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Ohio Construction Reform update

Governor John R. Kasich signed House Bill 153, which included the first changes in the state's method of performing public construction in more than 134 years, on June 30, 2011. These changes, collectively known as Ohio Construction Reform, substantially alter how public improvement projects are completed and will allow for the use of alternative construction project delivery methods.

The Construction Reform initiatives allow public authorities to use Construction Manager at Risk, Design-Build or General Contracting (Single-Prime) project delivery methods for local and state capital construction projects. The Multiple-Prime project delivery method remains available; however, it is no longer a requirement.

In order for the new Construction Reform law to become effective, the Ohio Department of Administrative Services (DAS) was required to develop and adopt administrative rules which amplify the Ohio Revised Code and add further clarification and details for administrative procedures. In the rule-making process, DAS followed all required procedures outlined in ORC Chapter 119 of the Ohio Administrative Procedure Act, including holding public hearings and filing the proposed rules with the Joint Committee on Agency Rule Review.

All seven of the following Construction Reform rules are now final:

- Surety Bonding Rule
- Contract Form Rule
- Subcontract Form Rule
- Prequalification Rule
- Best Value Rule
- Electronic Advertising Rule
- Electronic Bidding Rule

Final versions of the above rules are available for download at the Register of Ohio website at <http://www.registerofohio.state.oh.us> or via the Ohio Construction Reform website at <http://ocr.ohio.gov>.

In addition, DAS has issued final contracting documents for the General Contracting (Single-Prime) and Construction Manager at Risk project delivery methods which are available via the State Architect's Office website at <http://ohio.gov/sao> (click on Standard Requirements). Draft versions of the Design-Build delivery method have been posted to the Ohio Construction Reform website for public comment. Final versions are anticipated to become available in March.

For more information about Ohio Construction Reform, please visit the Ohio Construction Reform website at <http://ocr.ohio.gov>.



Register now for Ohio Construction Reform Academy!

Approximately 800 people already have signed up for the Ohio Construction Reform Academy, which will be held in seven locations during February and March. Offered by the State of Ohio, the Ohio Construction Reform Academy is the definitive seminar to learn the details of the changes in public facilities construction in Ohio.

Register now through the website below and be among the first to learn how General Contracting (Single-Prime), Construction Manager at Risk and Design-Build project delivery methods will be implemented by the state and the specific processes and contract documents that will be used. Anyone involved or interested in public construction within Ohio should attend, including:

- Public Owners
- Architects, Engineers, Landscape Architects and Planners
- Construction Managers
- Design-Builders
- General Contractors
- Trade Contractors, Subcontractors and Suppliers
- Consultants and specialty service providers
- Construction Attorneys

This full day-long event will offer attendees a good understanding of how to use the new alternative project delivery methods on their next project and be successful. Approvals for continuing education credits with the American Institute of Architects and the Ohio Construction Industry Licensing Board are pending. All participants will receive a certification of attendance for self-reporting to other applicable professional organizations.

Please note: Some dates and locations already are sold out. There are no plans to add additional dates or locations at this time. Registration is on a first-come, first-served basis. Walk-ins cannot be accommodated.

For more information or to register for Ohio Construction Reform Academy, go to <http://www.regonline.com/ohioconstructionreformacademy> or visit the Ohio Construction Reform website at <http://ocr.ohio.gov>.



New Southern State campus will be SAO's first CM at Risk project

Southern State Community College recently received approval to purchase a 63-acre parcel of land in Brown County to establish a new campus in Mount Orab.

This \$10 million project, administered by the State Architect's Office, will provide for the design and construction of a 50,000-square-foot higher education academic building scheduled to open in the fall of 2014. This project's development will acknowledge future utilization of the site for other college facilities and improvements.

This project will take advantage of newly passed Construction Reform legislation and will utilize the Construction Manager at Risk (CM at Risk) project delivery method. Construction Manager at Risk is a delivery method which entails a commitment by the construction manager to deliver the project within a guaranteed maximum price. The construction manager acts as consultant to the owner during the design phase and as the general contractor during the construction phase.

SAO is currently in the process of hiring an Architect/Engineer for this project. The CM at Risk Request for Qualifications will be published in the next few weeks on the OAKS Capital Improvements website at <http://ci.oaks.ohio.gov>. For more information about the Construction Manager at Risk project delivery method, go to the Ohio Construction Reform website at <http://ocr.ohio.gov>.

SAO bids several projects under new General Contracting delivery method

One of SAO's first projects under the General Contracting project delivery method will be bid this month for Phase One of Ohio University's Schoonover Hall at the Scripps College of Communication.

Under the General Contracting project delivery method, also referred to as Single-Prime, a single contractor has the overall responsibility for the completion of a project, offering the project owner the opportunity to reduce both the cost of the project and the time necessary for project completion.

