JAMES A. RHODES STATE OFFICE TOWER, PHASE 1

COLUMBUS, OH | DESIGN-BUILD CONSTRUCTION MANAGER

Brewer-Garrett



SIZE
1.2M sq. ft.

COST
$18.9M

DURATION
2023 – Ongoing

SCOPE

- General trades
- Project management
- Office renovations
- Demolition
- Elevator lobby renovation
- Asbestos abatement
- Electrical modernization
- Sprinkler modifications
- Fire suppression reconfiguration
- Storm stack replacement

The James A. Rhodes State Office Tower—one of the tallest buildings in Ohio and the highest point on the Columbus skyline—is a mission-critical, fully occupied high-rise supporting numerous State of Ohio agencies. Phase 1 of the modernization program focused on stabilizing aging infrastructure, improving life-safety systems, and upgrading tenant and public-facing spaces across all 40 floors.

Brewer-Garrett (BG) was responsible for both the design and construction execution of Phase 1, providing a single point of accountability for planning, engineering, phasing, procurement, and delivery. BG's success on the program is rooted in its deep construction management expertise, allowing complex work to proceed safely and efficiently within an occupied high-rise environment.

BG tightly coordinated the general trades scope, which formed the backbone of Phase 1 delivery and enabled accelerated schedules, precise sequencing, and minimal disruption to daily building operations. This included continuous coordination of demolition, abatement, interior build-out, fireproofing, patching, finishes, and system integration across 40 active floors.

BG constructed multiple tenant space renovations, including fast-tracked floor build-outs to support State agency relocations. Work included selective demolition, reuse of existing materials, interior finishes, and full MEP system integration.

BG delivered elevator lobby renovations on all 40 floors, integrating architectural, fire-rating, and life-safety requirements while sequencing work around occupied floors and peak traffic periods.

BG executed a comprehensive electrical upgrade, modernizing distribution systems to improve capacity, reliability, and long-term serviceability for State operations.

BG executed the replacement of the building's 40-floor storm stack, addressing a critical aging infrastructure risk and improving long-term plumbing reliability within the high-rise core.

BG reconfigured fire suppression systems throughout the tower to meet current code requirements, coordinating sprinkler modifications, inspections, and life-safety continuity across phased work zones.

BG continues to serve as Design-Build Construction Manager, providing continuity of design intent, construction knowledge, and operational familiarity across all phases of the program.

- Additional tenant upgrades and agency fit-outs
- HVAC system modernization
- Roof replacements
- Building facade replacements

