

# Lessons Learned: Design Build

## **Panelists:**

**Brett Hendricks, BSHM Architects**

**Kevin Wise, Regency Construction**

**Carrie Yost, Ohio Department of Transportation**

**Michael Bruder, Kent State University**

**Moderator: Ned Thiell, Program Manager, OFCC**

 [@OHFacilities](https://twitter.com/OHFacilities) / [#OFCCConf16](https://twitter.com/OFCCConf16)



# 2016 OFCC Conference

## Lessons Learned: Design Build

Michael E. Bruder, R.A.

Office of the University Architect

September 22, 2016





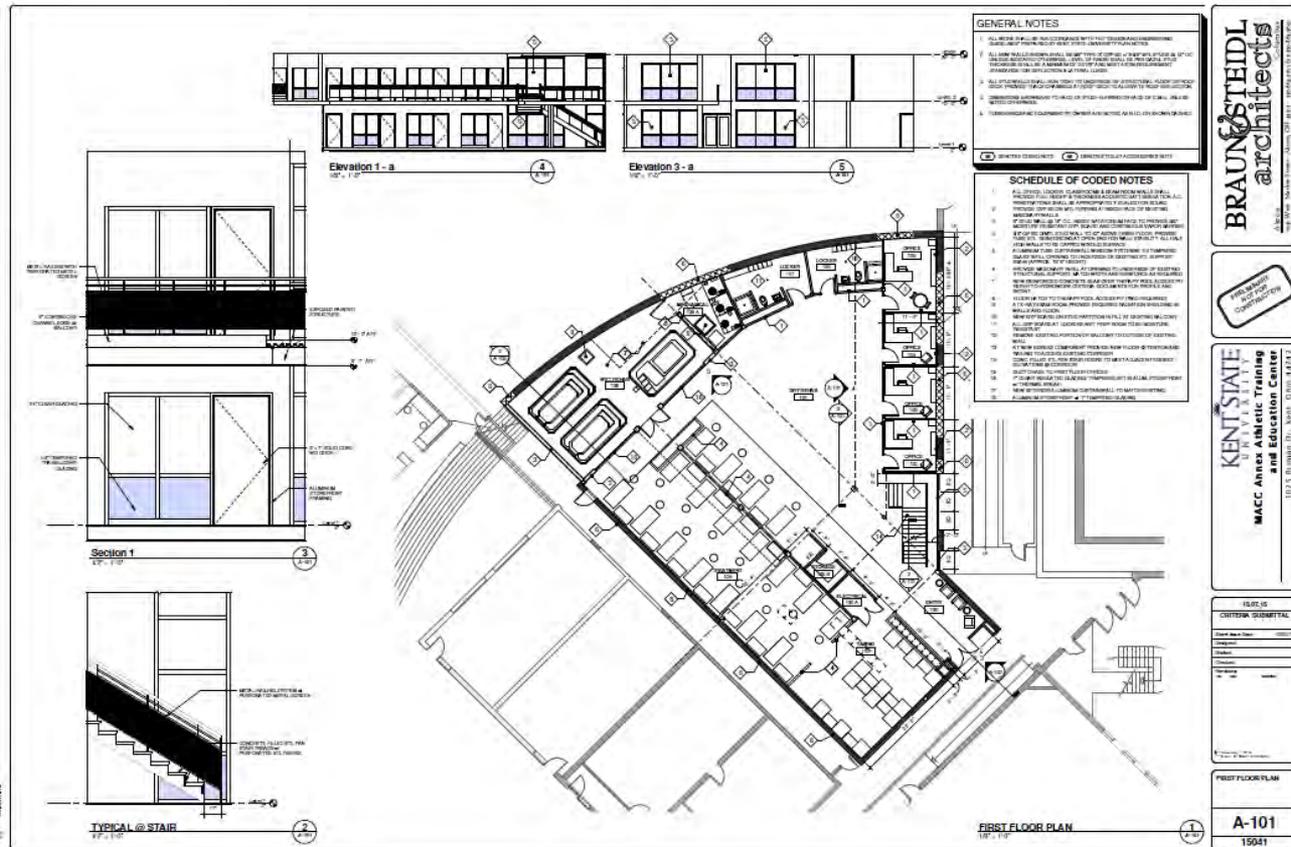


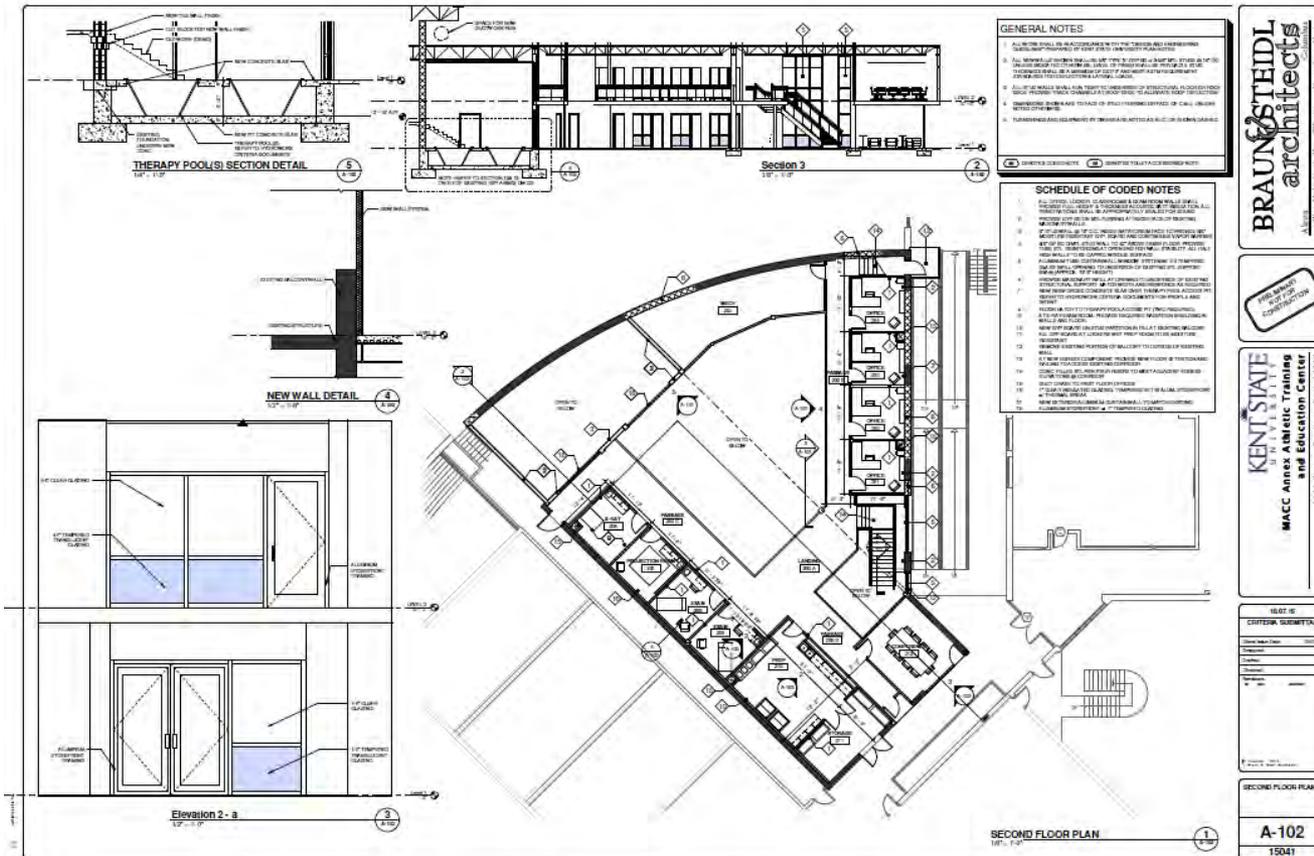












**BRAUN & STEIDL**  
architects  
ALSO  
PHOTO: MATHIAS STREIBER/STREIBER PHOTOGRAPHY

THE  
KENT STATE  
UNIVERSITY  
COMMISSION

**KENT STATE**  
UNIVERSITY  
**MAEC Annex Athletic Training  
and Education Center**  
1075 KENT AVENUE, EAST, OHIO 44325

