
SAO eNews / December 2008

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USEPA approves SAO's suggested modifications to Portfolio Manager



The U.S. Environmental Protection Agency (USEPA) recently implemented modifications to its Portfolio Manager software proposed by the State Architect's Office of Energy Services.

Portfolio Manager is an interactive energy management tool developed by the USEPA that allows users to track and assess energy and water consumption across their entire portfolio of buildings in a secure online environment.

By entering energy consumption and cost data, agencies are able to manage energy and water consumption for all buildings, rate building energy performance, set investment priorities, verify and track progress of improvement projects and gain EPA recognition.

The modifications requested by SAO Energy Services make it easier for users to track and view Greenhouse Gas emissions and energy consumption for the state's large portfolio of buildings. Facilities are now able to quantify their direct, indirect and total Greenhouse Gas emissions based on the energy consumed and reductions achieved in the building.

DAS adopted Portfolio Manager in response to Governor Ted Strickland's Executive Order 2007-02S, which mandated reduction of energy consumption by the state and all agencies 5 percent by June 2008 and 15 percent by June 2011. SAO Energy Services was charged with administering the master account and providing training and support to other agencies.

For more information about Portfolio Manager, go to <http://www.das.ohio.gov/gsd/oes/auditguide.htm>.

SAO revises consultant list process

The State Architect's Office has revised the consultant list process for the 2010-2011 fiscal biennium, which begins on July 1, 2009. We are issuing a total of four Requests for Qualifications (RFQs) and will maintain separate lists for engineers, architects, energy services consultants, constructability review consultants and other specialty services. The engineering RFQ was posted on Oct. 10 and the architecture RFQ on Nov. 12. SAO will post the remaining RFQs within the next two months.

SAO will evaluate the proposals submitted for each consultant list and identify a short list of firms that it considers to be qualified to provide the required services. Subsequently those firms will be interviewed and SAO will rank the firms considered as most qualified to provide the required services. SAO will use its discretion to determine the number of firms that will be listed as pre-qualified.

SAO has committed significant staff resources for the new process, both as raters for Statements of Qualifications and as members of the interview panels. Representatives from other agencies that utilize the SAO consultant list will be invited to participate in the interview process as well.

The consultant list RFQs are available at the OAKS Capital Improvements Web site at <http://ci.oaks.ohio.gov>.

Ohio University on target to complete more new buildings on Athens campus

In the past few years Ohio University, with the help of the State Architect's Office, has constructed more than \$68 million in new construction on its Athens campus, including the new Baker University Center which opened in 2006 and has received several industry awards, and the new Adams Residence Hall which opened in 2007. Both projects were completed on time and on budget.

It appears that OU and SAO are on a roll yet again for completing more successful

on-time and on-budget construction projects. Currently in or near completion of construction on the Athens campus are the \$7.2 million [Porter Hall Addition](#) and the \$30 million [Academic & Research Center](#) (see construction photos above).



The five-story addition of Porter Hall was erected on schedule and was occupied in time for fall quarter classes. The addition includes more than 12,000 square feet of new research laboratories for OU's psychology and plant biology departments. Exterior site work is currently in its final stages, with the asphalt poured for parking areas two weeks ahead of schedule to beat the winter weather.

"All of the Contractors for the project partnered very well," said SAO Project Manager Michael

Covault. "Also the Architect's and Owner's frequent on-site involvements during the construction phase were a key element to the success of this project."

SAO representatives for the Porter Hall Addition project include Michael Covault, AIA, as the project manager and Yvonne "Yogi" Gerhart as the project coordinator. Ohio University is represented by Director of Implementation Richard Shultz and Project Manager Lynnette Clouse. RVC Architects of Athens designed the building and the contractors include Karr Contracting, Inc., A.J. Stockmeister, Inc. and Central Fire Protection Co., Inc.

Also under construction is the Academic & Research Center which will house the Russ College of Engineering & Technology and the College of Osteopathic Medicine. This 100,000 square-foot facility is approximately 50 percent complete with occupancy scheduled for January 2010.

"The schedule for this project is very tight," said Project Manager Michael Covault. "But I am very optimistic that through partnering meetings with the Owner, Architect and Contractors we will continue to stay on track and accelerate the schedule when possible. The general and HVAC contractors have already completed some of their work ahead of schedule which helps the overall project schedule tremendously."

