

“Quality is everyone’s responsibility. OSFC’s high quality standards ensure our facilities meet the needs of the students and faculty we serve. There is no better testament to our success than leaving behind a legacy of quality buildings that will remain in use for many years to come.”

QUALITY CONSTRUCTION

Through the Ohio School Facilities Commission (OSFC), the State of Ohio has invested more than \$8 billion for construction and renovation of school facilities. Since its inception, there are over 300 school districts with projects either completed or in progress and more than 700 new or renovated schools. Each project has been a partnership between the Commission and the school districts – with shared funding, oversight, decision-making, and assumption of risk. As a state agency, the Commission has a strong track record of maintaining a statewide standard of quality.

OSFC has several practices in place to address quality construction issues. An internal quality team ensures that construction meets expectations. The team investigates instances of poor building performance and works to correct the problem through a combination of methods, including expert consultants for investigation of issues, facilitated mediation and legal action. All parties are held accountable knowing that their performance could determine future selection on projects; their work could be supplemented by other firms or their contracts could be terminated.

Since early 2007, we have also offered districts the ability to incorporate certain industry practices such as training and experience as part of the bidder requirements. These requirements are known as Model Responsible Bidder Criteria and consist of 18 criteria items that the district can select.

QUALITY CONSTRUCTION: AREAS OF FOCUS

The Quality Construction team provides statewide support to the Planning and Projects Division of OSFC. The team focuses on the following areas:



PLAN REVIEW

The plan review section is responsible for reviewing material, equipment, design square footage, mechanical, electrical and plumbing during the schematic, design development phases and construction documents in order to ensure compliance with the Ohio School Design Manual (OSDM).

OSDM COMPLIANCE

School districts that participate in the Commission’s programs are required to design and build their new facilities within the guidelines of the OSDM. The OSDM sets necessary minimum standards of quality for the state’s educational facilities and provides a flexible set of guidelines to serve the diverse needs of local school communities and the children they serve.

BIDDER REVIEW PROCESS

A bidder review process is in place to ensure that we identify the most responsive and responsible bidder for a project. While such a process is familiar to our staff, it is likely a more foreign process to local as

QUALITY CONSTRUCTION

districts. Improving the process through actions such as improved communication mechanisms and the development of checklists may not only enable districts to feel more knowledgeable in contractor selection but also allow OSFC to improve our current process.

CONTRACT AWARD

The Project Architect and Construction Manager are responsible for providing recommendations on contract awards. However, an added layer of review occurs at the Commission prior to the team's recommendation to a school district's board of education. This provides the project team with information the OSFC might possess that they otherwise might not know about.

PERFORMANCE EVALUATION

The Commission's online enhanced performance evaluation process is an objective review of a contractor's performance. The contractor's rating determines the level of action the Commission may take. A score below a pre-established threshold requires a performance review meeting with the Commission.

COMMISSIONING (Cx)

Cx is a process where a facility is tested to verify if it functions according to its design objectives or specifications. The following areas are included in the Cx agents review: HVAC and controls, lighting and controls, domestic hot water, electrical, building envelope and noise measurement

POST CONSTRUCTION

This section focuses on addressing design or construction issues identified in either the construction or post occupancy phase. A dedicated staff that assists in resolving complicated issues provides a greater level of attention that may be required. Drawing on their own experiences and relationships can oftentimes benefit the project team in addressing issues at the project level as opposed to immediately transferring it to legal avenues for resolution.



ACCOUNTABILITY

Should issues arise after the school facilities are completed, this section is responsible for investigating complaints, providing expert evaluation, correction of deficiencies found, accountability and cost recovery.

MAINTENANCE PLANNING

The preventive maintenance plan provides specific analysis on staffing, energy management, funding, safety, security and health allowing the district to make short and long range maintenance decisions critical to facility maintenance ensuring the life expectancy of facility assets for their community and students for years into the future.

ABOUT THE COMMISSION

Established in 1997, the Ohio School Facilities Commission administers the state's comprehensive Kindergarten through 12th grade public school construction program. The agency helps school districts fund, plan, design, and build or renovate schools. OSFC is a Member of the U.S. Green Building Council.