



OHIO FACILITIES CONSTRUCTION COMMISSION

Ohio Facilities Construction Commission
April 25, 2013
William McKinley Room
2:30 PM

MINUTES

Chairman Keen called the meeting to order at 3:22 PM.

Roll Call

Members present: Chairman Timothy Keen, Vice Chair Robert Blair and Mr. Gary Mohr.

Adoption of the January 24, 2013 Minutes

Director Mohr moved to approve the January 24, 2013 minutes.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Confidential Personal Information Policy – Sarah Spence – Resolution 13-02

Sarah Spence presented a Confidential Personal Information Policy for Commission approval. This policy is for the Ohio Facilities Construction Commission (OFCC) employees and contractors in accessing confidential personal information. The Commission is required by ORC 1347.05 to adopt administrative rules in a formal policy regarding accessing personal confidential information. The Commission approved through Resolution 12-04 last year the authority for the Executive Director to file the administrative rules with Joint Committee on Agency Rule Review (JCARR). Those rules have gone through the JCARR process and have now been approved. This resolution is the final step in formalizing the Confidential Personal Information process for the Commission. The OFCC has two systems containing federal tax identification numbers, and so this policy is based upon the policy guidance and input that the Department of Administrative Services provided to State Agencies, Boards and Commissions. The policy spells out the types of confidential and personal information that may be kept by the office and it lists the valid reasons why an employee or contractor may access the information while performing their daily duties, which includes preparing for litigation and responding to public records requests.

Chairman Keen moved to approve Resolution 13-02.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

OFCC FY14-15 Main Operating Budget Proposal – Sarah Spence

Sarah Spence updated the Commission on the Ohio Facilities Construction Commission (OFCC) FY14-15 Main Operating Budget, House Bill 59 as passed by the House. Currently the budget is being heard on the Senate side, it has already passed the House. On February 21, 2013, Director Hickman gave testimony before the primary and secondary Education Sub-Committee in the House. On April 25, 2013, Director Hickman gave testimony before the Education Finance Sub-Committee in the Senate. Ms. Spence highlighted just a few of the items. The operating budget provides for the transfer of construction authority from Ohio Department of Natural Resources (ODNR) to OFCC. This completes the report that was required in H.B. 487 for OFCC to look at the ODNR Division of Engineering. This puts into law the recommendations of that report, so basically we would treat ODNR as any other state agency when it comes to construction. They would have local administration authority to do their own projects \$1.5 million and under. There are a couple of exceptions: ODNR would maintain their construction authority when it comes to projects that are dealing with dams, the wildlife and water safety funds and their road maintenance program with the Ohio Department of Transportation (ODOT.) The bill also provides for the elimination of the Ohio Cultural Facilities Commission (OCFC) and transferring the construction administration functions to the OFCC. In addition, there are two items that would permit the OSFC to give authority to OFCC to enter into contracts on behalf of the OSFC, and it would also provide that the Executive Director for OFCC would also serve as the Executive Director for the OSFC. Most of the other items that are contained in the bill are clean-up language from the transfer of the State Architect's Office to the OFCC, for example code language that referenced the Director of Administrative Services would now reference the Executive Director of the OFCC.

Director Mohr asked if there was any specific opposition to items. Ms. Spence responded that there were no changes made to items from the as-introduced version to the House, as passed by the House version. Chairman Keen asked if appropriations were unchanged in the House. Ms. Spence responded that was correct.

Executive Director's Report

Director Hickman provided a summary report on design, construction or other contracts approved, awarded or amended by the Ohio Facilities Construction Commission:

For State Agency and Higher Education Projects:

- 5 Architect/Engineer design service agreements: \$1,279,245
- 3 Architect/Engineer design service amendments: one with a reduction in services (\$25,620);
2 with increased services (\$54,526.50)
- 1 Construction Manager as Agent amendment, \$32,137.52
- 1 Construction Manager at Risk agreement \$65,490
- 1 Design Build pre-construction agreement \$36,838 (Agriculture)
- 1 Design Build Guaranteed Maximum Price amendment \$2,982,891 (Agriculture)
- 4 Trade contracts \$1,926,604
- 23 contracts for various professional services for 8 agencies and 2 universities, \$1,016,853.81
- 2 contract amendments for professional services for 2 agencies, \$7,375

School District Projects:

- 3 School District Architect agreements totaling \$7,682,644.83
- 7 School District Architect amendments totaling \$1,564,014.18
- 5 School District Architect LFI agreements totaling \$661,770.82
- 2 School District Construction Manager agreements totaling \$4,194,234
- 8 School District Construction Manager amendments totaling \$3,128,149
- 4 School District Construction Manager LFI agreements totaling \$708,307
- 1 School District Owner Agent agreement totaling \$4,309,278
- 2 School District Design Build agreements totaling \$4,100,728
- 62 Trade contracts \$27,434,560.36; 2 to 2nd low; 13 Qualified School Construction Bonds; 6 Project Labor Agreements
- 2 Specialty Service agreements totaling \$37,500
- 3 Specialty Service amendments totaling \$84,000

Director Hickman asked Hamid Mehrizi, Capital Planning and Management Chief, of the Ohio Department of Mental Health (ODMH) to provide a summary of the work the agency has been doing. Mr. Mehrizi provided a few major areas of work that is done through their office:

