

CASE STUDY

How Gunkel Architecture Leveraged an As-Built Survey Partner to Save Valuable Design Time and Drive Efficiency in Their Residential Remodel Workflow



BRAD GUNKEL, PRINCIPAL

SUMMARY

In 2017, Bay Area architecture firm **Gunkel Architects** was introduced to **Precision Property Measurements (PPM)** by one of their clients. *"We first learned about PPM when we were provided As-Builts they had done for a client. Up until that point, we had been doing our own As-Builts which often resulted in valuable staff spending significant time out of the office. PPM's fees are competitive with our own, their work is great, and it frees up our staff to focus on project work in the office,"* shared Brad Gunkel, Principal of Gunkel Architects.

Prior to working with PPM, the Gunkel team had worked with a few other As-Built Survey providers but hadn't yet found the quality and cost-competitive service they needed. Therefore, the team was handling the field measurement process internally, and this meant spending a large number of valuable hours on site visits, hand measuring, drafting, and double checking their work before the creative process could begin.

Having received a thorough and reliable set of As-Builts created by PPM from his client, Gunkel and his team decided to give PPM a shot on their next residential remodel project in hopes they could avoid the tedious hours on site and delegate more more time to client service, architectural design, and in-office production.

While they hadn't intentionally sought out an As-Built Survey partner, the Gunkel team would soon realize the benefits of such a service. This case study will examine the challenge Gunkel and his team were facing as well as the outcome of leveraging this strategic partnership.

THE KEY CHALLENGE

The key challenge Gunkel and his team faced was the large number of hours dedicated to handling the As-Built measurements in house. PPM became an interesting option when they realized there was a local, reliable provider that could help their team redistribute hours to more valuable tasks.



Architecture Firm



Berkeley, CA



12 Employees



18-20 Residential Projects Per Year



www.gunkelarchitecture.com

THE SOLUTION

The architects soon came to realize that working with a reliable As-Built partner would not only allow them to spend more time on design, in-office production, and understanding the goals of their clients, it would also ensure peace of mind in knowing every plan was accurate and to their specifications.



Photography by Christian Klugmann

KEY BENEFITS

Accuracy Assurance

"Prior to working with PPM, the accuracy of As-Builts were our responsibility. Now, we often have clients contract directly for the As-Builts knowing that PPM guarantees their work." Utilizing an As-Built partner who uses 3D laser scanning technology to capture data points along with a team of expert drafters helps ensure every renovation gets off to a great start.

Efficiency + Design Time

By allowing PPM to coordinate the measurements and production, Gunkel and his team have been able to focus on other projects while the As-Builts for their next project are being produced by a trusted team.

Growth

Since Gunkel's team began working with PPM, they've been able to take on more projects and expand from 7 employees to 12. *"PPM has certainly helped make this growth possible,"* shares Brad.

A STRATEGIC PARTNERSHIP

Kickstarting each project is easy for the Bay Area architecture firm. They simply submit their project address, choose the plan types they'll need by checking a few boxes, and receive a quote by the end of the next business day.

"We are able to let PPM coordinate the As-Built measurements and production. We can focus our attention on other projects while this is going on and then can hit the ground running once we receive the As-Builts from PPM." says the team.

Turnaround time for As-Built plans are typically 15 to 22 days. Upon delivery, Gunkel and his team use AutoCAD to implement their design and are able to begin the design process right away from the files PPM delivers. No conversion is needed.

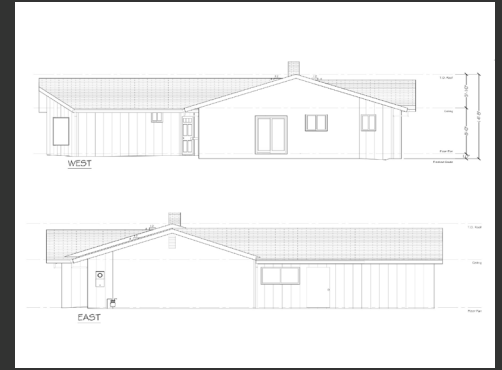


COMMUNICATING THE VALUE TO CLIENTS

"We explain to homeowners that PPM does great work for less than or equal to what we would charge and that they guarantee their work," shared the architect.

In most cases, the Gunkel team selects the plans needed and has the homeowner contract directly with PPM, but the architect will obtain a proposal to get the project started outlining the scope of work and specifications.

PROJECT LIFECYCLE



PROJECT KICKOFF

As each new remodel project kicks off, Gunkel and his team reach out to PPM for a quick and easy quote by submitting the project address, scope of work, and any additional specifications.

3D LASER SCANNING

Next, PPM's project manager schedules the site visit. Surveyors use 3D laser scanning technology to gather millions of data points that will be used for offsite drafting and quality assurance.

ACCURATE AS-BUILT PLANS

Accurate plans are key to avoiding costly mistakes or additions to the timeline of a project. PPM's tried and true process ensures every set of plans is carefully drafted and quality checked before delivery.



ARCHITECTURAL DESIGN

Upon delivery of the As-Built plans, the architects are able to begin the design phase using the AutoCAD and PDF files provided. Because the files have been drafted to their specifications, no conversion is needed to begin the work.

COORDINATE CONSTRUCTION

After months of conceiving, designing, permitting and approvals, the project management phase of the remodel begins where bidding takes place, contractors are hired, materials are obtained, and construction and contractors are managed by the Gunkel team.

COMPLETED RENOVATION

Whether a renovation is straight forward or more complex, a trusted As-Built partner that delivers accurate plans to your specifications helps a project start smooth *and* finish smooth resulting in happy clients and a beautifully renovated home... right on time and right on budget.

A GROWING TEAM

Since Gunkel and his team began working with PPM in 2017, they've grown from 7 to 12 team members. They continue to serve residential and commercial clients in the Bay Area, channeling diverse visions into architecture that is socially conscious, sustainable, and nurtures community - all with a trusted As-Built partner to support their process.

"The PPM team is very easy to work with and are very client-conscious," shares Gunkel.



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