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## SAO eNews / March 2011

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### Lane Beougher named Interim State Architect

The State Architect's Office (SAO) is pleased to announce that Lane Beougher, AIA, FCSI, LEED AP BD+C, has been named as interim state architect. Lane has served SAO since 2005, most recently as manager of the program services team, and managed SAO Energy Services from April 2007 through September 2009. He also represented SAO as a subject matter expert and core team member for the OAKS Capital Improvements web-based project management system.

Prior to joining SAO, Lane accumulated 25 years of facilities planning, architectural design, specifications preparation and construction administration experience. Most recently, he was an associate and senior project architect with the Columbus office of

Braun & Steidl Architects, an AIA Ohio Gold Medal firm. Lane graduated from The Ohio State University with a bachelor of science in architecture in 1993.

In his new role as interim state architect, Lane reports directly to Randall F. Howard, assistant director for the Ohio Department of Administrative Services (DAS). Howard joined DAS in January. Formerly of EMH&T of New Albany, an engineering, architectural and development firm, Howard

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also has several years of experience in the public sector, serving as a deputy director for the Ohio Department of Transportation (ODOT) and the first director for the Ohio Public Works Commission.

DAS is led by Robert Blair who became the Director on Jan. 10. Blair has a nearly 15-year record serving in senior leadership capacities at ODOT and the Ohio Department of Job and Family Services.

The State Architect's Office, an office within the General Services Division of DAS, oversees the design and construction of facilities for state agencies, boards, commissions and institutions of higher education.

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### **Final three consultant list RFQs published**

SAO has issued the remaining three of seven Consultant List Requests for Qualifications (RFQs) in preparation for the next biennium: Scheduling, Neutral Facilitation and Claims Analysis/Dispute Resolution.

All firms submitting a statement of qualifications for these RFQs will be eligible for award of contracts beginning July 1, 2011, and ending June 30, 2013, provided that the statement of qualifications is submitted according to the specific submittal instructions outlined in each RFQ and received on or before the proposal deadline date and time.

To access the RFQs, go to the OAKS Capital Improvements website at <http://ci.oaks.ohio.gov> and click on "Current RFQs." For more information about the SAO Consultant List process, go to the SAO website at <http://ohio.gov/sao> and click on "Consultant List."

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### **DMH moves site for new Behavioral Healthcare Hospital**

The Ohio Department of Mental Health (DMH) announced in February that the new behavioral healthcare hospital project site is being moved from the proposed site in Cleveland to the Northcoast Behavioral Healthcare campus in Northfield (left). DMH will close its 80-year-old facility on the Cleveland campus and move patients to Northfield by the end of June. Some patients also may be directed to unused beds at Heartland Behavioral Healthcare in Massillon.

The construction cost is reduced from \$77 million to approximately \$55 million. The proposed plan will retain and renovate at least one existing building and integrate it with substantial new construction. This consolidation will involve approximately 190,000 square feet of new construction and 40,000 square feet of renovated space. DMH estimates the consolidation will save approximately \$4 million in operating costs annually.

This project is being administered by the State Architect's Office with Bob Simkins serving as the project manager. SAO assisted DMH with selection of the design team in 2009, then a construction manager and commissioning services provider during 2010.

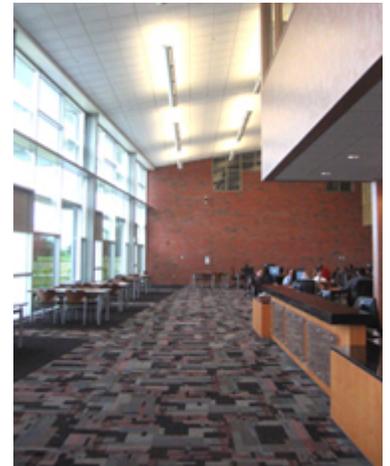
## Spotlight on Columbus State

Over the past several years, the State Architect's Office and Columbus State Community College have collaborated on constructing and improving numerous buildings for the college.

