



Project Workflow

We developed the PIERI Project Workflow over nearly two decades of experience, measurement and observation.

At its core, the PPWF enables us to apply the lessons learned from prior projects and prepare for future unknowns.

The PPWF provides our Clients with peace of mind knowing there is a clear system in place to keep their project on schedule and on budget.

PRE-DESIGN

prospective client initial screening

needs and options review

- | | |
|--|---|
|  Code and Zoning Research |  Interview |
|  Preliminary Schedule |  Site Visit |
|  Sketches |  Cost Analysis |
|  Client Questionnaire | |



Obtain Surveyor Proposal

Application to Work with
PIERI



SIGN CONTRACT

measured building survey

LEGEND

- | | | | |
|---|-------------|---|----------------------|
|  | Architect |  | Phases |
|  | Client |  | Joint Responsibility |
|  | Contractor |  | Inputs |
|  | Consultants |  | Deliverables |
|  | Government |  | Action Item |
| | |  | "or" |



The First Step

The upfront investment of time and effort made during the Pre-Design Phase reduce costs and risks by better defining the project scope early to avoid complications later in the design process.

That means our Clients can be confident that their project will start out on the right foot and run smoothly throughout the process.

NOTES:

The Design Phase!

At this point, complications are reduced, and the fun begins.

There's no "I" in "Team." Although PIERI is primarily responsible for the architectural design, we always collaborate with the Client and Consultant team to ensure a beautiful and functional building.

After completing the Schematic Design phase and defining the project scope and budget, we bring the engineering consultants on-board.

During Design Development, Project owners can interact and visualize their project via computer imaging and Material swatches.

NOTES:

Schematic Design

- Environmental Studies
- Massing and Orientation Studies
- Initial Energy Model
- 2D Site and Floor Plans
- 3D Renderings
- Outline Specifications

Acquire Consultant Proposals

- Civil
- Structural
- HVAC / Mech / Fire
- Electrical and Lighting
- Landscape
- Energy and Environmental



CLIENT REVIEW

Design Development

- Complete Floor Plans
- Elevations + Sections
- Color + Materials Selection
- Draft Specifications



