

## SAO eNews / July 2012

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### Ohio Facilities Construction Commission created

Governor Kasich signed [House Bill 487](#), the Mid-Biennial Budget Review on June 11, which creates the new Ohio Facilities Construction Commission. The new agency brings together the two main facility construction entities in Ohio -- the State Architect's Office and the Ohio School Facilities Commission.

When the bill becomes effective in September, construction administration for state agencies, boards, commissions, state-supported higher education, and public K-12 school districts will fall under one organization. The gradual integration of SAO and OSFC staff and internal processes has begun. While setting up a new agency will be a huge undertaking, we will work hard to limit the amount of disruption to day-to-day project management.

Please stay tuned to future issues of SAO eNews for updates on the development of the Ohio Facilities Construction Commission.

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## Ohio Construction Reform update

### Ohio Construction Reform

When [House Bill 153](#) was signed into law in June 2011, the State Architect's Office took the leadership role on behalf of the Ohio Department of Administrative Services to implement the new legislation as outlined in the bill.

The new legislation, collectively known as Ohio Construction Reform, included substantial changes in the method of performing public construction in Ohio and allows public entities to use alternative project delivery methods, such as General Contracting (Single Prime), Construction Manager at Risk and Design-Build. The Multiple-Prime project delivery method remains available; however, it is no longer a requirement.

In order for the construction reform legislation to become effective, SAO, in conjunction with the Ohio School Facilities Commission, The Ohio State University, the Attorney General's Office and special counsel, developed and adopted several required administrative rules, as well as a variety of professional design agreements, construction contracts, forms and other related documents.

In addition, SAO and the Ohio School Facilities Commission collaborated to create a new website dedicated to construction reform and hosted multiple training events throughout the state to explain the new laws and procedures with more than 1,000 people in attendance.

For more information about Ohio Construction Reform, go to <http://ocr.ohio.gov>.

## SAO Energy Services completes largest performance contract to date



SAO's Office of Energy Services is pleased to announce the completion of its largest energy conservation performance contract to date. The project included energy conservation improvements at Pickaway Correctional Institution, Correction Reception Center and Corrections Training Academy, which are all located in the Orient Correctional Complex in Pickaway County.

Under this performance contract the powerhouse was shut down and skid-mounted satellite boilers and instantaneous domestic hot water units were installed close to the buildings. The skids (below) were constructed in such a way that they could be moved to other locations if the existing buildings are vacated.

Other major components of this project included lighting upgrades, Direct Digital Control and installation of an Ozone system in the laundry facility.



This project was completed in approximately three years from inception to completion for a total cost of \$9,268,550 and is guaranteed to save approximately \$1.3 million per year in energy during the next 10 years for a total of \$13,086,450 in savings.

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

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## New Standard Requirements and agreements issued

SAO has issued new professional services agreements to address the new project delivery methods available under Ohio Construction Reform and an update to the State of Ohio Standard Requirements for Public Construction for the General Contracting, Construction Manager at Risk and Design-Build delivery methods. Additional revised agreements and Standard Requirements aligned with new structure will be released soon.

The documents are available on the SAO website at <http://ohio.gov/sao>. Please check the SAO website on a regular basis for updates or revisions.

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## Columbus State renovates Educational Resources Center and campus library



Columbus State Community College recently completed extensive renovations to the Educational Resources Center and campus library located in Columbus Hall on its main campus.

Renovations to the 50,479-square-foot, three-story building included a single new secure main entrance along with a new circulation desk, digital arts support center and multipurpose computer lab, as well as new service and reference desks.

Several other spaces throughout the building were expanded and renovated, including technical service help desks and computer labs. Book stacks were reconfigured to create a variety of study areas such as open study areas and quiet study rooms. The project also included miscellaneous other modifications and upgrades such as restroom renovations, lighting upgrades and the replacement of an air handling unit, ductwork and controls.



This \$3.3 million project was administered by the State Architect's Office with Teri Johnson serving as the SAO project manager and Eric McMillan representing Columbus State Community College.

Design services were provided by BHDP Architecture and contractors for the project included Summit Construction Co., Fox Mechanical, URS Industrial, Vaughn Industries and The Tri-M Group.

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## Groundbreaking ceremony held for new \$33 million student center at Central State

After more than a decade of planning, Central State University broke ground April 19 for its new \$33 million university center located on the main campus in Wilberforce.

The new student-focused, 90,000-square-foot center will include a 600-seat dining area, bookstore, student meeting facilities, computer and study lounges, recreational areas, a theatre and a large ballroom.

Phase one of the project, which included demolition of Banneker Hall to clear the site for the new building, was completed in August 2011. Construction is expected to be completed in the spring of 2014.



The project is being administered by the State Architect's Office with Ned Thiell as the SAO project manager and Harlan R. Henderson, director of business services and capital development, representing Central State University (CSU).

State Architect Lane Beougher participated in the groundbreaking ceremony (above, right with CSU's President John W. Garland and Vice President for Administration and Finance Colette P. Burnette). The ceremony concluded with a tour of the new site led by President Garland.

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## OAKS CI releases funding enhancements



The OAKS Capital Improvements (OAKS CI) team has released new enhancements into production related to the Contractor Payment Request and Vouchers business processes.

Owner representatives are now able to view purchase orders on all contractor payment requests and have the capability to select a second purchase order to use to pay all or a portion of the pay request. Adding this function allows Owners to split funding sources between two associated purchase orders.

In addition, a purchase order reference has been added to the vouchers business process allowing Owners to relate the detail line to the correct purchase order in cases of split funding.

For more information about OAKS CI, go to <http://ci.oaks.ohio.gov>.

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