

Giovanni Spitali

Architect · Agrigento



Studio profile

Architecture, public works and technical expertise in Sicily

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“Build places, not spaces.”

I was born in Agrigento and graduated in Architecture in Palermo in 1998, with a thesis on the coast between Porto Empedocle and Siculiana: the sea was my first working landscape and has remained so. After my degree I attended the postgraduate course on the routes of Islamic art in Sicily, an experience that shaped the way I look at places. I have been a registered member of the Agrigento Chamber of Architects since 1999.

A project always begins by listening: to people, to the context and to the history of the place. I favour authentic materials that last, such as stone, timber and ceramics, and light, natural and artificial, calibrated to shape the atmosphere. Handcrafted details tie every work to its territory.

My work runs along two parallel lines: public and collective buildings, from the restoration of the Gate of Europe to Porta di Ponte in Agrigento, and private homes, where interiors and landscape speak to each other through bespoke solutions. I lead every commission personally, from first idea to final sign-off.

Alongside design I act as a technical expert for the courts and support contractors in public tenders. For the most complex works I operate with the engineering firm Rebuilding S.r.l., of which I am managing director.

25+

years in practice

35+

public works across Sicily

350+

court-appointed expert reports

2000

first appointment as court expert, Court of Agrigento

AREAS OF EXPERTISE

Architecture and interiors

Homes, shops and offices built to last.

Architectural design, from concept to construction drawings · Residential, retail, office and hospitality interiors · Renderings and photorealistic images · Bills of quantities, specifications and contractor selection · Building, landscape and land registry permits

Public works and construction

Funded projects that get finished.

Feasibility and detailed design · Works supervision, measurement and cost accounting · Health and safety coordination in design and construction · Variation reports and certificate of completion · PNRR projects, healthcare, schools, sport, water infrastructure

Expert witness and litigation support

Technical opinions that stand up in court.

Court and party expert in civil cases: building contracts, defects, damages, property exchanges · Expert advice in criminal proceedings, court- and party-appointed, including unauthorised building and demolitions · Pre-trial technical surveys and sworn expert reports · Property valuations, inheritance and court-ordered divisions · Observations and rebuttals to court-appointed expert reports

Technical bids for contractors

A winning bid is written by someone who runs construction sites.

Analysis of tender rules and scoring strategy · Technical improvement reports, drawings and product sheets · Non-priced quantities, comparison tables and price lists · Confidential costing of improvements to set the discount · Support with anomalous-bid checks, variations, claims and accounts

Due diligence and permits

Before you buy, sell or renovate.

Planning and land-registry compliance checks · Landscape, hydrogeological and archaeological constraints · Building amnesties and retrospective permits · Valuations and reports for sales and corporate transactions · Occupancy certificates and closing permit files

Funded projects that get finished.

Depending on the commission the studio has been responsible for design, works supervision, cost accounting, health and safety coordination and final inspection. Works are listed by field, without distinction of role.

Healthcare

ongoing	Cervello Hospital, Pavilion A, high-dependency unit Palermo	A.O. Villa Sofia-Cervello	
2022	Upgrade of the emergency department, Giovanni Paolo II Hospital Ragusa	Special Commissioner, Health Authority of Ragusa	
2005	Health centre and district clinic Palma di Montechiaro	Agrigento Local Health Authority	€ 940.661
2005	Former hospital, community health services Ribera	Agrigento Local Health Authority	€ 331.627
2004	New San Giovanni di Dio hospital, technical management of building systems Agrigento	Consorzio Mediquale	

Schools and university

2025	School canteens at the Pirandello and San Francesco schools Villafranca Sicula e Gibellina	Municipalities of Villafranca Sicula and Gibellina, PNRR	
2025	Galilei school canteen Raffadali	Municipality of Raffadali, PNRR	
2025	School canteen Sambuca di Sicilia	Municipality of Sambuca di Sicilia	
2006 · 2012	De Cosmi nursery and primary school, seismic upgrade and completion Agrigento	Municipality of Agrigento	€ 215.597
2005	Student residence in the former Civil Hospital on Via Atenea Agrigento	University Consortium of the Province of Agrigento	€ 3.187.122
2005	Technical and commercial institute, structures and building services Sciacca	Province of Agrigento	€ 9.500.000
2003	Castagnolo secondary school, safety upgrade Agrigento	Municipality of Agrigento	€ 689.500