DE-1

DE-2

DE-3

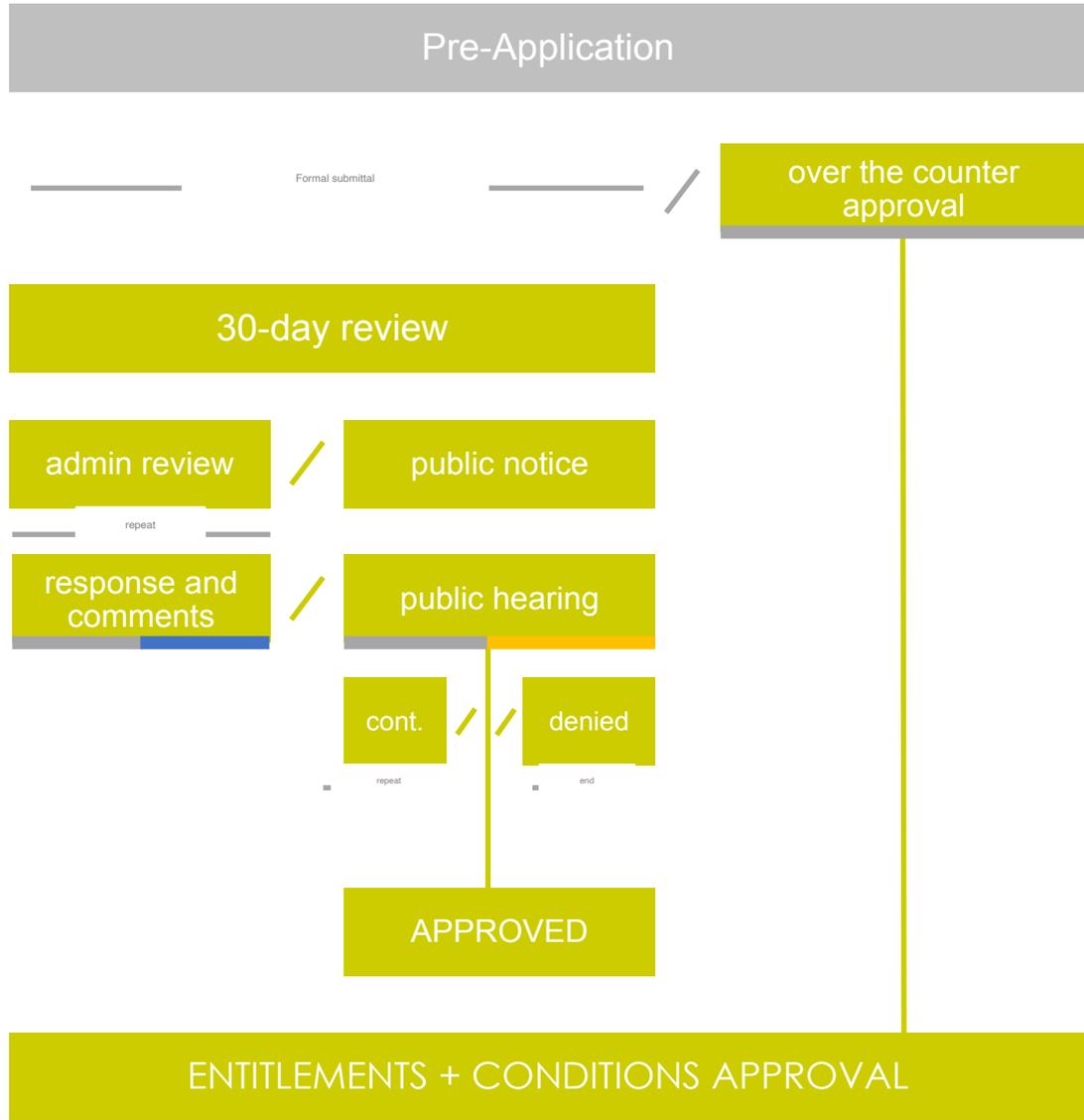
DE-4

DE-5

DE-6

ENTITLEMENTS

EN-1
EN-2
EN 3.0
EN 3.1
EN 3.2
EN 3.3
EN 3.4
EN-4
EN-5



Here we have a collaborative effort between the planning department, the community, the architectural team, and the Client.

The Entitlements phase gets into the nitty gritty of architectures' political side. This is where the Client Architect work for approval from the County and/or City governments.

Although this step is not the most enjoyable, it is essential in order to secure the right to develop on the property.

Once the design is approved, the project can then make the leap into the construction process!

NOTES:

At this point all the design decisions have been made, and all building systems are defined and integrated into the design. But we still have one more step before we can begin the construction process.

All good things need documentation. Preparing the Construction Documents can be time consuming, but they are essential for a smooth transition into the building process.

Now, this is where the Client can relax and let the PIERI Design Teamwork their magic!

NOTES:

Prepare Construction Documents



Document Review Checklist



All-Hands Review



Issue Construction Documents



PERMITS

PT-1

Prepare Application Package

PT-2

Submit Project for Review



PT-3

Review

PT-4



PT-5

Prepare Response

PT-6



PT-7

Resubmit

PT-8

APPROVAL

PT-9



Once the Construction Documents set is complete, the building permit applications are submitted.

In a perfect world, the application would be approved on the first go around, but that is rarely the case.

Plans may be reviewed several times before a permit is issued.

After the building permit is approved Government agencies may require various revisions to acquire endorsements.

Patience and persistence are key in the permit process.

And our team works with the Client to see the permit and agency approval process through.

NOTES:

BIDDING +NEGOTIATION

As the potential contractors, or bidders, study the plans to prepare their bid packages, they will have questions regarding the project scope.

Bidders present their questions in writing to us in the form of an RFI (Request For Information).

All RFIs and their answers are shared in writing with each Bidder.

This process helps bidders to consistently understand the project scope, and aids in higher quality bids.

The process also helps to reduce changes and unexpected cost during construction and results in a higher quality project.

The sub-contractors are chosen from a list of pre-qualified companies to ensure quality.

NOTES:

Prepare Bid Package

Distribute Bidding Contractors

Pre-Bid Project Review

Review Bid Set and Present RFIs

Respond to RFIs

Receive Bids

Review Bids

Select Contractor

Negotiate Contract

Sign Construction Contract

BN-1

BN-2

BN-3

BN-4

BN-5

BN-6

BN-7

BN-8

BN-9

CONSTRUCTION PHASE

CP-1



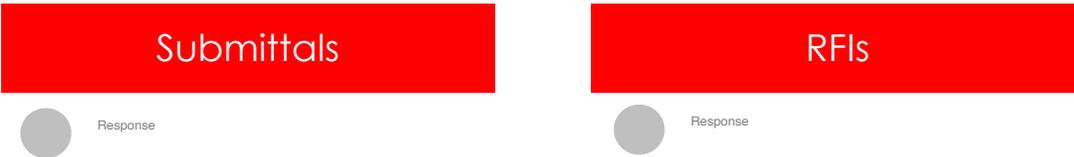
The moment we've all been waiting for!

CP-2



This step is the most rewarding. The Client gets to watch their grand vision come to life!

CP-3



Finally, all the stresses from paperwork and permits can fade away into the din of construction activity.

CP-4



Better yet, it won't be long until the building is complete! The Client can then enjoy their fresh new space as they officially occupy their building.

CP-5



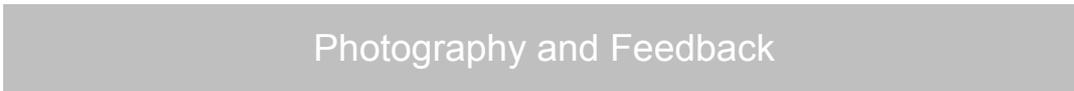
CP-6



CP-7



CP-8



CP-8



NOTES:

Your Project is Complete!
Mission Accomplished
Congratulations!

While you continue to get acquainted with your building, we continue to improve our Delivery process using your feedback and lessons learned review..

So it is important for us to receive feedback from you and the other associated parties so we can continually optimize the process to improve workflow and make for more enjoyable for future projects.

All feedback is valuable.
We look forward to hearing from you soon!

PROJECT COMPLETE!