



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

Pizzuti is a definite standard in the Central Ohio real estate arena. Based in Columbus, Ohio, they have steadily expanded to complete Build-to-Suit projects in Florida, Illinois, Indiana, Kentucky, Nebraska, Ohio, Oklahoma, Pennsylvania, South Carolina and Texas—in addition to developing office parks.

So it was an honor in 1995—right after we started operations—to be asked to provide planning & scheduling services for construction of the upscale Miranova Residential Tower along the waterfront.



TEAM

Arquitectonica (ARQ)
Pizzuti Development, Inc.

CHALLENGES

Design In-Flux

Miranova was a definite first for Columbus—a high-end “Park Avenue” style Residential and Office Condominium complex. As a bold, new idea, it cut a decisive “brush stroke” on the skyline—but not all of the details had been fully worked out and the design and engineering was still incomplete:

- ⊙ Unresolved Structural Engineering Only Schematic Architectural
- ⊙ Designs available at the time
- ⊙ Architect changed halfway through the design process

FEATURES

Working with the Client to Help Develop Valid Design & Construction Schedule

- ⊙ MCR Services approached the problem as a “work-around” and provided Pizzuti with 2 separate schedules, based on 2 different types of structures— including conventional Structural Steel Framing & Cast-In-Place Concrete
- ⊙ These construction schedules were developed as an aid for financing & preliminary construction on site
- ⊙ Over 700 activities were analyzed and scheduled, broken down into 3 phases
- ⊙ The initial schedules were completed in less than 16 hours, as an express service to meet Pizzuti’s advanced timetable
- ⊙ Additional planning & scheduling work performed for the Owner after subsequent review and planning sessions
- ⊙ 350,000 square foot Residential Tower—tallest residential building in Ohio

RESULT

Reliable Information for Decisions

This was our first project of several in collaboration with Pizzuti Development, Inc.—and one of our first projects as a start-up company.

With a high-powered development of this type and scope, there are a lot of decisions to be made—decisions that can determine the success or failure of the project as a whole. We were fortunate to be able to provide our client with valuable information about their project early in the process and help them make choices between construction alternatives.



MIRANOVA RESIDENTIAL TOWER
— PLANNING & SCHEDULING —
1 MIRANOVA PLACE
COLUMBUS, OH 43215-5072

**PROJECT
PROFILE**
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