Ohio Construction Reform

What is Construction Reform?

On June 30, 2011, Governor Kasich signed House Bill 153 which included the first changes in the state's method of performing public construction in over 134 years. These changes, collectively known as Ohio Construction Reform or OCR, will substantially alter how public improvement projects are completed and will allow for the use of alternative construction delivery methods.

Alternative project delivery methods:

- Retains multiple-prime design-bid-build project delivery
- Removes limitations on single-prime design-bid-build project delivery (general contracting)
- Allows design-build project delivery (single entity assumes risk for final design and construction of facility including cost overruns)
- Retains construction manager (CM) as agent delivery (CM acts as owner's representative)
- Allows construction manager at risk delivery (CM holds subcontracts and assumes risk for cost overruns)
- Allows for open-book GMP, design-assist, and subcontractor prequalification within design-build and CM at risk delivery methods
- Allows for new delivery methods to be used by state agencies, colleges/universities, counties, townships, municipal corporations, school districts, or other political subdivisions (excludes Ohio Turnpike and Ohio Department of Transportation horizontal construction)

Increased project size (based on estimate) threshold for complete plans/specs and public bidding to $200,000, which is adjusted for inflation every 5 years

Increased the project size threshold for following Qualifications Based Selection process for architect/engineer selection to $50,000

Increases construction project size threshold for prevailing wage to $125,000 initially and adjusted annually up to $250,000

Simplifies newspaper advertising, which can be integrated with electronic advertising

Creates a state public notification website for centralized electronic advertising

Clarifies definition of project costs and contingency