107-15  
CRITERIA SUBMITTAL

Project Name	
Project Number	
Project Location	
Project Date	
Project Status	

SECOND FLOOR PLAN  
**A-102**  
15041

# MACC ANNEX ATHLETIC TRAINING AND EDUCATION CENTER - PHASE 2

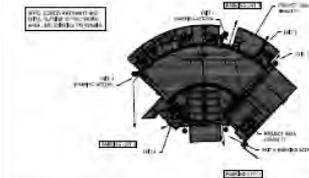


1125 RISHMAN DRIVE KEHT, OHIO 44242

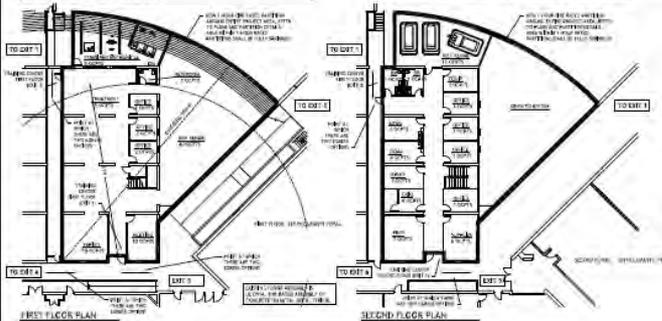
## LOCATION MAP



## KEY PLAN/EGRESS & PARKING ACCESS PLAN



## CODE DATA PLAN



## GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF OHIO, AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND REGULATIONS OF THE INTERNATIONAL ASSOCIATION OF BUILDING OFFICIALS (I.A.B.O.C.).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
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## CODE INFORMATION

- | SECTION | DESCRIPTION                                       | REFERENCE |
|---------|---|-----------|
| 1.0     | GENERAL   | 1.0       |
| 2.0     | MECHANICAL  | 2.0       |
| 3.0     | ELECTRICAL  | 3.0       |
| 4.0     | PLUMBING  | 4.0       |
| 5.0     | HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) | 5.0       |
| 6.0     | SAFETY  | 6.0       |
| 7.0     | ACCESSIBILITY                                     | 7.0       |
| 8.0     | ENVIRONMENTAL                                     | 8.0       |
| 9.0     | ENERGY EFFICIENCY                                 | 9.0       |
| 10.0    | CONSTRUCTION                                      | 10.0      |

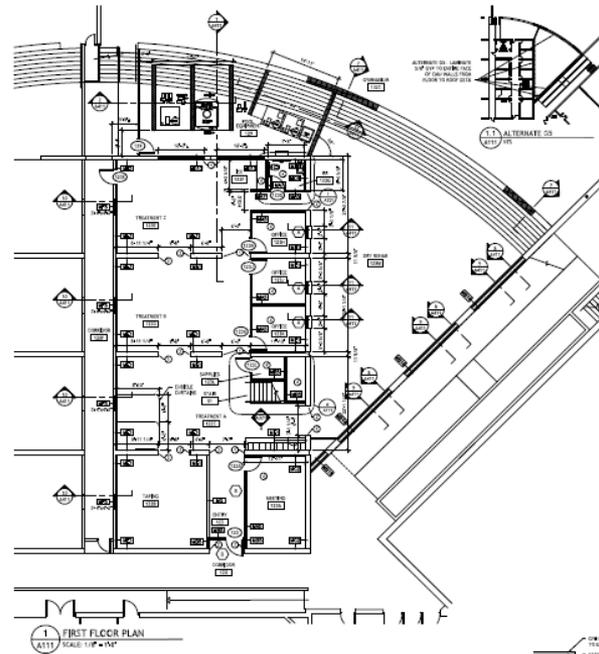
## DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE
01	GENERAL NOTES
02	KEY PLAN/EGRESS & PARKING ACCESS PLAN
03	CODE DATA PLAN
04	FIRST FLOOR PLAN
05	SECOND FLOOR PLAN
06	MECHANICAL
07	ELECTRICAL
08	PLUMBING
09	HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)
10	SAFETY
11	ACCESSIBILITY
12	ENVIRONMENTAL
13	ENERGY EFFICIENCY
14	CONSTRUCTION

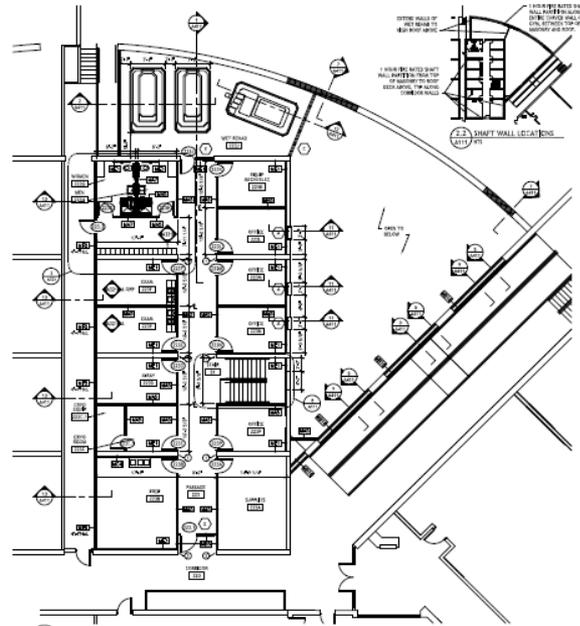
**ttda**  
TERRITORY DESIGN ARCHITECTURE

