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## SAO eNews / February 2011

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## Consultant List update

The State Architect's Office received more than 185 submittals for the FY 2012- 2013 Request for Qualifications (RFQ) for the Architect and Landscape Architect Consultant List which was advertised in October 2010. The proposals were evaluated and scored according to the rating form advertised in the RFQ. The evaluation process narrowed the submissions to a list of 27 firms who were selected to do presentations. That list has been posted to the OAKS Capital Improvements website at <http://ci.oaks.ohio.gov> (click on SAO Consultant List Presentation Report).

These firms have been invited to present their qualifications in person to a committee of SAO staff members and state agency representatives. While any firm submitting a proposal is eligible for a contract, the firms which have been invited to do presentations achieve a specific position in the professional design services selection in which SAO may expedite the contracting process by seeking a fee proposal from one of those firms. Any of the remaining firms will be required to submit a technical proposal and will be evaluated against two other eligible firms at the time of a specific assignment.

SAO is currently evaluating proposals received for the Engineer and Surveyor Consultant List which was advertised in November 2010. The Energy and Commissioning Consultant List RFQ is currently being advertised and proposals are due Feb. 17.

Please stay tuned to *SAO eNews* or the OAKS CI website for future Consultant List updates, presentation reports and RFQs.

## New SAO Manual published



The State Architect's Office has released *The SAO Manual | 2011 – A Management Guide for Ohio Capital Improvements*. This update to our primary guidance document features a completely reformatted design, a reduced page count by 50 percent and an index for the first time.

Pages are numbered sequentially and content in the construction section has been rearranged to group related information together. Definitions and the list of SAO documents have been moved to appendices at the back of the volume and a guide to OAKS Capital Improvements (OAKS CI) was added to allow users to see the name and description of each business process for the state's web-based project management system. OAKS CI content also has been embedded in each section side by side with the traditional paper processes.

To download a PDF of the *The SAO Manual*, go to the SAO website at <http://ohio.gov/sao> or [click here](#).

## BWC installs revolutionary new elevator system



Employees and visitors at the Ohio Bureau of Workers' Compensation (BWC) are enjoying the revolutionary new Destination Dispatch™ elevator system recently installed at the William Green Building on West Spring Street in downtown Columbus. "This is the first time in over three years that all 16 passenger elevators have been functioning," said Jim Cunningham, BWC's director of IT Network Services. "The overriding feeling was that of pride as I watched a solution that was only an idea two years ago become a reality."

The dispatch system focuses on passenger destination by directing passengers to the elevator that will get them to their destination with the shortest travel time. It groups passengers together based on their floor destinations, thereby improving the efficiency of the building's elevators. Powered by a formula called Estimated Time to Destination, it takes into account each passenger's desired destination and dispatches the car that will provide the fastest trip time.

There are no buttons inside the elevator cars. Instead, passengers go to a kiosk and register their floor destination on the keypad or touch screen which then graphically directs each person to the appropriate car.



The \$3.1 million elevator modernization project was designed by Davis Wince, Ltd. of Columbus. Contractors for the project were ThyssenKrupp Elevator Co., Jonespride Investments (dba Ardmore Construction), Ohio Heating & Refrigeration and Converse Electric. Representing the State Architect's Office was SAO Project Manager Nick Cassidy.

## ODOT pursues LEED certification on Noble County project



The Ohio Department of Transportation (ODOT) is seeking LEED (Leadership in Energy and Environmental Design) certification for its new District 10 maintenance facility in Noble County. LEED is an internationally recognized green building certification system developed by the U.S. Green Building Council that provides independent, third-party verification that a building project meets the highest green building and performance measures.

District 10's new \$4.5 million maintenance facility is scheduled to be completed in May and will have several environmentally friendly elements including skylights and a wash bay that recycles water to make brine for ice and snow operations. The new facility will replace the nearly 60-year-old existing maintenance garage. The project is being administered by the State Architect's Office with Bruce Ratekin (pictured second from the left at the groundbreaking) as the project manager.



The Noble County project is the first in ODOT's history to seek LEED certification. As part of its "Go with Green" initiative, which focuses on implementing environmentally friendly operations and practices, the department plans to seek LEED certification on at least 50 percent of newly constructed buildings over the next four years, including buildings planned for Jefferson, Wayne, Lucas, Madison, Crawford and Medina counties.

