

THE CITY OF COLUMBUS CONSULTANT SERVICES





Project Information

Miles-McClellan provided owner's representation services to the City of Columbus, Office of Construction Management, from 2010-2014. Our team provided critical path method scheduling, budgeting, constructability analysis, estimating, value engineering, cost management, budget reporting, quality control, risk management, project reporting, staff augmentation, program management, and other various tasks. These services were provided on various buildings and grounds in need of renovation and repair across the City to meet the operational needs of the various departments of the City of Columbus. Under this contract, we provided these services on 45 projects. Our contract was extended for three consecutive years and has a documented ROI to the city of 5 to 1.

Budgeting Success

Project	Budget	Awarded Contract	Variance
REEB Ave Renovations	\$11,784,000	\$11,375,000	3.5%
Traffic and Maintenance Center	\$3,396,026	\$3,407,600	0.3%



Change Order Management Discovery

Project	C.O. Request	Amount after Negotiations	Savings
120 W. Gay St.	\$2,272,848	\$1,100,052	\$1,172,796
Central Safety Building	\$366,414	\$229,000	\$137,414
109 Building Demo	\$750,000	\$215,965	\$534,035
Jerry Hammond Building	\$11,000	\$1,200	\$9,800
City Hall Window Replacement	\$134,000	\$42,000	\$92,000
Totals	\$3,534,262	\$1,588,217	\$1,946,045

**MM Billed \$652,578; Owner ROI = 300%*

Case-in-Point: Police Headquarters (project cost \$30 million)

Over eight (8) months, the City received \$1,300,000 in change order requests. After initially reviewing a few of the requests, the costs seemed slightly inflated. We decided to investigate and validate the 45+ requests. Based on our general contracting experience, we know what accurately reflects real-time costs and construction sequences. This “builder’s” perspective provided value to our client by saving them \$400,000+ on the reviewed requests.





Claims Management Discovery

Project	Initial Claim	Settlement	Savings
Central Safety Building	\$366,414	\$229,000	\$137,414
109 Building Demo (asbestos on concrete)	\$750,000	\$215,965	\$534,035
City Hall Window Replacement	\$138,000	\$42,000	\$96,000
Totals			

Contingency Management Discovery

Project	Contingency	Spent	Savings
Health Dept. North Dorms	\$40,000	\$34,659	\$5,341
Health Dept. Parking Lot	\$30,000	\$29,804	\$196
Central Safety Building	\$300,000	\$300,000	-
Exterior Renovation of 1111 Building	\$25,000	\$13,795	\$11,205
1111 Building LL Renovation	\$25,000	\$15,624	\$9,376
Pavement Replacement (5 fire stations)	\$30,000	\$12,809	\$17,191
Totals	\$450,000	\$406,691	\$46,309



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