Currently, we are working together to renovate the main library, known as Columbus Hall, at the college's downtown campus. Included in this design is the renovation of the plaza in front of the building to turn the lower level into the new main entrance. All three floors will be repurposed to include spaces for social interaction, meetings and assemblies, as well as spaces for quieter activities, such as small study groups. In addition, this renovation will include a complete roof replacement and new landscaping – featuring softscape and hardscape improvements.

One of the most recently completed projects for Columbus State is Moeller Hall on the new Delaware Campus. This project was designed to earn the U.S. Green Building Council's LEED Silver rating. The design provides the building with an open floor plan that is filled with natural light.

Since this is the first building for the Delaware Campus, it serves many uses of the student population. In this building, students can register and pay for their classes, meet in open student meeting areas, enjoy a snack at the café, complete school work in the computer center (right) or attend a lecture in the outdoor amphitheatre.



This \$18 million building was completed in 2010 in time for fall classes.

From 2006 to 2009, SAO worked with Columbus State on their Delaware Hall ground floor renovations project on the main campus. Originally the college bookstore, this renovation now provides space for the Public Safety Department, which includes the campus police and the Department of Sports and Exercise Sciences as well as storage space for several other departments.

Included in the \$4.9 million renovation was a new health and fitness center, named the Human Performance Center. The center includes a new training room offering a large assortment of fitness equipment and wellness programs.



In 2006, the new Center for Workforce Development (left) opened for business and was, at that time, the largest academic center built to date at Columbus State. This building was an ambitious project to construct a new building at the heart of the downtown campus at the intersection of Cleveland Avenue and Mount Vernon Avenue. The College demolished three older buildings and used a parking lot to make room for this new building.

The Center comprises approximately 141,000 square feet of classroom, laboratory and office space for the college's Community Education and Workforce Development Division.

Features of this new building include a 400-seat ballroom, student lounge area and a separate Child Development Center, open to students, faculty, staff and local residents and downtown workers.

An earlier project done in concert with the State Architect's Office and Columbus State Community College is the Center for Technology and Learning, which was completed in 2002.

The Center for Technology and Learning (right) was a newly constructed academic building on the main campus of Columbus State. It houses the Social Sciences Department and the Psychology Department and features 70,000 gross square feet, offering classrooms, offices, a lecture hall, seminar rooms, computer labs, patient skills and clinical labs, science labs and two art studios.



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## Master planning at its finest

The SAO Capital Planning Services group has been busy assisting several agencies and institutions of higher education in the development of strategic master plans for their facilities and campuses. Currently we are working with Edison Community College, Belmont Technical College, the Ohio Department of Transportation and the Ohio Department of Developmental Disabilities on various planning activities.

As part of the master planning process, SAO provides agencies and institutions with detailed assessments of their facility needs, including identification of system deficiencies, repair needs and any opportunities for energy efficiency improvements. SAO also helps with identifying expansion or consolidation opportunities, including geographic reviews of facility locations based on service efficiencies and travel distance logistics. When necessary, SAO acquires and manages consultants for technical and building system assessments, such as plumbing, HVAC and electrical systems. All of these activities help provide agencies and institutions with more accurate scopes of work and cost estimates for the justification and prioritization of capital budgeting requests.

The capital planning group also specializes in providing assistance with the fiscal management of projects, including vouchering, escrow management, lien management and project financial reporting and reconciliation. In the upcoming months, SAO Capital Planning Services will start offering centralized processing of capital vouchers to agencies and institutions. It is anticipated that these activities will greatly reduce overall direct and indirect project costs to the state.

For more information about SAO Capital Planning Services, visit our website at <http://ohio.gov/sao> and click on "Capital Planning Services" or contact SAO Capital Planning Services Manager Bill Ramsey at 614.995.3719.