## OSHP opens new patrol post



The Ohio State Highway Patrol (OSHP) recently completed a new 6,300-square-foot patrol post in South Point, Ohio (Patrol Post #44). State Troopers and other OSHP personnel utilizing the facility are now able to enjoy a new radio dispatch center using the latest broadcast technologies as well as a new reception area, offices, work areas and conference rooms. The one-story building also includes a locker room, maintenance area, storage and a three-bay garage.

OSHP is seeking U.S. Green Building Council LEED (Leadership in Energy and Environmental Design) rating of "silver" for the \$1.7 million project. LEED certification is achieved by earning points for satisfying specific green building criteria, such as water efficiency and indoor

environmental quality. The LEED rating system offers four certification levels for new construction: certified, silver, gold and platinum. To attain LEED Silver certification a project must earn a total of 50 to 59 points on a 100-point scale.

The facility was designed by Oregon Group Architects of Dayton. Contractors included Harp Contractors, A.J. Stockmeister, Air Concepts Heating and Cooling and JMK Electric Co. The project was administered by the State Architect's Office with Michael Covault serving as the project manager. OSHP was represented by Architect Administrator Thomas B. Ford.

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## **OAKS CI required for locally administered agency projects**



Since July 2010, all state agencies locally administering capital improvement projects have been required to use OAKS CI as their project management system for all new projects. In addition, agencies were required to transition any existing projects in either the design or construction phase to OAKS CI by the end of 2010.

Classroom instruction and WebEx training is continuously offered for all users of the OAKS CI system, including, but not limited to agency representatives, Architects/Engineers, contractors, project managers and fiscal staff. The OAKS CI program team has developed specific training programs based on the need of the project team. Example topics include project initiation, contracts, payment requests, construction phase activities and change orders.

Training opportunities and WebEx recordings can be found at the OAKS CI website at <http://ci.oaks.ohio.gov> or via the State Architect's Office website at <http://ohio.gov/sao>. Agency representatives should contact their SAO project manager or project coordinator in order to be trained with their project team.

OAKS CI is a cradle-to-grave construction management system for State of Ohio-sponsored capital improvement projects. It is available to all state-funded agencies and institutions of higher education.

Currently there are approximately 200 active projects with more than 1,250 users in OAKS CI. The State Architect's Office and Kent State University are currently using the system for all bid projects. In addition, Miami University is piloting selected projects. Discussions, demonstrations and implementation planning with other institutions of higher education interested in using the system are ongoing.

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## Cincinnati State saves more energy than expected in first year of performance contract

SAO Energy Services reviewed the first annual savings report for the Cincinnati State Technical and Community College performance contract which was completed in July 2009 by Limbach Company of Columbus. SAO Energy Services is pleased to report that the guaranteed minimum savings of \$260,530 for the first year of this contract has been exceeded by \$228,744 for a total of \$489,274.

The total cost of the project was \$1,801,853 and is expected to generate \$2,605,300 in energy savings over the next 10 years. Major components of this project included lighting renovations, HVAC modifications, installation of an energy management system and a new hot water boiler.

A performance contract links compensation to actual results. As it applies to energy efficiency, projects can be paid for out of actual energy savings over a 10-year period under a performance contract. Such projects usually include the design and installation of energy conservation measures in buildings by an energy service company. Equipment is installed at no initial cost to the building owner in return for part of the energy savings, which is used to service bond payments.

For more information about SAO Energy Services and performance contracts, go to the SAO website at <http://ohio.gov/sao> and click on "Energy Services."



## Energy efficiency in GSD cafeteria vending machines

Occupancy sensors recently were installed on four of the five cafeteria vending machines at the Ohio Department of Administrative Services' General Services Center at 4200 Surface Road in Columbus. These occupancy sensors detect movement in the area and are programmed to turn off the machines when no movement is detected.

VendingMiser™, which is installed in both beverage machines (but not the coffee machine), is mounted above the units. The occupancy sensor will power down the machine if it does not detect movement for 15 minutes. If the machine's compressor is running at that time, it will wait for the compressor to complete its cycle, and then power down the machine. The VendingMiser™ does not control the internal thermostat or the operation of the compressor. VendingMiser™ continually monitors the ambient temperature of the room where it is located so that it can tell the internal thermostat when to operate, in order to maintain the correct temperature for beverages. It automatically sends power to the machine every 1 – 3 hours. Each beverage machine connected to a VendingMiser™ device will see an average reduction of 46 percent of energy consumption. When equipped with the VendingMiser™, refrigerated beverage machines use less energy and are comparable in energy performance to new ENERGY STAR labeled machines.