KENT STATE UNIVERSITY  
MACC ANNEX ATHLETIC TRAINING  
AND EDUCATION CENTER  
1125 RISHMAN DRIVE  
KEHT, OHIO 44242

CS2



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**GENERAL PLAN NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL PLUMBING CODE (NPC).
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5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CONCRETE AND MASONRY CODE (NCCM) AND THE NATIONAL WOOD FRAMEWORKING AND BUILDING CODE (NWBC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ROOFING AND FLOORING CODE (NRF) AND THE NATIONAL CEILING AND SOFFIT CODE (NCS).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PAINT AND COATINGS CODE (NPPC) AND THE NATIONAL GLASS AND GLAZING CODE (NPG).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL INSULATION AND FIBERGLASS CODE (NIF) AND THE NATIONAL SOUND AND VIBRATION CODE (NSV).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENERGY EFFICIENCY CODE (NEEC) AND THE NATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (NSDCC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY AND HEALTH CODE (NSHC) AND THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH CODE (NSOHC).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL PROTECTION AGENCY (EPA) CODES AND REGULATIONS.
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**CODED PLAN NOTES**

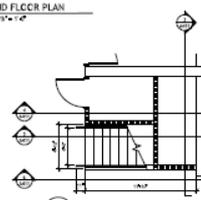
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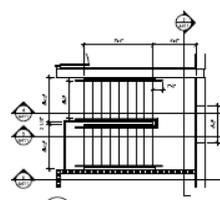
D PLAN DETAIL  
SCALE: 1/4" = 1'-0"



C PLAN DETAIL  
SCALE: 1/4" = 1'-0"



