



Countywide Library Construction Program

Columbus, Ohio

Case Study

Library leaders in Columbus, Ohio needed to expand, upgrade, or replace 10 out-of-date and undersized libraries across the countywide library system. Serving as Owner's Representative, Pizzuti Solutions identified opportunities for the new and revitalized libraries to be anchors in their neighborhoods and also achieve cost efficiencies within the \$120 million multi-year, multi-building budget.

Pizzuti Solutions worked by creating higher quality processes and systems, thus delivering higher quality results than traditional processes. Our focus on early involvement in project decision-making, combined with ongoing engagement in all project decisions, yielded millions of dollars in cost savings and cost avoidance for the Columbus Metropolitan Library.

Our approach is based on Pizzuti's decades of experience as an owner and manager of real estate and our 15 years as dedicated Owner's Representatives on a wide variety of public and private projects. Our experienced team of professionals provides unbiased, impartial, and knowledgeable guidance to every decision on every project.

Overview

OUR APPROACH

- Right sizing consultants' scope and fees
- Leading the team in cost and risk reduction
- Focusing on quality and efficiency
- Emphasizing purchasing programs to obtain the best value for the Owner

CLIENT INFORMATION

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The Pizzuti Solutions team created and maintained:

- A detailed, program-wide cost projection for each project that was used to assist with project scope, design, and construction decisions to keep project costs within available funds and to avoid over-investment in one building.
- A Supplemental Owner Program of Requirements that documented detailed requirements for use, reference, and adherence by each of the design teams for each project.
- Purchasing programs to leverage the power of bulk buying.

We also:

- Recommended the most cost effective and schedule-responsive construction delivery method and participated in evaluating, interviewing, and recommending the construction management firm, as well as negotiating their compensation.
- Provided detailed reviews and negotiation for architecture fee proposals and work scope to eliminate duplication and save \$1.7 million on the contracts.
- Participated in all design and construction meetings, providing specific suggestions that improved building performance and reduced cost.
- Identified, defined, pursued and assisted in obtaining \$3.8 million in outside funding

We Add Value

We add value through full service development management and Owner's Representation.

Pizzuti Solutions' Value Add Results	Outcomes
Strategic Procurement Systems and Utility Rebates	\$500,000 cost savings, plus \$100,000 in rebates
Project Phasing and Scheduling	\$350,000 cost savings and reduced schedule; improved safety for the public
Bid Packaging Strategies	Saved schedule time and cost of rebidding
Right Sizing Work Scope and Negotiating Fees and Contracts	\$2.5 million in savings
Careful Review of Construction Pay Applications	\$100,000 in savings