

A Diverse Portfolio

The Commercial Division at **ms consultants** focuses exclusively on the commercial industry, offering a variety of design, permitting and property acquisition services specific to this market.



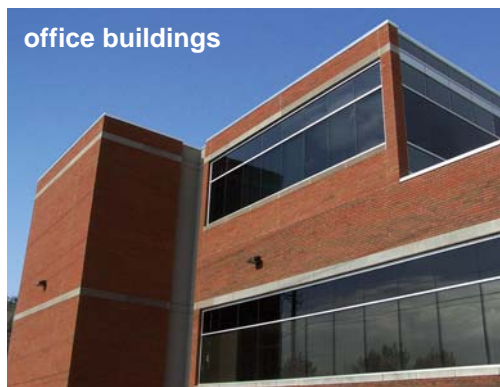
restaurants



retail



banks & financial



office buildings



day care centers



warehouses & distribution

commercial services



talentedpeople ... exceptionalservice ... successfulsolutions

www.msconsultants.com

ms consultants, inc.
engineers, architects, planners



commercial services

services provided



ms consultants provides multi-disciplined expertise to service commercial client needs – from site investigation, selection and acquisition to the design, permitting, construction and occupancy of facilities ready for operation.

When time is money

From site selection to occupancy, **ms** understands that dollars in leasing and financing can greatly affect the rate of returns of the investment by the client. Our full-service offerings have been created with this understanding in mind.

Clients may elect to use all **ms** services or utilize a few to balance their needs with their other partners. The services listed below identify these unique options.

Commercial Markets served:

- Retail
- Food Services
- Banking & Financial Institutions
- Land Developers
- Warehousing and Distribution
- Multi-unit Residential
- Petroleum

Working with each individual project type, **ms** has developed a history of cost estimating for each to minimize construction and operational costs to the client.

Pre-Planning:

- site selection/acquisition
- site investigation
- hazardous waste assessment
- wetland and stream delineation/mitigation
- permitting
- traffic studies
- prototype design
- brand imaging

Construction:

- construction administration and inspection
- construction sequencing and scheduling
- design/build
- design/bid/build
- pre-bid and bidding assistance

Design:

- surveying
- site/civil engineering
- stormwater management
- architecture
- landscape architecture
- mechanical/electrical/plumbing engineering
- structural engineering
- utilities - electric, gas, phone, waste, water
- technology services
- exterior lighting

Management:

- construction management
- web-based project management (Mosholutions)
- owner representation
- operational assistance

Branding

ms consultants recognizes that branding has become essential in today's business world. Branding defines the unique differentiation of businesses, providing an opportunity to stand out from the rest of the market. As such, the development of any property must reflect the image of the owner. **ms** works with our clients to develop plans consistent with their established image.

Commitment to Success

Our professional staff is dedicated and passionate about ensuring that each project is a success. In addition to providing design and coordination services, we help our clients establish an understanding of:

- Their business needs
- Their financial needs and considerations
- Their image needs
- Their market growth needs

We believe that once the entire project team understands a client's needs and expectations, that insight successfully translates to providing the necessary services at a competitive rate. That success can be achieved through our readiness and capability to provide all of the needed services in-house, via our staff of registered professionals available in multiple offices and states.

