



Tower Third Party Review

Complete Architectural and Engineering Plan
Review Services

Architecture Engineering

Mechanical
Plumbing
Electrical
Structural
Life Safety

Optional Items

Plan Routing
Plan Tracking
Peer Reviews
Pre-Design
Assistance
“Mapping” of
Requirements



Permitting Activities



Tower Third Party Review

Complete Architectural and Engineering Plan
Review Services

Plan Reviews – Five phases of full service

1. Pre-Design

- “Mapping of project requirements as code, zoning, historical, existing conditions analysis, special district and related approvals needed.

2. Schematic Design

- Concept and plan study in consultation with client needs.

3. Design Development

- Commence “phased” reviews at 50% -85% and final drawings.



Hilo
Medical
Center
VA and
Campus
Master
Plan



Permitting Activities



Tower Third Party Review

Complete Architectural and Engineering Services

4. Staged Permit Levels

- Demolition Permits
- Foundation Permits
- Supplemental/Shell/Steel Permits
- Supplemental Permits with Mech-Elect
- Final Build Out Permits

5. Permit Coordination & Follow up

- Tower Third Party Review will assist with “all” applicable department permitting activities regardless of approval authority. Whatever makes the process quicker is what we want to do.

Weekly email reports keep the client informed.

Permitting Activities



Tower Third Party Review

Complete Architectural and Engineering Services

Extensive Commercial Industry Experience

- 84% of our clients are Commercial Facilities
- Special non code reviews for selected projects in healthcare, peer analysis & project planning
- TTPR's range of project experience include restaurants, high rise condos, hotels, public storage, warehouses, retail outlets, educational buildings and public entities
- Clients include Centex, Hilton, Kam Schools, Public Storage, Pizza Hut, Good Year, Louis Vuitton, Outrigger, A&B, Ala Moana Mall, Aloha Petroleum, DFS, DKKY and numerous retailers, residential and healthcare facilities – anyone who desires an expedient and quality turn around schedule

Permitting Activities



Tower Third Party Review

Complete Architectural and Engineering Services

Fees & Costs

- Not value or schedule based
 - Number of sheets
 - Complexity of work
 - Number of disciplines required
 - Schedule desired
 - Optional items requested
 - Quality of drawings
 - Continuity of associated information, calcs, reports, specs
 - Value of return to the client

Permitting Activities



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Miscellaneous

- A win – win for all. The job moves faster, labor & unions keep working on time, costs are easier to control, costs are usually lower, the municipal process and funding base is kept in tact, quality is maintained, revenue flows into the community faster, voters are happier and existing programs and personnel are actually enhanced and less stressed.
- A team function
 - TTPR works “with” the existing C/C compliance personnel
 - Training and sharing of experiences benefits all
 - Trust is developed so private & municipal interests both function smoothly
 - Interpretations, variances & even complex problems are shared & evaluated in the best interest of the community
 - <http://honoluluudpp.org> [Tim Hiu, thiu@honolulu.gov or call 808-527-6071]

Permitting Activities



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Progressive Reviews

Starting schedule based on your needs and commitments

•50% - 75% - 85% - 100%

Cost Containment for Projects - Consider that:

Construction costs are running as high as one percent per month

The cost of property financing is around one half percent per month

New labor negotiations are on the horizon

Construction schedules are tight and one lost day can be expensive in many ways

Inventory is tight and the cost of equipment sitting idle is just lost money

Then add back the revenue the project can bring and in and the net result is can only be positive if you

Permitting Activities



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Complete Architectural and Engineering Services

The Review Process

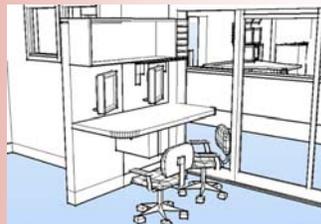
Exactly as done by the City/County now

Same forms, same applications

Fees are in addition to C/C costs

C/C still archives plans, tracks data and does field inspections

TTPR decisions are not reviewed except as a quality control measure



Retail and Office TI & Renovations



Full Architectural Reviews

Permitting Activities



Tower Third Party Review

Complete Architectural and Engineering Services

NON REVIEW ITEMS

Courtesy Inspections – MEP (in process).

Design observations - non code

Permit monitoring for all permits

Communications - Attendance at design/project meetings

Back Checks – Continuous follow up

Assistance - Routing & expediting

Project Administration Activities



Tower Third Party Review

Complete Architectural and Engineering Services

Q & A

Full Service Permitting Reviews & Consulting



Tower Third Party Review

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Thank you !