

DESIGN/BUILD SERVICES

Our Design/Build Services — where CIP provides both project design and construction — offers our clients distinct advantages when compared to the traditional design-bid-build process.

SINGLE POINT OF ACCOUNTABILITY

CIP is responsible for all design and construction issues such as permits, budgeting, scheduling, and change orders. The client has a convenient single source for any questions or concerns, and to resolve issues faster and easier.

SHORTER COMPLETION TIME

As CIP provides both design and construction services, we can overlap schedules so that certain tasks are done simultaneously to speed up the process. In addition, if changes to the design are required, they can be made without having to re-bid the entire project.

REALISTIC EXPECTATIONS

Design / Build projects are more feasible than those created from a purely design point of view as they incorporate both design and practical budget elements. Issues that can increase costs—such as more expensive materials, designs, or construction methods—are decided on together by CIP and the client, so there are no nasty surprises.

COHESIVE IN-HOUSE TEAM

CIP's in-house architects, engineers, construction managers, estimators, and on-site crew work together and communicate openly with the client and with each other to ensure the quality and workmanship of each phase of the project.



GENERAL CONTRACTING SERVICES

CIP goes beyond typical general contracting services (assess the project, submit a bid, develop a schedule and budget, then execute). With our proactive **CIP Approach, we consider elements that may be missing in the original design and address them upfront to avoid costly change orders once the project has begun.**

We use an internally-designed estimating system, supported by historical data sources and national construction industry data, to not only shorten the bidding process, but enhance the accuracy and clarity of submitted bids.

Throughout the construction process, we communicate regularly with the client, subcontractors (if required), and other members of the project team, with regular updates on progress, costs, and next steps. CIP management and our on-site crew are in constant contact to ensure that every task in the project punch list is completed according to schedule.



The result is a high quality, aesthetically-pleasing project, done to the client's specifications.

General Contracting Services include:

- Commercial Renovations
- Emergency Assistance
- Infrastructure Stabilization, Upgrade & Repairs
- New Construction
- Self-Performance Trade Work
- Image Maintenance

CONSTRUCTION MANAGEMENT SERVICES

We view construction management as a strategic consulting project. Clients come to us with a challenge and we use our in-depth knowledge and management skills to develop viable and practical solutions that are within their budget and timeframe.

Our Construction Managers are a “go-to” source for all project planning, design and execution—from overseeing contract bids and awards, to devising a budget, securing permits and materials, and coordinating all subcontractor work. Once the project has begun, frequent on-site visits ensure that the project follows all design, schedule, and cost control requirements.

With their years of hands-on field experience, our Construction Managers have a broad knowledge of architecture, engineering, and design, and are as comfortable dealing with project’s architect as they are the demolition crew.

Open and frequent communication is key. Our proactive Construction Managers keep all parties—clients, subcontractors, CIP management, and our own work crew—updated on the project’s progress, costs, schedule, and related activities.

Construction Management Services include:

- Audits & Cost-to-Complete Estimates
- Budget Management
- Constructability Reviews
- Contract Administration
- Contract Bidding, Negotiation & Award
- Contract Document Development
- Cost & Resource Scheduling
- CPM Schedule Development & Monitoring
- Design & Construction Schedules
- Final Billings & Contract Close-out
- Final Project Walk-through
- On-site Management & Coordination
- Project Completions & Close-out
- Quality Control & Inspection
- Value Engineering



SELF-PERFORMANCE SERVICES

We use our own skilled craftsmen (personally hired by CIP) to perform all core and shell, infrastructure, and finish work. Using our own employees avoids the delay of having to conduct bids for subcontractor work, and gives us more control over the pace of the work schedule and the quality of the finished product.

Having our own crew on-site sets the standard for other subcontractors to follow in regard to project safety and workmanship. Self-performance also provides a distinct cost advantage in that we can provide experienced, high quality personnel at competitive at-or below-market prices.

A CIP Project Manager closely supervises our crew to ensure the project is done to-spec, on-time, is aesthetically pleasing, and within budget.

Self Performance Services include:

- Accoustical Ceilings
- Carpentry
- Carpeting
- Ceramic Tiles
- Concrete
- Custom Millwork
- Demolition
- Masonry
- Painting
- Stone Countertops
- Taping & Finishing
- Venetian Plaster
- Wall Coverings
- Wood Floors



INFRASTRUCTURE SERVICES

As the saying goes, without a solid foundation, even the nicest of homes will fall.

Our Infrastructure Construction Services ensure that won't happen by providing expert structural assessments, repairs, and upgrades. Our staff have years of field experience in laying foundations and performing both steel and concrete work to give your building the rock-solid support it needs.

