



GEORGE A. TSAIRIS ARCHITECTS, P.C.

"YOUR FULL SERVICE ARCHITECTURAL CONSULTING & DESIGN RESOURCE."

## GAT COMMERCIAL DESIGN

-Since 1996, the architects of George A. Tsairis, Architects, PC, have been serving the commercial and industrial sector through unique design and hands-on, cost-effective construction management. Whether your needs are for retail, storage, manufacturing facilities, office space, or multiple family dwelling projects such as apartments, condominiums and townhouses, you'll find the collaborative and creative design partner you seek at GAT.

### PHASE I:

Pre -Design Services

Fieldwork / Investigation and Discovery

We research your project (including on-site) to provide feasibility feedback. This process includes photographic studies, field measurements, and creation of documentation for existing conditions.

Other Pre-Design Services

Development of a complete set of as-built documents for any existing structures

Creation of preliminary design for your project, in sketch format

Consultation regarding the on-site engineering needs of your project

Consultation with your town to assure its regulations and requirements are integrated into your plans

### PHASE II:

Design Services; Structural engineering services

In addition to assuring the individuality of design for your project, we can also develop and oversee all the necessary design and construction aspects--to assure your project is completed on a timely basis.

Schematic Design Documents

- Preparation of preliminary plans and elevation of project
- Creation of your preliminary budget

Design Development Documents

- Preparation of working documents & preliminary specifications to finalize your project's design
- Selection of your complete design team
- Finalization of all design decisions for your project

Construction Documents

- Preparation of complete plans & specifications for actual construction of your project
- At this stage, any design changes will be additional services.

Bid Negotiation

- Assisting you in obtaining bids for the construction of your project
- At this stage, any design adjustments for reducing costs are additional services.

Construction Management

- Administration of your construction contract
- Construction administration
- Field visits to check for general compliance with your project's plans.
- Assistance with other aspects of your project's coordination.