Public space, sport and landscape

ongoing	Redevelopment of Porta di Ponte and its surroundings Agrigento	Municipality of Agrigento	
ongoing	Tennis Club: courts, padel and club house Agrigento	Municipality of Agrigento, Sport e Periferie programme	
ongoing	Public green space Lampedusa	Municipality of Lampedusa and Linosa	
2021	Landscape and environmental regeneration of Guitgia and Cala Croce Lampedusa	Municipality of Lampedusa and Linosa	
2021	Landscape and environmental regeneration of Pozzolana Linosa	Municipality of Lampedusa and Linosa	
2021	Youth centre in Piazza Concordia, Villaseta Agrigento	Municipality of Agrigento	
2010	Urban regeneration of Via Matteotti and Via Einaudi Casteldaccia	Municipality of Casteldaccia	€ 1.025.042

Infrastructure, water and environment

ongoing	Stormwater management in Contrada Zotta Barrafranca	Municipality of Barrafranca, PNRR	
ongoing	Contrada Trinità wastewater treatment plant Naro	Municipality of Naro, PNRR	
ongoing	Watercourse restoration Sicilia	Civil Protection of the Sicilian Region, PNRR	
2018	Strategic Environmental Assessment of the local building plan Lampedusa e Linosa	Municipality of Lampedusa and Linosa	
2018	Maritime domain use plan Montallegro	Municipality of Montallegro	
2005	Primary infrastructure for the craft and industrial zone Comitini	Municipality of Comitini	€ 1.940.763
2004	Historic and environmental routes of the Scala dei Turchi and Monte Grande Realmonte	Province of Agrigento	
2001	Public lighting for the industrial estate Casteltermini	ASI Industrial Consortium of Agrigento	

Heritage, public buildings and final inspections

2021	Restoration of Mimmo Paladino's Gate of Europe Lampedusa	Municipality of Lampedusa and Linosa	
2019	Town Hall, refurbishment and safety upgrade Villafranca Sicula	Municipality of Villafranca Sicula	
2019	Extension of the municipal cemetery, structural inspection Palma di Montechiaro	Municipality of Palma di Montechiaro	
2010	Town Hall, functional and regulatory upgrade Comitini	Municipality of Comitini	€ 793.918
2008	Restoration of the Temples of Zeus, Heracles and Hephaestus, final inspection Valle dei Templi, Agrigento	Sicilian Region, Cultural Heritage Department	
2007	Regeneration of the historic centre around the Castle, final inspection Cammarata	Sicilian Region, Cultural Heritage Department	

Works carried out by order of the Court

2014	Site restoration in Contrada Torre di Gaffe Licata	Court of Agrigento	€ 365.370
2013	Refurbishment and strengthening of the former Banco di Sicilia building Casteltermini	Court of Agrigento	€ 734.148
2010	Retaining wall along the railway line Agrigento	Court of Agrigento	€ 292.734
2005	Drainage works protecting Villa Genuardi Agrigento	Court of Agrigento	€ 297.151

Values shown are the design works values, as stated in the curriculum.

CLIENTS

Municipality of Agrigento	Municipality of Comitini	University Consortium of the Province of Agrigento
Municipality of Lampedusa and Linosa	Municipality of Casteldaccia	Health Authority of Agrigento
Municipality of Villafranca Sicula	Municipality of Montallegro	Health Authority of Ragusa
Municipality of Gibellina	Municipality of Palma di Montechiaro	A.O. Villa Sofia-Cervello, Palermo
Municipality of Raffadali	Sicilian Region, Cultural Heritage Department	ASI Industrial Consortium of Agrigento
Municipality of Sambuca di Sicilia	Civil Protection of the Sicilian Region	Court of Agrigento
Municipality of Barrafranca	Province of Agrigento	Court of Sciacca
Municipality of Naro		

Technical opinions that stand up in court.

Court-appointed expert at the Court of Agrigento since 2000, with appointments also for the Court of Sciacca and for the Prosecutor General's Office at the Court of Appeal of Palermo. Party-appointed expert for law firms, companies and private clients across Sicily.

