

OCR Glossary

| Term | Definition |
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| Architect of Record | The architect of record is the architect that serves as the final signatory on the plans and specifications for the D/B project. |
| Best Value Selection | Best value selection is a process used in competitive negotiated contracting to select the most advantageous offer by evaluating and comparing factors of both price and qualifications. |
| Construction Manager as Agent | The CM firm does not actually directly hold the subcontracts with the contractors but is authorized to act as the owner's agent. |
| Construction Manager at Risk (CMR) | 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 (GMP). The construction manager acts as consultant to the owner during the design phase, and as the general contractor during the construction phase. |
| Contract Documents | Contract Documents means collectively the documents that constitute the substance of the contract between the Constructor and the Public Authority, including, but not limited to, all exhibits and addendum to that contract, the drawings, specifications, General Conditions, supplementary conditions, and any change orders. |
| Contract Sum | Contract sum means the amount stipulated in the contract that is the total amount payable to the construction manager at risk or design-build firm for performance of the contract, including adjustments authorized by executed change orders. |
| Criteria Architect/Engineer | A criteria architect/engineer is the design professional retained by a public entity to prepare conceptual plans and specifications, to assist the public entity in establishing the design criteria for a Design/Build (D/B) project, and, if requested by the public entity, to serve as its representative and provide other design and construction administrative services during the project, including confirming that the design prepared by the D/B firm reflects the original design intent established in the design criteria package. |
| Design/Bid/Build (D/B/B) | In D/B/B, the agency or owner contracts with separate entities for each the design and construction of a project. Design-bid-build is the traditional method for project delivery and differs in several substantial aspects from design-build. There are three main sequential phases to the design-bid-build delivery method: design, bid and construction. |
| Design/Build (D/B) | D/B is a method of project delivery in which one entity - the design-build team - works under a single contract with the project owner to provide design and construction services. |
| Electronic Bidding | Electronic bidding is the electronic transfer of proposal bid data between a bidder and a public entity. Electronic bidding replace traditional paper bid documents. |
| Guaranteed Maximum Price (GMP) | A GMP contract is a cost-type contract (also known as an open-book contract) where the GMP represents the total maximum amount to be paid by the owner. It includes the cost of all the work, general conditions, contingency, and the fee payable to the CM at Risk or D/B team. |

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| House Bill 153 | On May 5, In 2011, the Ohio House of Representatives and the Ohio Senate General Assembly passed House Bill 153, which included significant reforms to Ohio's public construction laws the biennial budget bill. These construction reforms were signed into law by Governor John Kasich on June 30, 2011. HB 153 A key component of the House Bill 153 is the overhaul of Ohio's 132 year-old bidding requirements for public construction. contained several amendments to the Ohio Revised Code regarding public construction projects. |
| Multiple Prime | Under the multiple prime contract system, the owner contracts directly with several contractors rather than with a single prime contractor. For example, the owner contracts directly with the major specialized trades: electrical, plumbing, heating, ventilating and air conditioning and other contractors. Currently, every project for the state must use the multiple prime contracting method which prohibits having one prime contractor in charge of a project. (Multiple Prime will be continue to be an option under Construction Reform.) |
| Open-book Contract | An open-book contract is a cost-type contract where the contractor is compensated for actual costs incurred plus a fixed fee subject to a ceiling price. The contractor is responsible for cost overruns, unless the GMP has been increased via formal change order. |
| Payment Bond | A Payment bond is a written guaranty from a surety to a public authority providing financial assurance that the principal will make the required payments to subcontractors and material suppliers for all labor, materials, and other services related to the project. |
| Performance Bond | A Performance bond is a written guaranty from a surety to a public authority providing financial assurance that the principal will perform the work in accordance with the contract documents. |
| Professional Design Services | Professional design services means services within the scope of practice of an architect or landscape architect registered under Chapter 4703 of the Revised Code or a professional engineer or surveyor registered under Chapter 4733 of the Revised Code. |
| Public Authority | Public authority means the state, or any county, township, municipal corporation, school district, or other political subdivision, or any instrumentality or special purpose district of the state or a political subdivision. |
| Subcontractor | Subcontractor means any person or entity who undertakes to perform any part of the Work on the Project that is in privity of contract with a prime contract holder. |
| Surety bond | A Surety bond is a combined performance and payment bond pursuant to section 153.57 of the Revised Code issued by a surety, authorized to do business in the state of Ohio, to secure the performance of its principal. |