A STAIR FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

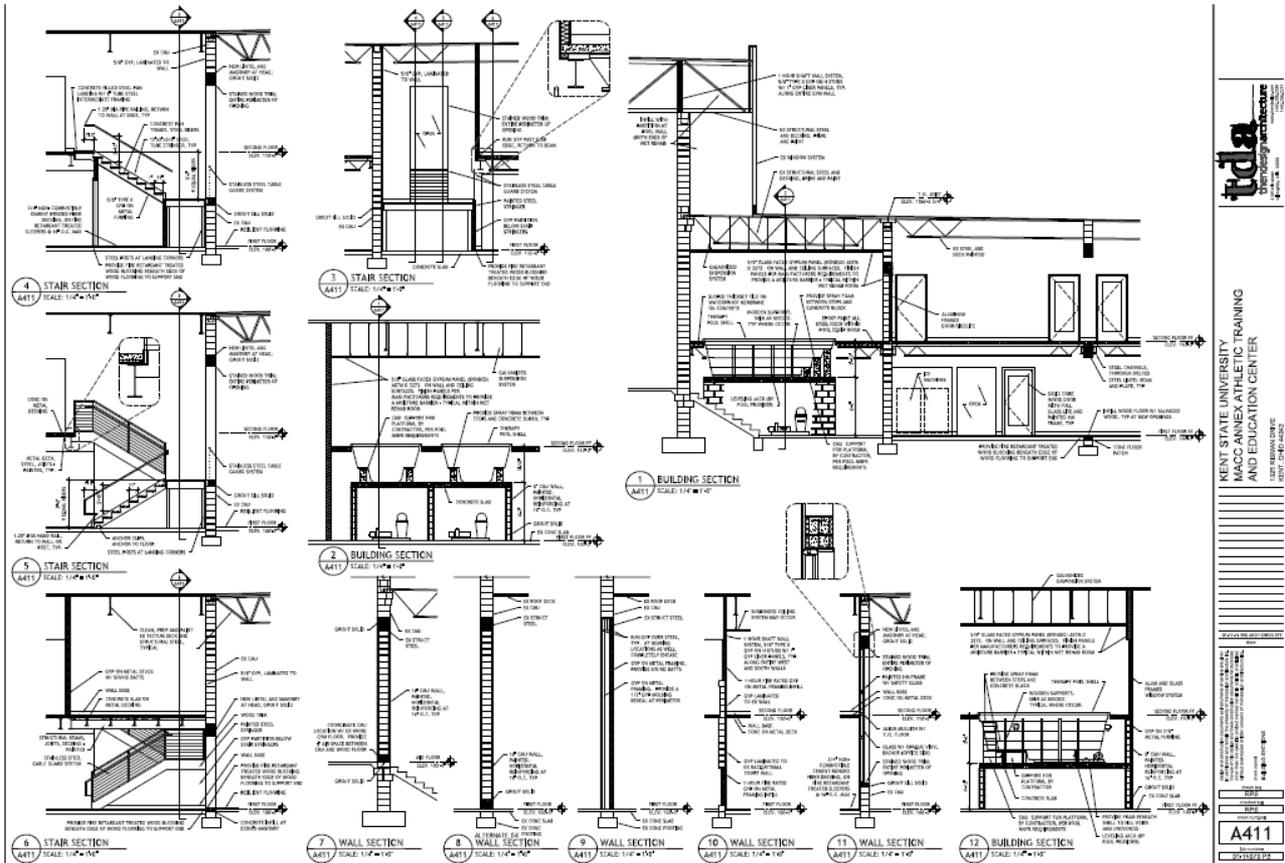


B STAIR SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



KENT STATE UNIVERSITY  
MACC ANNEX ATHLETIC TRAINING  
AND EDUCATION CENTER  
1000 BIRCHMOUNT DRIVE  
KENT, OHIO 44242

PROJECT NO.	1000000000
DATE	01/15/2019
SCALE	AS SHOWN
PROJECT NAME	KENT STATE UNIVERSITY MACC ANNEX ATHLETIC TRAINING AND EDUCATION CENTER
PROJECT LOCATION	1000 BIRCHMOUNT DRIVE KENT, OHIO 44242
PROJECT OWNER	KENT STATE UNIVERSITY
PROJECT ARCHITECT	tda
PROJECT ENGINEER	tda
PROJECT CONTRACTOR	tda
PROJECT SCHEDULE	01/15/2019 - 01/15/2019
PROJECT STATUS	01/15/2019
PROJECT PHASE	01/15/2019
PROJECT DRAWING	01/15/2019
PROJECT SHEET	01/15/2019
PROJECT TITLE	01/15/2019
PROJECT NUMBER	01/15/2019
PROJECT CODE	01/15/2019
PROJECT ID	01/15/2019
PROJECT KEY	01/15/2019
PROJECT INDEX	01/15/2019
PROJECT SEARCH	01/15/2019
PROJECT FILTER	01/15/2019
PROJECT SORT	01/15/2019
PROJECT PAGE	01/15/2019
PROJECT TOTAL	01/15/2019
PROJECT PAGE	01/15/2019
PROJECT TOTAL	01/15/2019



KENT STATE UNIVERSITY  
MACC STATE ATHLETIC TRAINING  
AND EDUCATION CENTER  
1200 GREEN CORNER  
KENT, OHIO 44240

NO.	DESCRIPTION
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100	SECTION CUT





Compensation Component Description refer to complete description in the Section of this GMP Amendment referenced below	Current Amount before execution of this GMP Amendment	Increase(Decrease) amount added to or (deducted from) Current Amount	Amended Amount after execution of this GMP Amendment No. 2
1.1 Contract Sum	\$2,749,366.80	(\$ 90,670.80)	\$2,658,696.00
1.1.1 Estimated Cost of the Work (CoW)	\$2,500,841.00	(\$180,617.00)	\$2,320,224.00
1.1.1.1 Personnel Costs	\$ 131,558.00	\$ 0.00	\$ 131,558.00
1.1.1.2 General Conditions Costs	\$ 42,582.00	(\$ 114.00)	\$ 42,468.00
1.1.1.3 Subcontracted Work	\$2,326,701.00	(\$180,503.00)	\$2,146,198.00
1.1.1.4 Self-performed Work	\$ 0.00	\$ 0.00	\$ 0.00
1.1.2 DB's Contingency 8.2% (CoW)	\$ 137,546.00	\$ 52,666.00	\$ 190,212.00
1.1.3 Design-Services Fee 0.83% (CoW + C)	\$ 20,574.64	\$ 40,262.36	\$ 60,837.00
1.1.4 DB's Fee 3.4% (CoW + C + CSDSF)	\$ 90,405.16	(\$ 2,982.16)	\$ 87,423.00

## ARTICLE 2 - CONTRACT TIMES

2.1 The Contract Times are the periods established in the following table for the achievement of the associated Milestones:

Construction Stage Milestone to which Liquidated Damages apply	Contract Time	Projected Date (as of the date of this GMP Amendment)
Owner Occupancy	ninety-three (93) calendar days	Tuesday, September 6, 2016

# Questions?

Brett Hendricks, [bmh@bshm-architects.com](mailto:bmh@bshm-architects.com)

Kevin Wise, [wisek@regencycsi.com](mailto:wisek@regencycsi.com)

