

SAO eNews / November 2010

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Last call for BIM comments



The State Architect's Office has developed a protocol for the implementation of Building Information Modeling (BIM) techniques and systems on projects managed through its office. As part of the development of this protocol, the document was released in early October for public review and comment prior to implementation. SAO will continue to take comments on the BIM protocol through Friday, Dec. 31.

To access the BIM Protocol document, [click here](#) or go to the State Architect's Office website at <http://ohio.gov/sao>. Please send all comments via e-mail to carol.cook@das.state.oh.us at the State Architect's Office.

BIM Protocol to be presented to local organization

The [Columbus chapter of the Construction Specifications Institute \(CSI Columbus\)](#) is hosting "The State of Building Information Modeling in Ohio" on Dec. 13 at 11:30 a.m. at its monthly meeting at [The River Club at the Confluence in Columbus](#).

At this event State Architect Craig Weise and SAO Capital Planning Manager Bill Ramsey will present an overview of the protocol development process and will discuss current requirements and expectations for BIM use on State of Ohio Capital Improvement projects. The protocol document discusses modeling requirements, data requirements, model management, changes in the professional services selection process, deliverables, compensation and contract provisions.



The cost per person is \$20 which includes lunch. CSI Columbus members' attendance is included in their membership. SAO has applied for learning units from CSI and the American Institute of Architects.

Please RSVP by Dec. 8 to ahollow@columbus.rr.com.

Holiday gift reminder

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 mindful of our mutual ethical obligations with respect to gift giving. To ensure our compliance with those obligations, our staff will not accept (and will need to 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 or the office.

SAO seeks Consultants for the next biennium

More than 10 years ago SAO began a process through which various professional design or specialty firms are pre-qualified and placed on a list, called the "SAO Consultant List." Through this process, these firms, or "Consultants," are utilized for small projects or specialized tasks.

Consultants are pre-qualified on a biennial basis, corresponding with the current Capital Appropriation Bill, which is usually passed by the General Assembly in the fall of even numbered years. Once the list is created and firms are pre-qualified, SAO obtains Controlling Board approval for total contract awards to each firm up to the amount of \$250,000 for the two-year period.



Since the firms are pre-qualified and Controlling Board approval has been obtained, projects administered through the SAO Consultant List are not required to be advertised in the Ohio Register through the usual selection process. Firms are able to, in most cases, begin work within two weeks of selection, resulting in significant time and administrative cost savings.

Consultant List services are used for SAO-administered projects as well as to support state agencies who are locally administering their projects. Professional services are utilized as the project requires.

In preparation for the next biennium, SAO is in the process of advertising and pre-qualifying consultants for fiscal years 2012 and 2013 (July 1, 2011 - June 30, 2013.)

SAO intends to pre-qualify firms for a total of seven Consultant Lists in the following order: (1) Architect and Landscape Architect; (2) Engineering and Surveying; (3) Energy and Commissioning; (4) Constructability; (5) Scheduling; (6) Partnering; and (7) Claims Analysis.

The Requests for Qualification (RFQs) for the first two lists are now available on the OAKS Capital Improvements website at <http://ci.oaks.ohio.gov> (Click on Current RFQs.) Each list will have a separate RFQ and the RFQs will be advertised gradually over the next few months.

The number of pre-qualified firms selected through this process is within the discretion of SAO. While pre-qualified means that a firm is eligible for award of contracts, SAO does not guarantee the amount of work that a firm may receive within the two-year period.

ODOT opens new maintenance facility in time for snow and ice season



The Ohio Department of Transportation District 11 office showcased its new \$4.2 million maintenance facility in Holmes County on Oct. 23.

The new 22,500-square-foot building replaced the former 53-year-old garage and includes office space for the county's administrative staff and construction field personnel as well as

a new truck wash bay, a welding bay, a truck lift and overhead crane system and inside parking for 14 trucks.

In addition, the property includes a 3,500 ton salt storage facility and a 500-ton salt/grit mixing building.

During the opening event ODOT officials gave tours of the facility and grounds and described the functions of the garage and its working areas which are all equipped and ready for the 2010-2011 snow and ice season.



This project was administered by the State Architect's Office through its Consultant List process. Bruce Ratekin and Diane Hoenig represented the State Architect's Office and ODOT representatives included Jeff Snoke and Gary Wilhelm.

The design team included Hammontree & Associates (civil engineering), Planned Environmental Design (architectural) and Prater Engineering Associates (mechanical, electrical and plumbing engineering.) Contractors for the project were Dublin Building Systems, Carl's Plumbing & Heating and Wood Electric.

Adjutant General breaks ground on new Joint Operations Center



The Ohio Adjutant General's Department held a groundbreaking ceremony Oct. 18 for a new Joint Operations Center at its Joint Forces Headquarters in Dublin. The \$1.6 million addition will add approximately 5,500 sq. ft. of building space located underground and is slated to be completed next year.

