SUMMIT
Consulting Services

Design Phase Scheduling Case Study

Student Wellness and Recreation Center
Kent, OH

Kent State University constructed a 135,000 s.f. Student Wellness and Recreation Center at the cost of approximately $25 million. Summit's personnel were directly involved with providing schedule services and analysis throughout the design and construction of this award-winning facility.

Summit's personnel were responsible for creating the overall project schedule (design and construction) for use by the University. The schedule was maintained by Summit's personnel through design and contract award, at which point the general trades contractor assumed the responsibility for schedule maintenance. Upon this transfer of schedule maintenance responsibility, Summit's personnel then shifted into the role of evaluating the contractor's monthly updates to the project schedule.

Scheduling services provided during design indicated that the facility would not be opened as committed to the Board of Directors and student body. Summit's personnel were instrumental in making the suggestion to convert the project to a "fast-track" project, wherein site-work and structural design was completed first and released for construction while the remainder of the project continued through design. The schedule change allowed the facility to open as committed. Summit additionally, through schedule updates, defended the University against contractor claims. One example was the recommendation to award contractors with a 30 day weather delay, which was ultimately accepted by the contractors, and cost the University nothing due to the status of weather delays being non compensable in the state of Ohio.

Project Description:
Student Rec Center
Kent State University
Kent, OH
$25,000,000

Owner:
Kent State University
Facilities Planning and Operations
Lowell Crosky, V.P.
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Interior of the Student Wellness Center

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