Carrie Yost, [carrie.yost@dot.ohio.gov](mailto:carrie.yost@dot.ohio.gov)

Michael Bruder, [mbruder@kent.edu](mailto:mbruder@kent.edu)

Ned Thiell, [ned.thiell@ofcc.ohio.gov](mailto:ned.thiell@ofcc.ohio.gov)

# Business Opportunities: Upcoming Projects

**Carrie Yost, Ohio Department of Transportation**

**Michael Bruder, Kent State University**

**Craig Weise, OFCC**

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**OHIO DEPARTMENT OF TRANSPORTATION**

JOHN R. KASICH, GOVERNOR

JERRY WRAY, DIRECTOR

# **Business Opportunities Upcoming 'Vertical' Projects**

Carrie Yost

Administrator of Statewide Facilities Operations  
Division of Facilities and Equipment Management

**OFCC Conference 2016**

# Building Facility Portfolio

## ⦿ Encompasses:

- ⦿ Over 350 Sites
- ⦿ Over 1,600 Buildings
- ⦿ Hundreds of other assets
- ⦿ 7 million square feet under roof



# Building Facility Portfolio

- 🕒 13 Headquarter Complexes
- 🕒 Over 100 Full Service Maintenance Facilities
- 🕒 Over 130 County Outpost and Yard Facilities
- 🕒 Over 90 Rest Areas
- 🕒 19 Weigh stations (Ohio Department of Public Safety)
- 🕒 Numerous Support Buildings & Accessories



# Facilities Master Planning

- ① ODOT has developed a long term plan to build facilities based on operational requirements while incorporating expected life-cycle needs.
- ① ODOT's current replacement construction program for individual buildings or complete complexes is/shall address deficient and antiquated building facilities.



# Facilities Master Planning

## Factors:

### Location

- Service Area
- Operational Needs
- Environmental Aspects

### Function

- Need based assessment

### Scenario Planning

- Facility Type



# Operational Facility Types

- ① **Full-Service Maintenance** – manned facility providing full equipment maintenance services.
- ② **Outpost** – minimally manned facility (full-time or seasonal) not providing full equipment maintenance services.
- ③ **Yard** – unmanned facility housing one or more support structures (i.e. salt storage, equipment storage, calcium/brine storage, fuel, etc.)