This \$11.7 million project includes an extensive renovation of the former 90,000-square-foot Baker Center located across from the main campus college green (right, rendering by The Collaborate Inc.). When complete, the renovated building will house the dean's office, the Scripps' five schools and faculty offices and the WOUB Center for Public Media.



Also being bid under the General Contracting delivery method are several projects for the Ohio Department of Transportation, including new maintenance facilities in Jefferson and Wayne counties and a new \$400,000 truck wash facility in Muskingum County.



LEED Gold awarded to Columbus State Moeller Hall project

The Moeller Hall project at Columbus State Community College's new Delaware campus has been awarded the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) Gold rating.

LEED certification is based on a number of green design and construction features that positively impact the project itself and the broader community, including environmental and human health, energy efficiency, indoor environmental quality, materials selection, sustainable site development and water savings.

LEED has special rating systems that are available for new construction and major renovations as well as existing buildings. The LEED rating system offers four certification levels for new construction: certified, silver, gold and platinum. To attain LEED Gold certification under Version 2.2, the project must earn a total of 39 to 51 points on a 69-point scale.

The \$18 million building was completed in 2010 and provides an open floor plan filled with natural light, as well as many other ecology-oriented features. In this building, students can register and pay for their classes, meet in open student meeting areas (right), enjoy a snack at the cafe, complete school work in the computer center or attend a lecture in the outdoor amphitheatre.



The project was designed by Phillip Markwood Architects of Columbus. Contractors included Miles McClellan Construction Co., TP Mechanical Contractors, Vaughn Industries, Jacobs Telephone Contractors and Johnson Controls. The project was administered by the State Architect's Office with Ned Thiell as the project manager and Glenn Smith representing Columbus State. The photo above was taken by Steven H. Shinn of Phillip Markwood Architects.

For more information about Moeller Hall and the Columbus State Community College Delaware campus, go to <http://www2.csc.edu/about/delaware/numbers.shtml>.

Several Universities begin using OAKS CI

The roll-out of the OAKS Capital Improvement (OAKS CI) system to state colleges and universities has been gaining momentum.

OAKS CI is a web-based construction management system which makes data on construction projects readily available to the entire project team, including the Owner, Architect/Engineer and Contractor(s). It contains electronic document approval and tracking through workflow, budget control and cost tracking mechanisms and powerful reporting and information query tools.

Since fully implemented in 2009, OAKS CI now contains more than 300 projects and 1,600 users. The State Architect's Office, Kent State University and several state agencies are currently using the system for all bid projects.



In recent months, there has been an increased interest from the higher education community to implement the web-based system for their capital construction projects. Cleveland State University has begun their fourth project in OAKS CI, Miami University is beginning their first project, Wright State University is in the process of testing their workflows and The Ohio State University is working on testing OAKS CI as a whole. Several more universities have expressed interest in using OAKS CI with discussions, demonstrations and implementation planning ongoing.

Institutions of higher education interested in learning more about implementing OAKS CI should contact OAKS CI Program Manager Steve Mayo at steve.mayo@das.state.oh.us. For more information about OAKS CI, please visit the OAKS CI website at <http://ci.oaks.ohio.gov>.



New continuing education requirements for architects

In January, the American Institute of Architects (AIA) announced new requirements for AIA members and other licensed architects for continuing education.

Under the new rules, fulfillment of continued education for Architects licensed in the State of Ohio will take place on a calendar year basis, rather than the two-year renewal period. Instead of completing 24 hours over two years, Architects now are required to complete 12 hours annually, all of which must be approved as health, safety and welfare (HSW) education.

HSW courses are defined as "educational activities in which at least 75 percent of an activity's content and instructional time must be devoted to health, safety and welfare subjects related to the practice of architecture and provided by qualified individuals or organizations, whether delivered by direct contact or distance learning methods."

For more information about AIA and the new requirements, go the AIA website at <http://www.aia.org> and click on Education.

Winning the project

The American Institute of Architects (AIA) recently conducted a seminar at its convention titled "Winning the Project: Public Architects Discuss How to Get That Elusive First Public Contract."

Moderated by State Architect Lane J. Beougher, the panel discussion explored how small and emerging architectural and engineering firms could break into the world of public sector design projects. Panelists from the AIA Public Architects advisory group discussed the processes their agencies use to acquire professional design services, opportunities for getting a foot in the door with small projects and tips for how to get noticed.

As part of its commitment to providing a wide range of continuing education formats, including online courses and webinars, this session was recorded and is available on AIA's website at https://live.blueskybroadcast.com/bsb/client/CL_DEFAULT.asp?Client=990767&PCAT=3184&CAT=3265. The session is free to view online; however, there is an additional charge to obtain the 1.5 learning units approved for this course.

For more information about AIA and its continuing education programs, go to <http://www.aia.org/education>.

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