
(DAS) ADMINISTRATIVE SERVICES, DEPARTMENT OF

Administrative Building Fund	\$25,519,500
TOTAL - All Funds	\$25,519,500

ADMINISTRATIVE BUILDING FUND (026)

CAP-773 Governor's Residence Renovations **\$912,000**

Category: Renovation/Replacement

County: Franklin

These funds will be used to fund a facility support addition to the existing carriage house that will replace the current garden groundskeeper building. Additional slate roof renovations, window well drain repairs, concrete porch replacement, and driveway and parking area surface replacement will also be completed. The bill also requires the Governor's Residence Advisory Commission to oversee upkeep of the Heritage Garden at the Governor's residence, the costs of which would also be funded through this appropriation.

CAP-826 Surface Road Building Renovations **\$394,300**

Category: Renovation/Replacement, Capital Equipment, Planning

County: Franklin

These funds will be used to complete some of the Phase 3 renovations to the Surface Road Building. Phase 3 Surface Road renovations are a continuation of improvements to the Surface Road building that were started in 2002. Phase 3 renovations will provide for new State Architect's Office (SAO)/Real Estate area carpeting, ceiling paint for the SAO area, new lobby furniture, new expansion of digital computer controls for heating and cooling systems, upgrades to portions of the exterior metal building siding, and lighting acoustical, and miscellaneous conference room improvements for the SAO area. Funding for this project began in FY01-FY02. Subsequent appropriations were made in FY03-FY04 for a total of \$2.5 million. These funds were used to complete renovations of the mechanical and electrical systems in the building. The work included all aspects of the facility, including all mechanical systems, plumbing systems, new lighting, building security, and reconfiguration of current workstations. The FY05-FY06 funds totaling \$1.25 million were used to complete Phase 2, which included 8,800 square feet of new carpeting in Phase 1 renovated areas, workstation reconfigurations and component replacements and other improvements. The DAS request for Phase 3 renovations was \$394,300. Thus this request was fully funded.

CAP-834 Capital Improvements Project Management System **\$2,342,400**

Category: Capital Equipment

County: Franklin

DAS has determined that the capital improvements tracking software that is currently in place within the SAO is inadequate to meet the state's needs. The software package was developed to meet the financial components of project management. However, it fails to address some of the day to day project requirements such as actual contract management, change order management, ad hoc reporting, and claims management. This new system will be web-based, whereas the current system is not. DAS estimates that the new system will have 12,300 users statewide. Based on this estimate, DAS anticipates the integration of this new system to cost approximately \$2,725,000. The \$2,342,400 appropriated here, plus the remaining appropriation in this line item, will fully fund the entire project. DAS also estimates that the implementation of this new system, when fully operational, will result in savings of \$303,000 per year in the SAO's office alone.

CAP-835 Energy Conservation Projects **\$1,000,000**

Category: New Construction, New Construction & Renovation

County: Statewide

The Office of Energy Services is required by ORC 123.011 to incorporate energy efficiency into renovations and new construction projects. The primary use of these capital funds is to pay for projects having a payback from energy operating savings over the first five years after construction. Sixteen different agencies have been involved in 114 projects funded wholly or partially from CAP-835 funds. There has been \$9.5 million spent under the CAP-835 line item under previous appropriations. The state is projected to save approximately \$2.1 million in each of the next 15 years as a result of these expenditures. DAS requested \$3.6 million for this line item. Approximately \$1 million would be used to begin new energy conservation projects. An additional \$2.4 million would be used for renovation-type energy projects. This request was funded at \$1 million. The impact of the \$2.6 million difference is unclear, but could result in new projects and renovation projects being delayed.

CAP-838 SOCC Renovations **\$1,200,000**

Category: New Construction & Renovation

County: Franklin

The State of Ohio Computer Center (SOCC) is used to house, secure, and manage the majority of the state's IT systems infrastructure. DAS has planned extensive renovations over the upcoming biennium such as UPS battery replacements, cooling tower rebuilding, various electrical expansions, as well as the replacement of various equipment. DAS requested \$2,523,000 for the upcoming biennium to complete all the anticipated renovations. The line item was funded at \$1.2 million. The difference in funding could result in the delay in completion of several anticipated renovations.

CAP-850 Education Building Renovations **\$564,900**

Category: Renovation/Replacement

County: Franklin

DAS purchased this building located on 25 South Front Street from the Department of Transportation in 1998. DAS conducted a facility condition assessment in 2001 for all agency

owned buildings. This request provides the funding to complete the renovations found necessary in the 2001 assessment, including energy efficient window replacement, parking garage entrance ramp repair, and sidewalk replacement. DAS received \$308,482 in the previous biennium for renovations. The request of \$564,900 for this biennium is fully funded.

CAP-852 North High St Government Complex **\$14,001,400**

Category: Renovation/Replacement, Planning

County: Franklin

DAS bought two adjoining office buildings, 246 North High Street and 35 Chestnut Street, from the Bureau of Workers' Compensation in FY 1999. The complex houses the Department of Health's offices currently. A comprehensive architectural and engineering condition assessment in September 2001, done by the Office of Property and Facilities, found both buildings to need complete renovations to meet current building codes and ADA standards. The following building systems will be completely renovated: mechanical, electrical, plumbing, life safety, windows, exterior doors, building security and interior finishes. The project will also include extensive parking garage repairs, asbestos abatement, elevator upgrades, and roof replacement. DAS divided the necessary renovations in to various phases, based upon FY03-FY04 funding levels. It is anticipated that these projects will be completed before FY 2012 with full funding; however, recommended funding is approximately \$2 million less than requested. Therefore, completion of these projects may likely extend past FY 2012.

CAP-855 Office Space Planning **\$5,000,000**

Category: New Construction & Renovation, Planning

County: Multi-county - Cuyahoga, Franklin, Lucas, Summit

The FY 2004-2005 Operating Budget revised ORC Section 123.01 by assigning building space management responsibilities to the DAS Director. These buildings include: 4200 Surface Road, 35 East Chestnut Street, 246 North High Street, 25 South Front Street, the Rhodes State Office Tower, and the Riffe Center in Columbus; the Ocasek Building in Akron; the Lausche Building in Cleveland; and the Toledo Government Center. In 2007, the Ohio Department of Jobs and Family Services (ODJFS) will be vacating space it currently occupies in Rhodes Tower. Additionally, the State Medical Board (MED) is scheduled to vacate office space in the Riffe Center and move to Rhodes Tower in February of 2007. DAS requested \$15,571,200 to fund these moves, as well as the biennial update of the Master Space Utilization Plan. Recommended funding is \$5 million, and will likely require DAS to prioritize these upcoming moves.

CAP-856 Governor's Residence Security System **\$25,000**

Category: Renovation/Replacement, Capital Equipment

County: Franklin

This funding will be used to continue recent security upgrades undertaken at the Governor's residence in Bexley. Specifically, the \$25,000 will be used to install several additional cameras to monitor certain areas. The Ohio State Patrol has identified Columbia Avenue as a blind spot. Four

additional cameras will be installed to monitor this area.

CAP-865 DAS Building Security **\$79,500**

Category: Renovation/Replacement

County: Franklin

This funding will allow DAS to make security improvements at Surface Road and 25 S. Front Street. Improvements at Surface Road include fencing along the back of the building, and repairs to parking lot lights. Additionally, this funding will be for the rebuilding of the guard shack at this location.