www.ohio.gov/sao](http://www.ohio.gov/sao).

3. Reminder: MasterFormat 2004 required Jan. 1, 2006

CSI MasterFormat 2004, released for use by the Construction Specification Institute (CSI) earlier this year, is required on and after Jan. 1, 2006, for all new projects that use the design and construction contracting models

established by the Department of Administrative Services (DAS). SAO continues to recommend and prefer that all projects use MasterFormat 2004.

Associates producing projects using the DAS contracting models must contact their Owner representatives, review this requirement and discuss the potential for using MasterFormat 2004 on their upcoming construction project for the balance of this year. Associates producing SAO-administered projects also must discuss the implementation schedule and the potential for using MasterFormat 2004 on the project with the SAO Project Manager.

A session on how to implement CSI MasterFormat 2004 on state construction projects will be held at SAO College at the Expo on Feb. 1 and 2. Registrations for SAO College will be announced shortly. In the meantime, for more information about MasterFormat 2004, contact your local chapter of CSI or visit the CSI national Web site at: [www.csinet.org](http://www.csinet.org).

#### 4. Notices of Commencement posted to SAO Web site

Notices of Commencement of Public Improvement are issued to the Contractors of a state construction project to identify the Contracting Authority and the Contractors and their Sureties, and to provide other information of interest to subcontractors and material suppliers. The State Architect's Office receives public requests for copies of this document on a regular basis. For the convenience of all interested parties, SAO now posts these notices to the SAO Web site at <http://www.gsd.das.ohio.gov/sao/noc.htm>. Please check the SAO Web site to view and to print copies of this document. You may be able to get the information quicker than by directly contacting the State Architect's Office. Notices of Commencement will remain on the SAO Web site until the project is completed.

#### 5. Bid Information available on SAO Web site

Notices to Bidders include detailed information about a public bid opening. Public Bid Advertisements are abbreviated versions of the Notices to Bidders. Both documents are now posted to the SAO Web site at [www.das.ohio.gov/sao-bids](http://www.das.ohio.gov/sao-bids).

In addition, bid tabulations and award recommendations are posted. All bid information remains on the SAO Web site for 60 days following the bid opening.

#### 6. Topics announced for SAO College at the Expo 2006

"SAO College at the Expo" will take place Feb. 1 and 2 as part of the Ohio Design and Construction Expo at the Columbus Convention Center. Topics include: Working with EDGE, CSI MasterFormat 2004 program implementation, code review and plan approval, resolutions to construction problems, obtaining work with the state, closing out a project, how to use the SAO payment requests and other forms, changes to the Front End, Prevailing Wages and filing liens, and information about the Leadership in Energy and Environmental Design (LEED) program.

For more information, go to the SAO Web site at: <http://www.gsd.das.state.oh.us/sao/saocollege/saocollege.htm>.

Registrations will begin soon via the Expo Web site at: <http://www.bx.org/events/bxexpo.html>.

#### 7. Projects highlighted on SAO Web site

Two new projects are highlighted in the project profiles section of the SAO Web site: the recently completed \$13.5 million Owens Community College Education Center and the \$46 million Ohio University Student Center, currently under construction.

Phase one of the new 60-acre education center at Owens Community College in Findlay was completed in April 2005. The 120,000-square-foot facility houses advanced technology classrooms, computer laboratories, a bookstore, common areas for administrative functions and other student services. The Associate Architect was Rooney Clinger Murray, Architects. Contractors included B. Hill's Excavating, Inc., Charles Construction Services, Inc., Dimech Services, Inc. and Vaughn Industries, LLC.

Construction is well under way for the new Ohio University Student Center in Athens. When completed, this 292,000-square-foot building will serve as a link between the upper and lower campus areas of the University and will include a dining facility that will accommodate up to 400. There will be a coffee house/cafe, game room,

ballroom, office/meeting/conference spaces, a theater/auditorium, gift shops, an art gallery and a parking garage. The Associate Architect is Moody/Nolan, Inc. The Contractors are Shaw & Holter, Inc., Trucco Construction Company, Inc., Smoot Construction Company of Ohio, C&T Design & Equipment Co., Inc., TP Mechanical Contractors, Inc., J.A. Guy, Inc. and Kal Electric, Inc.

To view photographs and more information about these projects, visit the SAO Web site at: [www.ohio.gov/sao](http://www.ohio.gov/sao) (click on project profiles). Please check the SAO Web site regularly for information about other construction projects throughout the state. Anyone wishing to submit photographs of SAO-administered construction projects please contact Angie Carder at 614.752.0448.

#### 8. Link to the November Ohio Register

The November 2005 Ohio Register was posted to the SAO Web site on Tuesday, Nov. 1. It can be viewed and printed at [www.ohio.gov/sao](http://www.ohio.gov/sao) (click on Ohio Register).

>>SAO eNews is a free text-only e-mail newsletter which is usually available by the 5th day of each month. Additional "Special Editions" of the SAO eNews are sent as needed. To subscribe, unsubscribe or change your e-mail subscription address, please notify Angie Carder at [SAO-info@das.ohio.gov](mailto:SAO-info@das.ohio.gov) or call 614.752.0448. The SAO Web site address is: [www.ohio.gov/sao](http://www.ohio.gov/sao). <<

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