



Construction
Systems Inc.

Partners in Building Solutions

CASE STUDY

Columbus College of Art & Design Renovation

Challenge:

To renovate every interior surface in the four-story, 55,000 SF CCAD Schottenstein Residence Hall, including replacement of all plumbing and lighting fixtures, upgrades of the HVAC system, and built-in custom-made furniture within the 87-day summer break.

"It is exciting when an owner presents an extraordinary challenge, supports us, and allows us to select the perfect team to meet that challenge."

J.D. Flaherty, Jr.
CSI President



"The only way we would have done this project with this time line is with a contractor we trusted and have worked well with on past projects."

Jeffrey A. Fisher

CCAD Senior Vice President and Chief Financial Officer

Process:

Project Planning:

- **PARAMETERS**—The project had two absolutely firm dates—the students' spring quarter move-out date and the date they would move in for the fall term.
- **SCHEDULING**—The meticulously detailed project schedule contained 55 major activities and 15 major critical path items for less than three months of work. On a typical critical path schedule 15% of the items are critical path items; on the CCAD schedule, 27% of the activities were critical path items.

Project Management:

- **PERMITS**—All drawings were completed and permits were pulled well in advance of the May start date.
- **COMMUNICATION**—Once the project started, no construction meetings were held—all decisions were made immediately on site with the owner and appropriate subcontractors so work could proceed. No change orders were requested by any contractor on the project.
- **INSPECTIONS**—The project passed every inspection on the first request; city inspectors were asked to preview the next inspection so work could be modified if necessary prior to the actual inspection.

Keys to Success:

- **DECISION-MAKING MODEL**—A full scale model of an entire suite outfitted with exact bathroom and electrical fixtures, built-in work surfaces, storage units and furniture was constructed in a nearby CCAD warehouse. The model was used to tweak design details, assess all surface treatments, and finalize dimensions and fixture selections.
- **MATERIALS MANAGEMENT**—All materials for the project were ordered well in advance and stored in CSI's shop until needed. This tactic ensured the availability of materials and timely delivery was guaranteed because CSI controlled the materials.
- **MILLWORK SHOP SUPPORT**—All custom built-in furniture, including desks and storage units, were constructed in CSI's millwork shop while the demolition and renovation was underway.

Results:

1. **ON-TIME, ON-BUDGET**—The project was completed on-time for the students' return and within the \$1.4 million budget.
2. **MAINTENANCE SAVINGS**—Prior to the renovation, CCAD's maintenance staff would spend an entire summer repairing and cleaning the dorm for the return of the students in the fall. The renovation and new materials greatly reduced the amount of time that needs to be spent on cleaning and repairs, which allows CCAD to rent the dorms to outside groups for summer programs.
3. **INDUSTRY RECOGNITION**—The Associated General Contractors of Ohio awarded CSI the 2007 Build Ohio award in the Renovation category.

For more information about any of CSI's service offerings, projects or company contacts visit www.ConSysOhio.com or call 614-252-0708.

