



Owner Representation Case Study

State of Ohio Computer Center
Columbus, Ohio

The State of Ohio Computer Center, located in Columbus, is a \$60,000,000 data center housing over \$300,000,000 of mainframe computer equipment for thirteen different state agencies and departments. The successful operation of these computer systems depends upon maintaining a constant temperature around 70-degrees F and 55% relative humidity.



Completed in 1993, the building soon began to experience problems, including significant interior moisture. The original project team was unable to correct the problems. The state then turned to the personnel now in Summit to:

- Coordinate the analysis of the problem
- Research the project record to identify responsible parties
- Make liability presentations to responsible parties



When presented with the evidence against them, the original Project Manager and Architectural team denied liability, forcing the state to undertake design, estimating, scheduling, contracting, repairing and dispute resolution themselves. Again, the state turned to personnel now with Summit to:

- Estimate the cost of the remediation work for project encumbrance and funding
- Schedule the project to determine planned timeline, time-related costs, and work within facility
- Coordinate the design of required repairs and receive bids to perform the work

- Administer the remediation project while maintaining facility operations
- Spearhead the legal cases against responsible parties refusing to participate in the remediation project

Ohio now has a computer center functioning as originally intended. The remediation work was completed as budgeted and scheduled, without interruption to on-going computer operations. The litigation has also resulted in settlements favorable to the state.

Project Description:

360,000 sf facility
Exterior wall moisture repairs
Spray-fireproofing repairs
Roofing repairs
\$8,000,000 repair cost

Owner:

State of Ohio
Dept of Administrative Svcs
Division of Computer Services

Architect:

Raths, Raths & Johnson
835 Midway Drive
Willowbrook, IL 60521
(877) 826-6822
Dr. Robert Kudder, S.E., PhD

"In recognition of outstanding service provided in support of the repair of the State of Ohio Computer Center, we hereby acknowledge and commend [Summit's personnel], whose commitment, teamwork and dedication to excellence has contributed to the success of the project."

Sandra Drabik, former Director
Ohio Department of Administrative Services