# Full Service Maintenance



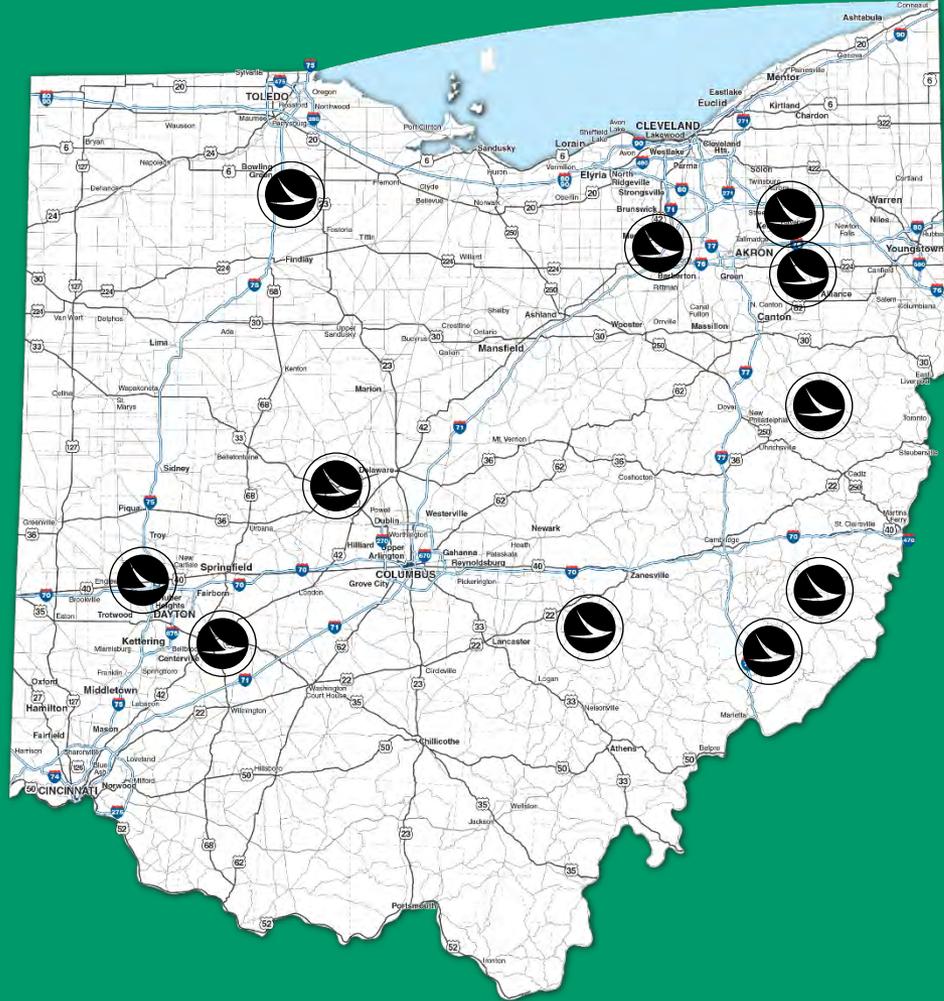
# Fiscal Yrs 2017/2018 Projects

## 🕒 Full Service Facilities:

- 🕒 **Medina** County
- 🕒 **Portage** County
- 🕒 **Perry** County
- 🕒 **Union** County
- 🕒 **Montgomery** County
- 🕒 **Greene** County
- 🕒 **Washington** County
- 🕒 **Monroe** County
- 🕒 **Carroll** County

## 🕒 Outpost Facilities:

- 🕒 **Wood** County
- 🕒 **Stark** County



# Rest Area Facilities

- ④ Interstate and State Highway locations that offer various levels of service to the motoring public.
- ④ Janitorial Services - Local Community Rehabilitation Program (CRP)
- ④ Vending Services – Bureau for Services to the Visually Impaired (BSVI)



# Rest Area Facilities



# Fiscal Yrs 2017/2018 Projects

## Rest Areas:

Wood County

Prototype Building

Preble County

Warren County

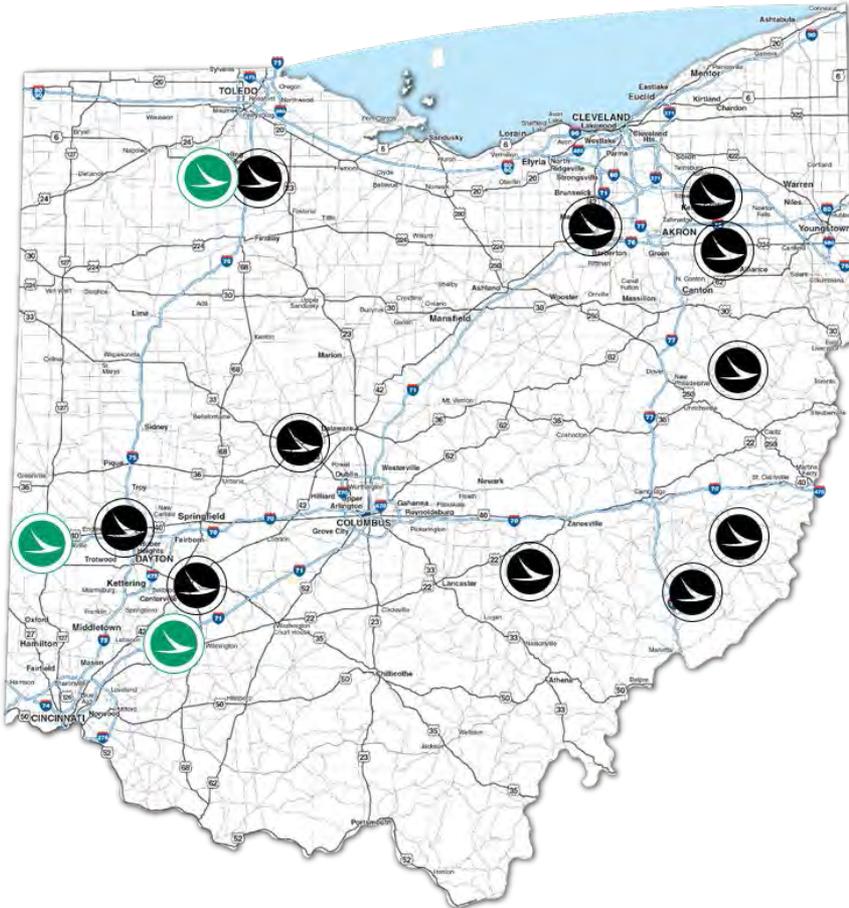




# OHIO DEPARTMENT OF TRANSPORTATION

JOHN R. KASICH, GOVERNOR

JERRY WRAY, DIRECTOR



# Any Questions?

Thank you

## OFCC Conference 2016



# 2016 OFCC Conference

## Business Opportunities: Upcoming Projects

Michael E. Bruder, R.A.

