

THE FIRM

T. M. Williamson Consulting Architects is a Grenada based firm Established in March 2000 to provide a full range of personalised professional architectural, interior design and property appraisal services. Focusing on the needs, requirements, and goals of each Client, we bring experience and technical expertise, but no preconceived solutions to the project. We first listen and analyse the project requirements, then apply innovative design solutions to each project or problem.

We share the belief that a building must be appropriate to its place, fulfilling its functional and aesthetic roles, while responding to certain budgetary and spatial requirements. The primary product of our firm is service. An integral part of the service is maintaining individual contact with the Client, paying close attention to each phase of the project. Our commitment to achieving project goals and close association with our Clients has deepened our understanding and insight into a wide variety of building types, and has resulted in satisfied Clients.

As internationally trained architects we are committed to extending our understanding of Caribbean Architecture, while deepening our insight into a wide variety of building typologies.

T. M. Williamson Consulting Architects is comprised of highly qualified Architects with experience in completing residential and commercial projects.

We offer the following architectural services:

- Consultation
- Project Management & Cost Estimating
- Feasibility Studies & Project Programming
- Site Planning & Project Design
- Space Planning & Interior Design
- Existing Building Documentation
- Construction Document Preparation
- Construction Administration
- Planning Approval Submission
- Co-ordination of Mechanical, Electrical and Plumbing Engineering Services

PROJECT STAGES

The delivery of Architectural consultancy services coincides with the following stages.

Pre-design Phase - Services:

Preschematic Design & Briefing:

Services cover feasibility, including assisting in the development of project definition, scope and requirements, Coordinating Owner supplied data (i.e.) detailed boundary and/or topographical surveys, soil surveys etc. The Architect will obtain from, or prepare with the Client, a schedule of accommodation and construction budget.

Pre-contract Services:

Stage 1 : Schematic Preliminary Design:

The objective is to utilize the information generated, analyze the Client's requirements and prepare outline design proposals, to include site layouts, floor plans and elevational sketches to develop and study alternative design schemes for the project.

Stage 2 Final Design:

Services include finalising the selected preliminary design and coordination of structural, mechanical, plumbing and electrical engineering consultants, selection of materials and development of a **preliminary construction cost**.

Stage 3 Construction Documents:

This phase consists of preparing technical working drawings and specifications in detail to enable the construction of the project and to obtain the necessary building permits.

Stage 4 Preparation of Contract Documents:

Services in this phase consist of assisting the Owner in obtaining bids or negotiated proposals for construction of the project. The Architect will also assist the owner in the preparation of bidding forms and the necessary Owner- Contractor Agreements.

Post Contract Services:

Stage 5 Construction Administration & Supervision Phase:

Services in this phase may involve field observation to monitor conformance with the Contract Documents, Contractor payment processing, preparation of change orders, and determination of substantial completion and final completion.

- Make periodic visit to site to inspect the progress and quality of the work.
- Advise and inform the owner on the progress of the work.
- Issue Certificates of payment to the contractor and perform other administrative duties.
- Make final inspection and issue certificate of final completion at the end of the contract.

PARTIAL PROJECT LIST

Project Description	Location
Kentucky Fried Chicken Const. Doc., Const. Admin.	Grenville, St. And.
Co- Op Bank- Extension. Design, Const. Doc., Const. Admin.	Church St., St. Geo.
Co-Op Bank- Grenville Design, Const. Doc., Const. Admin.	Victoria St., Grenville
Co- Op Bank Spiceland Mall Design, Const. Doc., Const. Admin.	Grand Anse, St. Geo.
American Embassy Refurb. Const. Documents.	Lance Aux Epines, St. Geo.
Volkswagen Car Dealership Design, Const. Doc.	Point Salines, St. Geo.
FNPd, Min. of Agriculture Design, Const. Doc., Const. Admin.	Queens Park, St. Geo.
GCNA Commercial Complex Design, Prelim Drawings.	Lagoon Road, St. Geo.
Kennedy Cottages Design, Const. Documents.	Eppine Forest, St. David
Dumont Residence Design, Const. Documents	La Chaussee St. David.
James Residence Design, Const. Documents	Belmont, St. Geo.

BILLING ARRANGEMENT

Fees may base on a percentage of the construction cost or time expanded or may be a lump sum, the method to be agreed with the Client.

Percentage fees are based on the total construction cost of the works. Initially, fees may be calculated on estimated cost, accepted tender sum or contract sum, where such is the case the fee shall be adjusted based on the actual construction cost at the completion of the project.

The following is percentage breakdown of the various stages.

Stage 1:	Preliminary Design	1.00%
Stage 2:	Final Design	1.50%
Stage 3:	Construction Documents	2.00%
Stage 4:	Contract Documents	0.50%
Stage 5:	Construction Administration	2.00%
Total		7.00%

The Client is required to pay a comission fee of \$3000.00 for residential comissions and \$5000.00 for commercial comissions prior to the commencement of any design services. The Client shall be responsible for the payment of all government related charges and taxes, eg. Planning submissin fees and V.A.T.

Partial Services:

The Architect may be required to provide Part of the normal service outlined. In such cases the fee shall be commensurate with the service, and may be charged accordingly.

Reimbursables:

The Architect will be reimbursed for all expenses incurred in connection with the appointment, including Physical Planning fees, Printing, external travelling, overseas postage, telephone charges, telegrams, facsimiles, air freight and courier charges.

Where the Architect's service involves works to a building of architectural or historical importance or high risks buildings, higher fees may be charged.

THE ARCHITECTS

TERENCE M. WILLIAMSON: Principal Architect

As Principal of T. M. Williamson Consulting Architects, Terence drives the Firm with leadership and vision. He focuses on clients' relationship with the Firm and final review of each phase of the project. He has over 20 years' experience as an Architect in the design and management of various building types and has worked for numerous clients such as The Government of Grenada, Grenada Co-operative Bank, British American Insurance Company, The US Embassy and the Grenada Co-Operative Nutmeg Association Terence holds both an Associate and a Bachelors' degree in Architecture and a diploma in Real Estate Appraisal.

Professional Education:

Professional Real Estate Appraisal (Dip. REA)
Ashworth College, Norcross, Georgia (2004-2006)

Bachelor of Architecture (B.Arch)

Howard University, Washington D.C. (1986-1990)

Architectural Technology (A.A.S)

City University, New York, N.Y (14986-1986)

Affiliation:

Grenada Society of Architects



T. M. WILLIAMSON CONSULTING ARCHITECTS

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ENGAGING ARCHITECTURAL SERVICES

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