

SAO eNews
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1. New version of "Standard Requirements" released

The State Architect's Office has released a third version of its "State of Ohio Standard Requirements for Public Facility Construction." The new version is in addition to the traditional Lead Contractor, now called Stipulated Sum (Multiple-Prime), and Construction Manager (CM) versions of the documents released in April 2007 and May 2007 respectively. The Lead Contractor and CM documents were previously available as part of the Standard Conditions of Contract for Construction.

The new version called Stipulated Sum (Single-Prime), dated June 2007, may only be used on projects with an estimated cost less than the statutory requirement for multiple-prime contracts of Revised Code 153.50 through 153.52. These sections require any project in which the work for (1) Plumbing and gas fitting, (2) Steam and hot-water heating, ventilating apparatus and steam-power plant, or (3) Electrical equipment has separate and distinct bids for each branch of work. This requirement is waived if the total cost of the project is less than \$50,000.

The new version of the documents have been released to address the need for a simplified version when a public authority bids a small project, or when the project does not require separate branches or work (e.g., a large parking lot or roofing project without mechanical or electrical work). SAO urges caution when using this version of the documents and recommends working with the agency's legal counsel to determine if using the single-prime documents is appropriate for a specific project.

Builder's Risk Insurance

SAO has received a number of questions regarding changes to the Builder's Risk Insurance provision (Standard Requirements paragraph 11.2). The intent of assigning the Builder's Risk policy to the owner is to use the buying power of the State of Ohio to negotiate advantageous premiums on behalf of the agencies. We have been working closely with the DAS Office of Risk Management to develop the language and negotiate premiums. These costs will be paid through the premiums for each agency's general insurance needs through the Office of Risk Management. For Fiscal Year 2008, this strategy has resulted in a slight premium reduction. This will allow more appropriated capital funds to be used for hard construction expenses.

We understand that the Inter-University Council (IUC) has offered Builder's Risk in their program for a number of years. Institutions of higher education should coordinate your efforts to obtain coverage through IUC to avoid paying unnecessary premiums. Colleges that wish to continue procuring coverage through the contractor may continue to do so through Supplementary Conditions approved by DAS.

Local Administration

Another question regarding the new Standard Requirements is whether we would be publishing a Word version of the General Conditions and Instructions to Bidders that an agency or institution may put their logo on and revise, etc. While we encouraged this under the old Standard Conditions, the new model is that we have one set of documents that apply to all public authorities, which may be amended by Supplementary Conditions approved by DAS. The term Contracting Authority has in most cases, replaced Department within the documents for application on locally administered projects. When the word Department does appear, it refers to DAS and is related to a provision that we have no authority to assign to another agency or institution. Please submit a draft to SAO for review and approval prior to advertising a project.

2. CIMS Update

Requirements affirmation sessions for the Capital Improvements Management System (CIMS) continue to be held with members from Skire, Inc., core team members and subject matter experts. Sessions also are being held to confirm the design documents of business processes that Skire has completed. It has been determined that CIMS will be delivered in two phases. A final decision has not yet been made as to which business processes will be delivered in the first phase.

Members of the Skire project team will provide hands-on training to core team members and subject matter experts on the Unifer software during the week of June 11.

3. 2007 non-residential building codes update

The Ohio Department of Commerce Board of Building Standards (BBC) is updating the Ohio Building Codes. The new Codes will incorporate the 2006 editions of the International Code Council's Building, Mechanical and Plumbing Codes as well as the associated standards to create the 2007 Ohio Building Code (OBC), Ohio Mechanical Code (OMC) and the Ohio Plumbing Code (OPC).

The new 2007 OBC, OMC and OPC will be effective July 1, 2007. Applications for plan approval submitted to the state or local certified building departments on and after July 1 must be designed to the new codes.

For more information, go to the Ohio Department of Commerce Web site at <http://www.com.state.oh.us/dic/BuildingCode.htm>.

4. SAO construction bidding reminder

Reminder: The State Architect's Office publishes bidding documents in PDF (Portable Document Format) for all SAO-administered projects through our FTP (File Transfer Protocol) server.

Prospective bidders may access the documents directly via the SAO Public Bid Construction Web site at www.das.ohio.gov/saobids. First, click on "Construction Bidding," then "SAO Public Bid Advertisements." Next, scroll down to the desired project and click on the "download" icon for that project, which directs users to the project folder on the FTP site containing the bid documents. The "Instructions for Downloading Bid Documents" link also is located on the SAO Public Bid Advertisement Web page for anyone needing more detailed instructions for accessing the FTP site.

The PDF documents may be viewed with numerous software packages, which offer varying levels of functionality, including the ability to perform linear measurements and calculate areas onscreen. We have provided a link to one of these PDF takeoff tools on the SAO Public Bid Construction Web site as a free download.

Prospective bidders wishing to be listed as a planholder and receive e-mail notices when addenda are posted are strongly encouraged to e-mail their contact information to the Associate identified in the Notice to Bidders for each project. Otherwise, please check the SAO FTP site periodically during the bidding period for addenda.

Reminder to Associates: The Associate is responsible for maintaining the Planholder's list for all projects. Please upload the Planholder's list periodically to the FTP site or e-mail the list to angie.carder@das.state.oh.us. The list of prospective bidders must identify if the Planholder is a subcontractor, material supplier, or a prime bidder. Also if the Planholder is a prime bidder, they must identify the trade for which they will be submitting a bid.

5. June Ohio Register

SAO has posted the June 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 (click on Ohio Register).

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