The Adjutant General's Department provides administration, oversight and command control of the Ohio National Guard. The Ohio National Guard includes the Army National Guard and the Air National Guard.

A brighter future at the General Services Center



Visitors and staff of the General Services Center, located at 4200 Surface Road in Columbus, may have seen the new "bright lights" at our entrance and parking lot or warehouse areas. The lighting renovation project, led by SAO Energy Services, is slated to be completed in mid-December and will save the state \$29,000 per year in electric costs.

New exterior lighting at the center includes LED (light-emitted diode) lights in the parking lot and walkway fixtures. In the warehouse, occupancy sensors are being installed in several storage areas which automatically turn off when no motion is detected. In addition, HID (high intensity discharge) fixtures throughout the warehouse are being converted to T5 florescent fixtures, dropping the energy use from 400 to 162 watts per fixture.

The term T5 lighting basically refers to the 5/8-inch diameter of the tube that houses its fluorescent light source. The "T" stands for the shape of the lamp tubular. T5 light bulbs also are known as micro fluorescent (or mini) and represent more compact fluorescent lighting. Manufacturers claim that



these light bulbs emit three to four times more light when compared to a standard fluorescent bulb with the same watts so fewer bulbs are needed. T5 light fixtures can make an impact even if used in small spaces like an aquarium but will give more substantial savings if used to light larger areas like a warehouse.

The General Services Center houses several offices within the General Services Division of the Ohio Department of Administrative Services, including the State Architect's Office.

Standard Requirements update



New Standard Requirements documents have been issued, dated October 2010, and are available on the SAO website at <http://ohio.gov/sao> (click on Standard Requirements.) The changes incorporated revisions to the required new language issued by the Governor's Office regarding Executive Order (EO 2010-09S) that prohibits expenditure of public funds for services provided outside the United States.

DAS Procurement Services issued revised guidance after we published the last version. The documents also respond to concerns we received about bidders not knowing who their Subcontractors would be at the time of bid opening. The Subcontractor information may now be submitted with the Subcontractor and Material Supplier Declaration form (or business process in OAKS CI).

The Bid Form and the Contract Form are now published in a single version to be used with any of the three General Conditions provided (Multiple-Prime, Single-Prime and Construction Manager). Since the only document that differs between contract types is the General Conditions, our website now consolidates all of the documents under one heading.

Any questions or suggestions regarding the Standard Requirements may be submitted to Lane Beougher at lane.beougher@das.state.oh.us.

OAKS CI looks to the future

The OAKS Capital Improvements (OAKS CI) change management committee held a meeting in early November to discuss high-level enhancements and future modifications to the statewide capital improvements project management system.

Formed nearly two years ago, the committee meets regularly to introduce and formally discuss and approve project management changes to the OAKS CI system. They work hard to ensure that significant changes are implemented in an orderly, controlled and systematic fashion with minimum disruption to users.



The OAKS CI change management committee includes David Chovan,

business manager for the General Services Division; Lane Beougher, program services manager for the State Architect's Office; and Mary Richards, fiscal officer for Kent State University; and is convened and facilitated by Steve Mayo, project manager for OAKS CI.

Representatives of Kent State University and the State Architect's Office were instrumental in the design and development of OAKS CI from its inception and have been using the system since 2008 with more than 150 capital improvements projects combined.

Major topics of discussion during the November meeting included the need for professional services and contractor evaluation business processes, improvements to the change order and field work order process, revisions to the submittals business process and adding additional reporting capabilities.

Beougher receives AIA Ohio Mentor Award



SAO Program Services Manager Lane Beougher received the American Institute of Architects (AIA) Ohio Mentor Award at a ceremony held Oct. 1 in Toledo. The award is granted to an individual who has demonstrated the ability to assist and mentor in their community.

Lane was instrumental in developing a scholarship competition for the Columbus chapter of the Construction Specifications Institute.

In addition, his nomination said, "Having benefitted from a review course for the Architect Registration Exam when he first sat for the exam 14 years ago, Lane made restarting the review course a priority when he became president of AIA Columbus." After the review course resumed, Lane was a presenter.

Lane has also taken an active role in mentoring the next generation of design professionals, serving as the coordinator for the Skills USA architectural drafting competition for the last four years, recruiting judges and making improvements to the process of competition," according to the nomination.

Lane said his involvement in the student competition delivers great personal satisfaction because he competed in the program as a high school senior.

Knowing his predecessors were there for him is a prime reason Lane mentors others.

"Others mentored me and without them I never would have made it," Lane said.

Lane was nominated for the AIA Ohio Mentor Award by Peter Macrae, president of the Columbus chapter of AIA. Macrae said, "Lane's dedication to the profession is reflected in his commitment to engaging and nurturing the next generation of architects." For more information about AIA Ohio and the Mentor Award, go to www.aiaohio.org.
