



# COMMERCIAL

Supporting your growth.



guernsey



Growth comes in many forms, from adding employees to increasing revenue to adding physical locations. A company's physical footprint is critical to ensuring sustainable success. ***Guernsey's in-house, award-winning planning and design team will partner with you to create that success.*** Our comprehensive and integrated view of site selection, master planning, architecture, interior design, engineering, urban design, and sustainability creates facilities that produce results.

---

### ***Site Selection***

Location, location, location - in the commercial world, that concept holds a high position relating to your business priorities and activities. Our multidisciplinary team of planners, architects, engineers, and scientists understand the nuances of site selection factors that can assist your business in identifying the ideal location. Our understanding of data needs, physical requirements, social issues, and political challenges provides valuable insight as you pursue site selection.

### ***Master Planning***

Master planning is a process, a combination of creativity and science. It requires a multidisciplinary team of specialists and generalists to achieve a desired outcome. The process represents an integrated consolidation of all assets and challenges into a focused assessment of existing and future conditions. Planning must facilitate improvements to objectives, quality of life, sustainability, and resiliency. Our team works hand-in-hand with our clients to envision, assess, and create a plan that provides a strategy and a path forward.

### ***Land Development***

The development of a parcel of land requires a multidisciplinary approach spanning several practice areas including land use planning, civil engineering, hydrology, landscape architecture, and environmental planning. This expertise is required during master planning, and is needed in the eventual development of the project involving zoning, permitting, transportation (internal and external), infrastructure planning and design (water, wastewater, storm water), and site amenities (urban design elements, aesthetics, water features, etc.). Our in-house staff reflects extensive experience in the enhancement of a site through an integrated and creative approach.













### ***Vertical Construction***

Our vertical construction design team helps with everything from the creation of new campuses to the renovation of existing facilities. We solve operational and functional challenges through creative, integrated design. Our team works with corporate leadership and project/technical managers to develop the appropriate design solutions while maintaining sharp focus on schedule and budget.

We take the time to understand the needs of your business and use our past experience in similar facilities to help develop solutions not only for effective operations but also for enhancing the safety of your staff. Facilities should be a reflection of a company's mission-specific needs. We are dedicated to a collaborative design process to ensure the resulting renovations or new facilities serve each requirement efficiently and effectively. During the facility design process we will focus on your identified priorities from operations and adjacencies to aesthetics and costs. With all design disciplines in-house, our design team is integrated and provides each project all areas of expertise including engineering (civil, structural, mechanical, electrical, fire protection), architecture, interior design, landscape architecture, and cost estimating services.

In vertical and horizontal built environments, we are committed to design that is driven by a wide range of sustainable and resilient strategies and measures, including: energy and water efficiency, renewable energy, waste reduction, low-impact development, human health and well-being, and mindfulness of finite resources.

### ***Interior Design***

Business takes place inside buildings. Your environment should enhance productivity, operations, efficiency and comfort for your employees and clients. We create spaces that will make you want to come to work every day. We offer programming, space planning, furniture specification and procurement, interior finish and material selections, millwork design, and wayfinding and signage design.









### ***Cost Estimating***

Our team will become immersed from the first day of conceptual design to estimate costs in order to determine funding or financing. Estimates allow for quicker determination of project feasibility, and the conceptual cost estimate is used to keep the project in budget, updated at each phase to ensure that issues are addressed promptly.

Accuracy of estimates is ensured through the use of three methods including: 1) spending time with contractors to understand cost fluctuation in materials based on geographic and other influences 2) performing cost comparisons after bids are received to determine areas of adjustment for future cost estimates and 3) comparing information from all the databases used.

### ***Program Management/Owner's Representative***

Our comprehensive understanding of fully integrated systems enables us to oversee the progression of your project from concept through construction. We assign a program manager to a project to enhance project development, provide decision-making skills, and identify a program perspective as required. This may also include identifying and managing cross-project dependencies, risks, issues, requirements, designs and solutions. Program managers are not necessarily discipline-specific and can include architects, planners, engineers, scientists, or other experts who demonstrate organization, discipline, control, and possess the skills to communicate across different levels of a project.

### ***Cyber Security***

A solid security strategy takes more than software and an occasional checkup. You need a team of good guys who are trained to think like the bad guys. That's where our cyber security professionals come in. We have nationally-accredited information security experts whose sole focus is to help our clients meet their risk management goals and compliance obligations using risk management, regulatory support, (NERC CIP, PCI-DSS, and HIPAA), security and vulnerability reviews, security monitoring, training and awareness, program audits and incident response planning.

### ***Regulatory Permitting/Environmental Analysis***

We deliver comprehensive expertise across a broad range of environmental services, such as Phase I environmental site assessments for property acquisitions or facility assessments and surveys to determine the presence of hazardous materials such as asbestos or lead-based paint. We also realize the importance of various environmental regulations that require interaction with regulatory agencies to secure needed permits (storm water, site constraints, water, wastewater, etc.). Responses to clients and coordination with environmental regulators streamline and solidify our completion of environmental clearances, Phase I/II/III site assessments, soil and groundwater investigations, cultural resources assessments and biological/threatened and endangered species studies. Our comprehensive understanding of your needs are vital to successful project completion.

### ***Construction Management***

Using sound judgment and reason to interpret contract documents, our team can help improve contractors' adherence to plans and schedules. We keep communication channels open among all parties, allowing for minor design changes to enhance quality and affordability while mitigating propagation of minor issues. We offer services in cost validation, schedule oversight, document control, submittal review, quality assurance and control, construction management staffing, and site observations.

### ***Energy Optimization***

The growing momentum for sustainable and renewable energy projects has encouraged aggressive action by many companies. The economic viability of a project is typically based upon many interrelated assumptions that should be validated and tested for resiliency to change. We provide independent assessment and validation to clients that may be interested in pursuing projects where cost is a significant consideration. We bring specific focus to ESPC and UESC projects where we work as a trusted advisor to validate energy savings projections and performance.









**guernsey**

5555 N Grand Boulevard  
Oklahoma City, OK 73112  
405.416.8100

**guernsey.us**