SAO is represented by Michael Covault, AIA, and Yogi Gerhart. The building is being designed by the Columbus-based engineering and architectural firm of Burgess & Niple. Ohio University representatives include Director of Implementation Richard Shultz and Assistant Planner Dick Planisek.

To view other projects constructed by Ohio University with SAO involvement, go to the SAO Web site www.ohio.gov/sao and click on "project profiles."

OAKS CI Wave 3 scheduled to go live Dec. 12



The OAKS CI team has scheduled Dec. 12 for the deployment of 11 additional business processes, collectively called Wave 3. This deployment will support activities typically performed prior to or during the design phase. With the addition of the Wave 3 business processes OAKS CI can now support all activities associated with concept development, professional services acquisition and design.

This release contains five business processes associated with managing project funds. The fund allocation, fund release and fund transfer business processes provide for identifying funding sources available to the project. The purchase orders and vouchers business processes track the encumbrance and payment of funds to the project team. A project fund sheet is maintained by OAKS CI to provide current view of all project funding.

All project-related purchase orders and vouchers are still created and processed in OAKS Financials (OAKS FIN). However, OAKS CI will provide integration into OAKS FIN so that contracts and payment requests initiated in OAKS CI can be transmitted to OAKS FIN for processing without reentry of data.

This release also adds three business processes related to the professional services providers on the project. The professional services agreements and professional services amendments business processes provide for the creation, review and approval of agreements and amendments. Information entered in these two business processes is used to set up the professional services pay request, which provides for timely submission and processing of pay requests.

Memo of understanding, SAO billings and sub/supplier declaration are the remaining business processes available in this release. Wave 3 is the third of six releases planned for OAKS CI with full functionality expected at the end of April 2009.

For more information about OAKS CI, go to <http://ci.oaks.ohio.gov> or contact either Steve Mayo at 614.728.4310 or Fred Holcomb at 614.466.0830.

LEED 2009 passes

The proposed 2009 update for the Leadership in Energy and Environmental Design (LEED) building certification program was passed by members on Nov. 14 by the U.S. Green Building Council (USGBC).

LEED 2009 focuses on improving energy efficiency, reducing carbon emissions and addressing other environmental and human health outcomes. One of the most significant changes includes the re-weighting of credits which changes the allocation of points among LEED credits to reflect climate change and energy efficiency. LEED 2009 also will incorporate regional credits, extra points that have been prioritized within a project's environmental zone.

The USGBC first introduced LEED in 2000 and it is now the nationally accepted benchmark for the design, operation and construction and operation of high performance green buildings. The Ohio School Facilities Commission adopted the LEED rating system in September 2007. The commission and the Ohio Department of Administrative Services are members of USGBC.

For more information about LEED, go to the USGBC Web site at <http://www.usgbc.org> and click on "LEED."

SAO holiday gift notice

As we approach the holiday season, the SAO staff extends our thanks to each of you for your work this year on capital improvement projects for the state.

This is the time of year to be reminded of our mutual ethical obligations with respect to gift giving. To ensure our compliance with those obligations, our staff will not accept (and will make arrangements to return) any holiday gifts. In addition, it is requested that SAO vendors not make charitable contributions in the name of any SAO employees.

Thank you again for your services this year and our best wishes for a safe, happy holiday season and a prosperous new year.

Annual qualifications submittal no longer required

SAO is no longer requiring an annual submittal of Part II of the Statement of Qualifications form for professional design services. However, professional design firms and construction managers responding to a request for qualifications for State of Ohio projects must submit Part II of the Statement of Qualifications (SAO Form #F110-330) for each firm on its team.

To access the Statement of Qualifications (in both Microsoft Word and fillable PDF formats) online, go to www.ohio.gov/sao and click on "Forms/Documents" then scroll down under "Acquisition" to form number F110-330.

Ohio Register archive

At the end of each month, all RFQs published during that month are compiled into one "Ohio Register" document using the next issue number. RFQs will continue to be accessible individually on the "Current RFQs" page of the OAKS Capital Improvements Web site at <http://ci.oaks.ohio.gov> until the response deadline. The archived Ohio Register documents also are available via this site under the title of "Archived RFQs." For more information or questions about this process, please contact Angie Carder at 614.752.0448 or at angie.carder@das.state.oh.us.

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