Infrastructure Services include:

- Concrete
- Foundations
- Masonry
- Site Assessment
- Steel
- Structural Repairs & Upgrades



EMERGENCY CONSTRUCTION SERVICES

No business wants to suffer catastrophic damage, but unfortunately floods, fires, vandalism, and collapsing roofs do happen. And when they do, the cost in lost business due to service disruption can be as much, if not more, than the expense of the actual building repairs.

That's why our goal is to expedite the reconstruction process and get your property back to its pre-loss condition as soon and as cost-effectively as possible.

Our Emergency Construction personnel will make an on-site assessment and customize a plan to meet each client's specific needs; for example, opening one section of the site sooner in order to continue operations. We will also determine if it is better to repair or simply replace the damaged areas.

We use specialized compounds and equipment—including generators, dehumidifiers, and desiccants—to remove soot, smoke stains, and water damage to ensure they are not permanently embedded in the structure.



We also provide emergency service for minor repairs such as broken glass, tiles, doors, or other fixtures.

Our rapid completion schedule will reduce your company's down-time, minimize contents damage, and quickly restore your property to its pre-loss condition.

Emergency Services include:

- Collapsed Wall or Roof Repair
- Damages Clean-up
- Fire Damage Repair
- Minor Repairs
- Water Damage Repair

PRE-CONSTRUCTION

Our pre-construction process provides the information we need to generate accurate detailed bids and schedules, and to identify upfront potential conflicts and inefficiencies that could delay the project.

We begin with an in-depth constructability review of the project's scope and desired result. If the job involves renovating an existing structure, we also examine the electrical, mechanical and structural systems. As seasoned builders with extensive first-hand construction experience, we can anticipate elements that may not have been incorporated into the initial design, but should be identified—and addressed—upfront as they can impact the project design, schedule, and budget.

We also pay particular attention to details such as materials, scheduling, personnel requirements, and other factors that could impact construction. This information makes it easier to make informed decisions early in the design process, and avoid costly and time-consuming re-designs and change orders later on.

Unlike many other construction firms, who take a limited view of the scope of work in order to offer the lowest bid, CIP takes an inclusive approach and factors in all elements that could potentially affect construction. Our goal is to be your lowest cost provider at the end of the project, rather than the lowest bidder at the beginning.

Our bid estimates include itemized budgets, cash flow projections, and other reports for informed and accurate decision-making.



Pre-Construction Services include:

- Bidding
- Communication
(understanding the mission / final goal)
- Constructability & Material Suggestions
- Contracting
- Cost Review / Value Engineering
- Preliminary & Conceptual Estimating
- Project Site Walkthrough
- Scheduling

GALLERY 1

RETAIL

Tiffany & Co.

CIP's task was to upgrade Tiffany's showroom and build a high-tech Vendor Delivery Room without interrupting business or compromising their high level security.

During construction, we put up temporary secure entrances and brought armed guards onsite to oversee daily large dollar value deliveries.



Calvin Klein

Flooding due to a leak in the basement wall had discolored the floor slabs, to the detriment of both the store and this retailer's high profile fashion image.

CIP created an innovative draining and pump system hidden behind a temporary partition wall and restored the property to its original condition ahead of schedule.



CORPORATE INTERIORS

NY Black Car

The challenge was to reconstruct existing occupied commercial floor space to accommodate new offices without disrupting the client's daily work activities.

CIP built temporary corridors and partitions, scheduled all demolition and construction work around the client's activities, and completed the project on time and with minimal disruption.



Vicart Entertainment

The client wanted to convert an open loft into a film studio, conference room, partner offices, and work stations but had very specific environmental, aesthetic, and economic concerns.

CIP installed bamboo flooring, used windows for natural light, upgraded all electrical wiring, and added hidden air cooling equipment to create a great open space.



GALLERY 2

SELF-PERFORMANCE

10 Columbus Circle

CIP is one of only two approved General Contractors to work in the retail section of the prestigious Time Warner Center at 10 Columbus Circle.

We provide general contracting and self-performance work including disaster recovery, image maintenance, and routine painting and finishing upgrades for several retail stores in the complex.



25 Bond Street

Our crew did an outstanding job with drywall and support steel details, as well as the intricate framing of hundreds of ceiling fixtures, Level 5 finishes on walls and ceilings, thousands of linear feet of perimeter window pockets, and complex doors and frames.

As a result, this project received the 2007 AIA Multi-family Dwelling Award.



INFRASTRUCTURE

Racquet & Tennis Club of NY

The aging balustrade and sky roofs of this historic 1918 landmark building had to be replaced while maintaining the existing cornice and façade.

CIP replaced the sky roof s and repaired the existing steel structure using inventive 50 foot scaffolding to protect the workers, club members and pedestrians below.



YMCA – Prospect Park

As this YMCA's sidewalk vault was above a subway tunnel, emergency repair had to follow strict DOT, NYCTA, and Dept. of Buildings requirements.

CIP repaired the sidewalk using creative scaffolding, demolition and supports, and designed a new water proofing system to preserve the new vault structure.