- Planning, programming & development of capital projects for ODMH hospitals
- Development of behavioral healthcare design standards for ODMH hospitals
- Technical assistance to ODMH hospitals for code & Joint Commission requirements
- Planning & development of Capital Assistance projects for County Boards of Alcohol, Drug Addiction & Mental Health Services
- Management & administration of land activity

The ODMH operates six in-patient Regional Psychiatric Hospitals with a total capacity of 1,129 beds and, through its Office of Support Services (OSS), also provides medications to not only ODMH hospitals, but also to other state agencies such as DRC and DYS and to community mental health centers. Currently, OSS also provides food products to DRC, DYS and other state/community entities. ODMH hospitals provide essential behavioral health services, in settings designed for recovery and healing, for civil and forensic patients. Capitals planning, in support of these hospitals, are primarily centered on the following types of projects:

- Providing safe and secure environments for patients, staff and visitors
 - Secure patient envelope utilizing sally-ports (2 locked doors).
 - Anti-ligature and vandal-resistant fixtures, hardware and furnishings.
 - Abuse and shatter resistant materials.
 - Horizontal egress to keep patients within secure areas during evacuations.
 - Specialized materials and furnishings in support of infection control.
 - Safe furnishings that cannot be thrown or used as barricades.
- Maintaining and upgrading critical infrastructure
- Consolidating facilities and buildings to match delivery of inpatient services with needs and resources while maximizing operational efficiencies
- Implementing energy efficient projects where practical
- Technology upgrades

Mr. Mehrizi asked Robin Cox, Capital Planning & Management Assistant Chief, to go over the details of a typical project. Standards have been developed for behavioral health care facilities. Mr. Cox shared some examples of fixtures, materials and furnishings that meet ODMH standards for safety & security. Mr. Cox also shared that over the past several fiscal years, ODMH has averaged approximately 12 projects per year. Some examples of recently completed projects and projects currently underway are:

Safety and Security Upgrades, TBM Forensic Center	\$675,000	Perimeter no-climb fence; exterior lighting; roof barricade
Patient programming renovations, Appalachian	\$625,000	Renovate existing areas to accommodate patient programming within the secure patient envelope
Admissions/Clinic Renovations, Heartland	\$370,000	Renovate existing spaces to create a centralized admissions & clinic within the secure patient envelope
Patient Unit Renovation, Appalachian	\$1,700,000	Renovate four existing patient units
Hot Water Tank Replacement, Heartland	\$55,000	Replace existing 20+ yr. old domestic hot water tank
Patient Care Environment Improvements, NOPH	\$410,000	Renovate existing spaces to create two special care rooms per unit
Fire Sprinkler Pipe Testing, Statewide	\$120,000	Test & analyze sprinkler pipe; internal inspection
Lighting Upgrades, Heartland	\$150,000	Upgrade metal halide, hi-pressure sodium and T-12 lights to energy efficient T-8, T-5 and LED. Will include rebate from power company
Wi-Fi Installation, Statewide	\$375,000	Install Wi-Fi at ODMH hospitals to support electronic health records
NBH Campus Consolidation, Northcoast		
Phase 1	\$1,200,000	Underground utility improvements; new water line; LAN server room
Phase 2	\$67,000,000	Additions & renovations

Mr. Mehrizi stated that the facilities have been consolidated from 6 million square foot in 1988 to less than 1.5 million square foot today. In 1993, a study was done titled “Building for Future” that provided a roadmap for planning our projects ahead so that the state only spends money on projects that are going remain in the future. He also said that they have enjoyed their partnership with the former State Architect’s Office (SAO) and now the OFCC. We have volunteered to be a pilot for SAO initiatives that end up being the norm for the state. In fact, we just had the first electronic bid opening for state agencies today. We have challenged each other, but it has been positive to come up with a better way of doing things. We look forward to continuing to work with OFCC.

Director Hickman thanked Mr. Mehrizi and Mr. Cox for their presentation. The Northcoast Campus Consolidation Project is one of the largest projects that the state has undertaken over the last three to four capital bills. It is a challenging project, but I know we are going to work shoulder-to-shoulder and make it come out in a positive fashion for the agency. We sincerely appreciate the relationship that we have enjoyed with ODMH over the years. It has been a great relationship and you have been great partners for us to work with. Mr. Mehrizi said that they

feel the same way and this project is the largest for ODMH as far as he recalled having been at ODMH for 29 years. Chairman Keen added that this is by far the largest state project since the last time DRC opened a new prison in Toledo. Chairman Keen asked if all 6 of the campuses have been significantly rehabilitated. Mr. Mehrizi responded that they were.

Director Hickman concluded his report by expressing thanks and gratitude to retiree Diane Brown and presented her a commendation for her 27 years of service with the state. She developed and ran the OSFC Commission meeting PowerPoint presentations and has kept us all on time and schedule. She has spent over 16 years with OSFC and now OFCC. She was one of the handful of employees that came to the agency at the very beginning and has been a strong contributor to the work that we do with school districts and now state agencies. Diane has been actively involved in her community, church and women's outreach at local women's correction facilities. It really goes to the heart of the kind, wonderful person that Diane is.

There was no public testimony.

The meeting was adjourned at 3:50 PM.



Timothy S. Keen, Commission Chair



These meeting minutes were prepared by
Carolyn L. McClure, Secretary to the Commission