



Franklin County Courthouse

Franklin County, Ohio

Case Study

Officials in Franklin County, Ohio needed to replace an aging courthouse. As their Owner's Representative, Pizzuti Solutions identified an opportunity for the new courthouse to become both an efficient courts facility and a catalyst for the redevelopment of the southern edge of Downtown Columbus.

Pizzuti Solutions led a national team of experts in the design and construction of the new 325,000- square-foot courts building, integrating it into the adjacent County facilities and delivering significant savings for the County.

Our focus on early involvement in project decision-making, combined with ongoing engagement in all project decisions yielded \$13.5 million in construction cost savings, nearly \$150,000 annual savings on staffing and operations, and approximately \$4.5 million in savings for long term maintenance costs over the life of the facility.

Our approach is based on Pizzuti's experience as an owner and manager of real estate and our experience 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 for every decision on every project.

Overview

OUR APPROACH

- Aligning the project with the owner's goals
- Leading the team in cost and risk reduction
- Focusing on quality and efficiency rather than quantity
- Controlling long-term costs

CLIENT INFORMATION

Franklin County
County Administrator
614.525.5337

The Pizzuti Solutions team developed a facilities master plan coordinated with the development of a “modern expression of a traditional courthouse” that was designed both for current efficient operations and future expansion. The facility, completed in late 2010, was recognized by National Center for State Courts in the “Retrospective of Courthouse Design, 2001-2010,” and was awarded LEED Gold certification by the U.S. Green Building Council.

We Add Value

We add value through full service Owner’s Representation.

Pizzuti Solutions’ Value Add Results	Construction Cost Savings	Annual Operating Savings	30-year Facility Life Cycle Savings
Identifying Building Design and Systems Savings	\$6,122,500	\$73,350	\$2,200,500
Leading Right-sizing for Facility Components	\$2,150,000	\$57,500	\$1,725,000
Negotiating Project Contracts, Utility Relocations, Change Orders, etc.	\$3,650,000	--	--
Facilitating Equipment and Utility Procurement Process Improvements	\$1,730,000	\$18,500	\$555,000
Totals	\$13,652,500	\$149,350	\$4,480,500