2000

first court appointment

350+

court-appointed expert
reports

50+

property enforcement cases

20

insolvency proceedings

FIELDS OF EXPERTISE

Valuation of buildings, land and businesses

Inheritance and court-ordered divisions

Damage from water ingress, fire and construction defects

Boundaries, distances, easements and landlocked plots

Building contracts, works accounts and contractor claims

Expropriation and compensation

Acoustics, building services and compliance

Property enforcement and insolvency proceedings

Court-ordered works, assisting the bailiff

Valuation of boats and equipment

Technical bids for contractors

I support construction companies in public tenders awarded on the most economically advantageous tender. I read the tender rules criterion by criterion, find where the points are concentrated and turn improvements into concrete proposals that are consistent with the design and genuinely buildable. After the award I stay alongside the contractor on site.

- Analysis of tender rules and scoring strategy
- Technical improvement reports, drawings and product sheets
- Non-priced quantities, comparison tables and price lists
- Confidential costing of improvements to set the discount
- Support with anomalous-bid checks, variations, claims and accounts

Due diligence and permits

I check the planning and land-registry compliance of a property, the constraints that apply to it and the ways to regularise it, before a purchase, a sale or a building project. I handle amnesties, retrospective permits and compliance assessments, including files that have been stuck for decades.

- Planning and land-registry compliance checks
- Landscape, hydrogeological and archaeological constraints
- Building amnesties and retrospective permits
- Valuations and reports for sales and corporate transactions
- Occupancy certificates and closing permit files

EDUCATION AND QUALIFICATIONS

1998	Degree in Architecture, University of Palermo, urban planning track
1999	Professional qualification; registration with the Chamber of Architects of the Province of Agrigento, no. 881
2000	Health and safety coordinator for design and construction (Italian Legislative Decree 494/96, now 81/08)
2001	Environmental Impact Assessment expert, Province of Agrigento
2001–2002	Postgraduate specialisation diploma “Routes of Islamic art in Sicily”, Faculty of Architecture, Palermo
2002	Solar thermal systems design, Ambiente Italia, Milan
since 2000	Court-appointed expert, Court of Agrigento
	Managing director of Rebuilding S.r.l., engineering firm

TIMELINE

1998	Degree in Architecture from the University of Palermo, urban planning track. The thesis studies the coast from Porto Empedocle to Siculiana: the sea as the first landscape of his work.
1999	Professional qualification and registration with the Chamber of Architects of the Province of Agrigento.
2000	The studio opens in Agrigento. First appointments as court-appointed expert at the Court of Agrigento, and training as construction health and safety coordinator.
2001–2002	Postgraduate specialisation on the routes of Islamic art in Sicily; training as environmental impact assessment expert and in solar thermal design. Design and safety coordination for mobile network sites.
2003–2006	Schools and healthcare: the Castagnolo and De Cosmi schools in Agrigento, the health centre in Palma di Montechiaro, the student residence in the former Civil Hospital on Via Atenea, the technical institute in Sciacca.
2007–2008	Final inspections for the Sicilian Region's Cultural Heritage Department: the historic centre of Cammarata and the restoration of the Temples of Zeus, Heracles and Hephaestus in the Valley of the Temples.
2010–2014	Urban regeneration and public buildings, from Casteldaccia to Comitini, and works carried out by order of the Court, from the Licata coast to the centre of Casteltermini.
2017	Villa Due Palme on Lampedusa: an iconic residence given back to the Mediterranean.
2018–2019	Planning: the Strategic Environmental Assessment for Lampedusa and Linosa and the maritime domain plan for Montalegre. The Town Hall of Villafranca Sicula.
2020–2021	The Agrigento Tennis Club for the national Sport e Periferie programme; Guitgia, Cala Croce and Pozzolana in the Pelagie islands; the restoration of Mimmo Paladino's Gate of Europe.
2022–2024	The Recovery Plan years: the Ragusa emergency department, Pavilion A of the Cervello Hospital, the Naro treatment plant, stormwater works in Barrafranca, watercourses for the Civil Protection, school canteens.
2025–2026	Porta di Ponte in Agrigento. Villa F, Villa Z and the Koki'o salon. Be Sicily Mag devotes the feature “Architectures of light and memory” to the studio.

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