Office of the University Architect

September 22, 2016

# Sneak Peek of Other Construction Projects Under Design and Preparing to Bid . . .

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- MACC Fire Alarm \$400K
- Bowman Hall HVAC \$4M
- Taylor Hall Renovation \$8M
- Terrace Hall Renovation \$3M
- Satterfield Hall HVAC \$500K
- Rockwell Hall Chiller/AHU \$1.5M
- Trumbull Campus Main Hall Roof \$1.15M

[www.kent.edu/universityarchitect](http://www.kent.edu/universityarchitect)

- 
- Tuscarawas Founders Hall HVAC \$1M
  - Stark Library Fire Alarm \$600K
  - Student Center AHU Replacements \$500K
  - Speech Pathology Renovations \$1.6M
  - Lake/Olson Halls HVAC Design Build \$8M
  - Verder Hall Roof/Masonry \$900K
  - MACC Improvements \$10M

[www.kent.edu/universityarchitect](http://www.kent.edu/universityarchitect)

# OFCC

**Craig Weise**  
**Chief of Projects**

 @OHFacilities / #OFCCConf16



# State Agencies Projects

## Dept. of Administrative Services

- SOCC Facility Reno. \$15,884,371
- N. High St. Complex \$18,075,000
- Rhodes Tower Reno. \$19,250,000

## Dept. of Commerce – State Fire Marshall

- SFM Renovations \$1,900,000
- Forensic Evidence Stor. \$2,187,500

# State Agencies Projects

## Dept. of Natural Resources

- State Parks – Cabins & Camp. \$23,910,514
- Buckeye Lake Dam \$61,546,960
- Lake White St. Park – Dam \$27,376,761
- Dam Rehab.- Parks \$55,425,000
- Muskingum River Lock & Dam \$3,750,000

# State Agencies Projects

## Dept. of Veteran Services

- Sandusky Reno. \$3,895,368
- Georgetown Reno. \$1,037,750

## Dept. of Youth Services

- Circleville JCC- Additions \$10,683,000
- Circleville JCC- Housing & Programs \$5,212,230

# State Agencies Projects

## Ohio Exposition Commission

- Facility Improvements \$9,400,000

## Ohio Supreme Court

- General Building Reno. \$8,373,883

## Ohio School for the Deaf

- Dormitory Construction \$2,503,000

# OFCC K-12 Projects

## Districts that have obtained Local Funds

- Anna LSD \$17,502,227
- Lancaster City SD \$47,856,215
- Clear Fork Valley LSD \$25,599,229
- Tri-Star STEM Compact \$16,631,852

# OFCC K-12 Projects

## Districts still seeking Local Funds

• Preble Shawnee LSD	\$45,036,586
• Amherst Ex. Vill. SD	\$45,862,107
• Clark Shawnee LSD	\$52,035,088
• Fairborn City SD	\$50,984,299
• Fremont City SD	\$110,929,351
• Licking Heights LSD	\$94,413,559

# OFCC K-12 Projects

## Districts still seeking Local Funds

- Shaker Heights City SD \$132,807,693
- St Bernard Elmwood Place SD \$33,003,110
- Tallmadge City SD \$64,870,995
- West Clermont LSD \$151,213,303
- Xenia Community City SD \$62,010,353

# OFCC Community Projects

- Cleveland Music Hall (Cuyahoga) \$400,000
- Sandusky State Theatre (Erie) \$750,000
- Charleen & Charles Hinson Amphitheatre (Franklin) \$1,000,000
- Toledo Museum of Art (Lucas) \$1,500,000

# OFCC Community Projects

- Dayton History Heritage Cntr. \$1,500,000  
(Montgomery)
- Jackson North Park Amphitheatre (Stark) \$1,000,000
- DeYor Performing Arts Cntr. \$1,300,000  
(Mahoning)

# Other Community Projects

- Mahoning Valley Innov./ Commercialization Cntr (YSU) \$3,000,000
- Butler Tech & Career Dev.- Bioscience (Miami Univ) \$1,000,000
- Springfield Parking Facility (Clark State) \$1,500,000

# Other Community Projects

- CWRU Health Educ. Campus      \$1,100,000  
(Cleveland State)
- Edison Welding Institute      \$1,500,000  
(OSU)
- Cincinnati Cntr. For Addict.      \$2,000,000  
Treatment Exp. (DMH)

# Questions?

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# Ask OFCC

**Craig Weise, OFCC**

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