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## **SAO Energy Services issues RFP**

SAO Energy Services issued a Request for Proposal (RFP) Feb. 9 for an energy conservation performance contract for the Ohio Department of Rehabilitation and Correction's Ohio Reformatory for Women in Marysville (left). Proposals for the RFP are due May 20.

A performance-based contract is any contract which links compensation to actual results. As it applies to energy efficiency, projects can be paid for out of actual energy savings under a performance contract. Energy conservation projects usually include the installation of energy conservation measures (ECMs) in buildings by professional contractors. Equipment is installed at no initial cost to the building owner, in return for part of the energy savings.

The largest performance contract to date was at Grafton, Lorain and North Coast Correctional Institutions. The total cost of this project was \$3,430,236. The project is guaranteed to save at least \$4,593,240 in energy over a 10-year period.

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## **SAO welcomes new project coordinator**

SAO is pleased to welcome Bill Schwertfager, who joined SAO in January as a project coordinator in the higher education segment. Bill received his undergraduate degree from The Ohio State University. He brings more than 17 years of experience in the accounting field, with the last three as a senior accountant for a general contractor in Worthington.

In his new role, Bill is responsible for preparing and processing contract documents, managing payments to professional design firms and contractors, and handling change orders, escrow accounts and many other activities for capital construction projects. He also monitors and assists all aspects of the construction bidding process, including preparing legal advertisements and conducting bid openings. As a project coordinator, Bill is the main point-of-contact for all SAO activities related to the projects he serves, including assisting the institutions of higher education with Controlling Board requests, funding releases and purchase orders.

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## Unrestricted competition for suppliers and manufacturers

The state relies upon the Architect/Engineer (A/E) to select and specify materials and systems of institutional quality, durable building components and equipment, suitable for the intended purpose and within the project budget.

In August 2010, the Ohio Department of Administrative Services (DAS) issued Directive No. GS-D-14 which addresses specification standards for all agencies and institutions of higher education administering capital improvement projects under the direction of Ohio Revised Code Chapter 153. With regard to the selection of equipment or materials, the directive states that bidding documents must allow for unrestricted competition among interested suppliers and manufacturers to the extent feasible.

In general, the directive addresses the use of sole-source specifications, cases in which fewer than three manufacturers are named and guidelines on allowing vendor assistance with specification writing.

The use of sole source specifications in which patented materials, articles or items are not offered by three or more manufacturers, has now been limited. Exceptions are made only after careful consideration has been made regarding serviceability, functionality and the cost of the material or article.

In the case where fewer than three manufacturers are specified, the A/E must submit a written justification to the Contracting Authority at the time of submitting the drawings and specifications. The project manager will review the justifications and approve or deny the waiver.

In addition, the A/E is encouraged to limit vendor assistance in directly writing a project's specification unless approved by the Contracting Authority. The Contracting Authority reserves the right to not approve a contract or subcontract based upon a determination that a conflict of interest or competitive advantage exists.

To access the DAS directive, click here or go to the SAO website at <http://ohio.gov/sao> and click on "Policies/Directives."

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## **Expenditure of public funds for offshore services prohibited**

In August 2010, Executive Order 2010-09S was issued which prohibits the expenditure of public funds for services provided offshore. This executive order did not expire when Governor Kasich began his term in January. Therefore, SAO has not revised our documents and, until further notice, the Bidder Affirmation and Disclosure Form remains an integral part of the statement of qualifications for professional design services and the bid form for construction.

For more information about Executive Order 2010-09S, please refer to Section 1.1.12 of the Architect/Engineer Agreement and Article 6, Section 6.5, of the Standard Requirements for Public Facility Construction Contract Form. These documents can be found at the SAO website at <http://ohio.gov/sao> (Click on Forms and/or Standard Requirements).

If you have any other questions about the executive order, such as its implementation, application or exceptions, please contact the DAS Office of Legal Services at 614.644.1773.

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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)