

SAO eNews  
State Architect's Office / Columbus, Ohio  
May 4, 2007

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1. SAO issues new Front End

SAO posted a new version of our contract documents on our Web site at [www.ohio.gov/sao](http://www.ohio.gov/sao). The new version, titled; "State of Ohio Standard Requirements for Public Facility Construction," represents throughout a year of internal discussion, review and comment by our clients and stakeholders and collaboration with the Attorney General's Office. The changes to the documents represent a thorough examination of our construction processes and the language of the documents. The Attorney General has approved the documents for use on all state projects performed under the Ohio Department of Administrative Services Lead Contractor and Construction Manager multiple-prime contracting models. SAO currently is developing a single-prime version for small projects and hopes it will be available soon. Some of the significant changes follow:

- Previously released interim changes, or Special Conditions, have been fully incorporated and integrated;
- Future interim changes released by the Department will be incorporated into the General Conditions and other documents and not in Special Conditions;
- The look and feel of the document is consistent with other revised SAO documents;
- Provisions better suited to Division 01 have been relocated there;
- Document numbers and titles comply with our own requirement to use CSI's *MasterFormat* 2004 with 50 divisions and six-digit section numbers;
- Terminology is now consistent with the industry, such as revising "Bulletin" to "Proposal Request";
- The term "Department" has been replaced with "Contracting Authority" to accommodate locally administered projects without edits to the Instructions to Bidders or General Conditions;
- Documents are designed to be modular because some documents may be used with or without a Construction Manager involved;
- New technologies such as e-mail, Web-based project management software, and collaborative use of CAD and BIM files are addressed;
- Submittals now include those required by sustainable design rating systems such as the LEED™ Program or other rigorous rating systems; and
- Builder's Risk Insurance defaults to purchase by the state through the Office of Risk Management.

The new documents must be used on projects with a bid opening on or after June 1, 2007.

## 2. CIMS Update

The Capital Improvements Management System (CIMS) project team began kick-off meetings last month with Skire, Inc., the contractor for the project. State agency and state-supported college/university partners for the project also were in attendance. During these sessions the CIMS project team presented their vision of the project and Skire provided a short demonstration of the current version of their Unifier construction management software to the team. This was followed by high level discussions of the as-is state of current systems and processes, discussing related key functionality and features and beginning planning tasks for the project.

Requirements affirmation sessions will begin this month and will include core team members and subject matter experts from the state agencies and state-supported colleges/universities that are partners with SAO for the project.

Any state agency or state-supported college/university representative interested in being involved with the CIMS project may contact SAO Fiscal Officer Fred Holcomb at 614.466.0830 or [fred.holcomb@das.state.oh.us](mailto:fred.holcomb@das.state.oh.us).

### 3. SAO Special Services Manager coordinates drafting competition

Special Services Manager Lane Beougher served as the coordinator for the Skills USA Architectural Drafting competition at the Ohio Expo Center on April 27. The contestants included 18 vocational and technical program students, who won their regional competitions, from schools from throughout the state. The winner will advance to the national competition sponsored by the Vocational Industrial Clubs of America. Mr. Beougher participated in this competition while a senior drafting student at Muskingum Area Joint Vocational School, now Mid-East Career and Technology Center, in Zanesville.

### 4. SAO staff updates

SAO would like to thank Interim Project Coordinator Helen Buechner for her assistance during the past year as an intermittent SAO employee with project management Team B. Helen's last day with the State Architect's Office was April 27.

SAO Energy Services will now report to Special Services Manager Lane Beougher. Mr. Beougher has been with SAO since December 2005 and joins Oscar Zanganeh and Wei-Dong Huang, both registered engineers and energy specialists, on the award-winning team leading implementation of House Bill 251 and Executive Order 2007-02S, which emphasize energy conservation and reduction of carbon dioxide emissions. All three are accredited professionals in the Leadership in Energy & Environmental Design (LEED®) program developed by the U.S. Green Building Council. SAO Energy Services provides state clients with energy conservation design as well as energy auditing and contracting opportunities for the cost-effective, efficient use of energy resources.

SAO would like to congratulate Support Services Manager Shelby Banton who will graduate May 13 with a master's degree in marketing and communications from Franklin University. Shelby began working in the State Architect's Office in 2004 as a project coordinator and later was promoted to her current position in SAO in 2006.

### 5. May Ohio Register

SAO has posted the May 2007 issue of the Ohio Register to the SAO Web site. The Ohio Register is available on the first business day of each month at [www.ohio.gov/sao](http://www.ohio.gov/sao) (click on Ohio Register).

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