

PFIZER GLOBAL RESEARCH AND DEVELOPMENT - SEAVIEW

San Diego, California



Client:
Pfizer Global Research and Development

Location:
San Diego, California

Assignment:
Project Management

Services:

- Schedule & Budget Management
- Lease/Workletter Management
- Permit Management
- Pre-Design Administration
- Procurement
- Program Management
- Design Administration
- Construction Administration
- Occupancy Management
- Project Accounting

Project Facts:

- 62,000 SF
- Executive Offices & Meeting Rooms
- 8 Month Project Schedule
- 5 Month Construction Schedule

Completion Date:
July 2002

Architect:
Architects - Delawie Wilkes
Rodrigues Barker

General Contractor:
DPR Construction, Inc.

Project Management Advisors, Inc. (PMA) managed the programming, design, construction, and occupancy of this 62,000 square foot tenant improvement project in San Diego. With a targeted move-in date that integrated with the rapidly expanding La Jolla campus, PMA interfaced with the end users and other project stakeholders, and in conjunction with the architect, quickly developed and approved a program that achieved Pfizer's design criteria. The project included a lobby secured by a 20-foot high custom glass wall, ornamental central staircase, teleconference equipped training rooms, hardware lab, meeting rooms, and lunch facilities.

To facilitate early permit delivery and phased construction, construction documents were divided into three separate permit packages. PMA managed the incremental procurement process, negotiated the general contractor agreement, managed all contractor change orders and the overall project schedule and budget to meet Pfizer's move-in goals and objectives. PMA also managed the procurement, delivery, and installation of all audio-visual, access control, security, voice/data, and furniture installations for a complete turnkey delivery prior to move-in.

As tenant representative, PMA acted as the single source contact for the internal Pfizer stakeholders, the A/E team, the construction team, and the vendors retained directly by Pfizer. PMA ensured the inter-coordination between each of these entities, escalated significant issues, and provided recommendations as Pfizer's advocate. One such issue escalated by PMA resulted in a successful Board-of-Appeals hearing and finding in favor of Pfizer and the design teams' interpretation of acceptable uses within hallway exit systems.