Ohio Construction Reform

Administrative Rules Summary

Surety Bonding

100% payment and performance bond required by Construction Manager at Risk (CMR) and Design-Build (DB), effective 12/26/11

Contract Form

State form for agencies/universities, optional industry standard contract forms available to other public authorities (AIA, ConsensusDOCS, DBIA, EJCDC, CMAA) - effective 12/26/11

Subcontract Form

Short form to be used by all public authorities, state form takes precedence over all other parts of subcontract, establishes minimum requirements (contingent assignment, third party beneficiary, insurance, indemnification, prompt pay, retainage, warranty, non-waiver of lien rights, nondiscrimination, dispute resolution), public authority and contractor may supplement subcontract form - effective 12/26/11

Best Value Selection

Two stage process of Request for Qualifications (RFQ) and Request for Proposal (RFP), combination of qualifications and price to determine best value - target effective date 2/2/12

Prequalification of Subcontracts

Sets prequalification standards (similar to Ohio Revised Code 9.312), accommodates local inclusion programs, vicinity to project, knowledge of local market - target effective date 2/2/12

Electronic Advertising

Allows websites to supplement newspaper advertising, shortened advertisements for second and third announcements - target effective date 2/2/12

Electronic Bidding

Allows use of electronic bidding software or subscription services to collect and post bid results - target effective date 2/2/12

5-year Inflation Adjustment

$200,000 for competitive public bidding threshold adjusted every 5 years - effective date 2016

ocr.ohio.gov

Contract Documents Summary

Date of Document Availabililty

Now
Multiple Prime (remains available), documents

December 26, 2011
Projects less than $200,000 (letter head bidding)
General Contracting (single prime)

February 2, 2012
Construction Manager at Risk document

March 2, 2012
Design-Build documents

Rev: 11/01/11