



May 21, 2021

Hon. Dick Stein, Representative
77 S. High St., 12th Floor
Columbus, OH 43215

Dear Representative Stein,

AIA Ohio, a Society of the American Institute of Architects, strongly supports Senate Bill 49, which will be heard by the House Commerce and Labor Committee.

Prior to introduction of this bill, we worked with all interested parties to address any concerns. There is no opposition to the bill. Enclosed is our testimony presented to the Senate Judiciary Committee, from which the bill passed unanimously before passing the Senate.

We are thankful for the hard work of joint sponsors Senator Jay Hottinger and Senator Vernon Sykes, along with the co-sponsors Senator Blessing (a professional engineer by trade), Senator Rulli, Senator Yuko, Senator Craig and Senator Thomas.

We look forward to hearings before the House Commerce and Labor Committee. Thank you for your consideration of this important piece of legislation.

Sincerely,

A handwritten signature in black ink that reads "Kate B." with a stylized flourish at the end.

Kate Brunswick, Hon. AIA
Executive Vice President

cc: Members of House Commerce and Labor Committee

AIA Ohio
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**Karen Planet, President AIA Ohio
Hearing before the Senate Judiciary Committee
March 2, 2021, in support of SB 49**

Thank you, Chairman Manning, Vice Chairman McColley, and members of the Senate Judiciary Committee. My name is Karen Planet, and I am here today as a registered Architect and President of AIA Ohio.

AIA Ohio is a chapter of the American Institute of Architects representing over 2,100 members across the state of Ohio.

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AIA Ohio is in full support of SB 49 because it would establish a much needed payment assurance program for design professionals including architects, landscape architects, engineers, and surveyors.

Design professionals currently have limited options when a commercial property owner does not pay for plans or specifications. It is inequitable when an owner goes forward with construction without compensating architects for their design work. Unlike construction contractors, the work of design professional does not improve the physical real estate, and therefore a design professional cannot file a mechanics' lien. Ohio is the only state that offers no alternative payment protection for design professionals.

SB 49 will:

- Apply only to commercial property, and not to residential property;
- Apply only to private work, and not to public construction; and
- Will be subordinate to any real estate mortgage previously filed

We know of no opposition to the bill and as the organization representing Ohio's architects, we fully support and recommend passage of this legislation. Thank you for your time today. I would be happy to address any questions you may have regarding SB 49.

Karen Planet, AIA
AIA Ohio President
Centerville, Ohio

Bruce Sekanick, FAIA, on behalf of Phillips|Sekanick Architects, Inc., and the AIA Ohio Advocacy Committee

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**Hearing before the Senate Judiciary Committee
March 2, 2021, in support of SB 49**

Thank you, Chairman Manning, Vice Chairman McColley, and members of the Senate Judiciary Committee. My name is Bruce Sekanick, and I am here today as a registered architect in the state of Ohio, owner of an architectural firm in Warren, Ohio, and the Co-Chair of the AIA Ohio Advocacy Committee.

- All but a handful of architectural firms in Ohio are small businesses. Many firms have less than 50 employees and the majority of the firms across the state are sole proprietors or have fewer than 15 employees.
- Architects along with our allied design professionals perform their services prior to receiving payment. With no payment assurance protection in place in the state of Ohio, firms, through no fault of their own, are left uncompensated for their work.
- A loss of income to any business is difficult. A loss of income to small businesses can be especially devastating and can result in employee layoffs and business closures. I, along with many other firms throughout the state, have been forced to write-off hard earned fees because Ohio does not have payment assurance protections.

As a practicing architect for over 35 years and firm owner for most of that time, I believe SB49 provides architects and construction industry design professionals with an important tool to help ensure payment for professional services. Thank you for your time today. I would be happy to address any questions you may have regarding SB49.

Bruce Sekanick, FAIA, OAA
Phillips|Sekanick Architects, Inc.
330-717-3905



AIA Ohio

ABOUT AIA OHIO

INTRODUCTION TO AIA OHIO

AIA Ohio, a society of the American Institute of Architects, representing a membership of approximately 2,000 licensed architects and architectural interns, is at the forefront of influencing statewide public policy through its government affairs program.

AIA Ohio's award-winning program concentrates on helping to produce positive legislative and governmental agency rule changes for the architectural profession by addressing such issues as professional liability, building codes, preservation, energy and environmental concerns, economic development, architect/engineer selection procedures, licensing requirements, construction appropriations and professional service taxation. Priorities are established each year so that AIA Ohio resources are most effectively utilized.

STATEMENT OF PURPOSE

The American Institute of Architects was organized in 1857 as a membership organization for professional registered architects. The objects of the AIA shall be to organize and unite in fellowship the membership of the architectural profession; to promote the aesthetic, scientific, and practical efficiency of the profession; to advance the science and art of planning and building by advancing the standards of architectural education, training and practice; to coordinate the building industry and the profession of architecture to ensure the advancement of the living standards of people through their improved environment; and to make the profession of ever-increasing service to society.