SnackMiser™ is installed on the snack machines, and simply turns off the machines when the occupancy sensor detects that there has been no movement in the area for 15 minutes.

All three of the major bottling companies have approved of these devices on their beverage machines. Because the General Services Center is occupied from 6 a.m. to 6 p.m., these devices will keep the lights in these machines off during non-peak hours.

## The Ohio Statehouse celebrates its Sesquicentennial



Completed in 1861, Ohio's statehouse is celebrating its sesquicentennial this year. The Ohio General Assembly passed a law on Jan. 26, 1838, to build a new statehouse. First a design competition was held asking architects and designers to send in their designs for a new statehouse. The legislature reviewed 60 entries, and awarded prizes to three entrants. During the construction period, there actually were seven architects who worked on the project, the most notable architect being Nathan B. Kelly from Columbus. Construction of the statehouse took 22 years to complete and the building continues to serve as the

heart of Ohio government today. The original structure exhibits the Greek Revival architectural style.

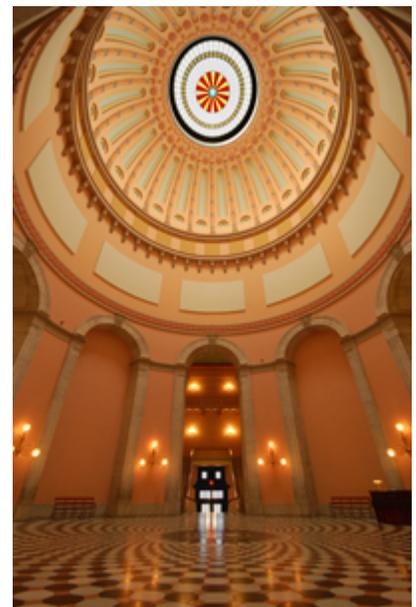
Much of the early construction work was performed by convict laborers from the nearby Ohio Penitentiary, particularly the foundation and ground floors – and the tall wooden fence erected around the Capitol Square to keep the convict laborers on the construction site became a Columbus landmark of its own. Skilled tradesmen completed the higher elevation construction and the final finishes.

The limestone walls of the Statehouse are made of stone that was quarried in Columbus. A close examination of these limestone walls will reveal fossils in the stone, including the trilobite, Ohio's state fossil.

Additions to the Statehouse include construction of the Senate Building (Statehouse Annex) in 1901 designed by Samuel Hannaford & Sons of Cincinnati, built in the Neoclassical Revival Style.

The Statehouse was recognized as a National Historic Landmark by the U.S. Department of the Interior in 1978.

From 1996 to 1998, the Capitol Atrium addition was built and the Statehouse underwent an extensive renovation using designs by Schooley Caldwell Associates and Moody Nolan Ltd., both of Columbus. This \$116 million project was managed by the State Architect's Office. These renovations included bringing the



building into compliance with current building code, installing a fire suppression system, upgrades to electrical, heating and air conditioning systems, making the building more assessable according to the American Disabilities Act, and reworking interior spaces to make the building more efficient for its occupants.

Events that will celebrate the Statehouse's 150th anniversary include a black tie gala, a baseball game between the Ohio Historical Society Muffins and members of the state legislature and a showing of the movie, *Glory*, outdoors. Further details of all the sesquicentennial events can be found at the Statehouse's website:

<http://www.ohiostatehouse.org/Education/Sesquicentennial.aspx>.

The Ohio Statehouse covers nearly two acres of land, and when it was built, had a place for every branch and function of state government within its walls. At that time, it was second in size only to the U.S. Capitol Building in Washington, D.C.



The original cost to build the Statehouse was \$1.3 million. In 2011 terms, that amount would be nearly \$100 million.

In 1861, the Statehouse became the tallest building in Columbus. It maintained that distinction until 1927, when it was surpassed in height by the LeVeque Tower.

Although most elements of the original structure remain in place, some traditions are no longer followed. At the time the Statehouse construction was completed, Columbus residents would use the Statehouse's large green lawns as grazing areas for their milking cows and carriage horses. Animals left on the grounds would be stabled in a small area in the building's basement. The Ohio Legislature banned the use of the Statehouse as a stable in 1878, but the residents continued to use the Statehouse lawns as their livestock grazing areas into the 1880s, according to newspaper reports.

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### State Architect's Office

4200 Surface Road • Columbus, Ohio 43228-1395

Phone 614.466.4761

[StateArchOff@das.state.oh.us](mailto:StateArchOff@das.state.oh.us)