HIGHEST AND BEST USE

opportunities and constraints strategically transformed
The highest and best use of real estate is achieved by using unbiased and informed analysis to balance a property’s unique opportunities and constraints.

Architects, developers, owners, and facility managers gain valuable efficiencies by working with one firm through a project’s entire life cycle: from Pre-Development and Due Diligence through Design, Development, Construction, and Post-Construction Management.

Interdisciplinary teams with a full complement of evaluation, design, technical, and regulatory insight lead clients to value CEC as a trusted real estate advisor. This partnership allows for a more promising plan and, ultimately, an increase in market competitiveness, asset appreciation, and valued return on investment.

CEC is committed to respecting and enhancing environmental and economic resources in the communities we serve. In fulfilling client objectives, CEC’s LEED®-accredited professionals pursue designs that deliver real and implementable high-performance and sustainable solutions, promoting healthy, safe, and functional environments in which we all want to live, work, and play.

Civil & Environmental Consultants, Inc. (CEC) provides comprehensive market-oriented consulting services that advance the strategic business objectives of our clients. CEC is recognized for its innovative design solutions and integrated expertise in air quality, civil engineering, ecological sciences, environmental engineering and sciences, survey/geospatial, waste management, and water resources.
THE CEC ADVANTAGE

Comprehensive Due Diligence
There are myriad real estate issues that can make or break a project. CEC professionals understand the indicators and extent of these issues and routinely lead comprehensive due diligence efforts for acquisition and development.

Diverse Market Experience
CEC has diverse experience in the evaluation, design, and construction of real estate projects for the retail, commercial, residential, industrial, education, health-care, hospitality, cultural, sports, entertainment, and recreational markets.

Integrated Design
To achieve integrated, permittable, and constructable development plans, CEC brings a unique and complete array of survey, ecological, environmental, landscape architecture, water resources, geotechnical, and civil engineering services to each project.

Proven Regulatory Strategies
CEC has a proven record of performance across the U.S. implementing permitting strategies to entitle real estate developments facing complex regulatory issues and municipal obstacles.

Property Management Awareness
Awareness of the issues impacting the management and operation of real estate assets allows CEC to design practical solutions and regularly assist clients with operational efficiencies, regulatory permitting, and maintenance management.
CREATING PLACE & QUALITY OF LIFE

Intuitive, affirming user experiences start with translating each environment’s unique character into a responsive design that contributes to the successful development of our environment and communities.

Location, Location, Location
The due diligence experts at CEC understand how a property’s relationship to other market amenities and demographics affects its success. Sites are designed with an eye toward ease of access, visibility, and critical mass. CEC also finds ways to repurpose properties to add density to an area and targets cost-conscious methods for improving infrastructure.

Early Integration
CEC works with clients early in the process to determine user needs and develop well-planned properties for diverse uses. CEC also helps support and translate the owner’s or architect’s vision to create a sense of place. Our site planners and landscape architects plan for social interaction, active lifestyles, and connection to the natural environment, resulting in a sustainable, quality property that people want to engage with and invest in over time.

Systematic Approach
A comprehensive, multi-disciplined approach helps link the varied layers of a community, such as transit and the movement of people and goods, utilities and storm-water management infrastructure, and amenities and entertainment. CEC professionals bring critical thinking to the table to balance these dynamic system components.
**RETURN ON INVESTMENT**

*Whether a property is acquired and developed for short- or long-term use, the primary goals for many real estate projects are to invest capital wisely and see an increase in value.*

**Expert Guidance**
CEC’s professionals are keenly aware of the potential pitfalls and obstacles that lead to a lengthy permitting process and costly construction issues. Knowledge of regulations and municipal ordinances combined with comprehensive due diligence services enable CEC to identify site constraints and challenges up front, helping clients mitigate risk, stay on track with tight deadlines, and take occupancy sooner.

**Site Maximization**
CEC starts with the client’s objectives in mind and explores the most effective options for maximizing site layout and operational goals, enhancing under-utilized real estate assets and minimizing the costs associated with development. CEC site planners consider future phases of development and construction costs to realize the full potential of the overall project.

**User Focused**
Sites are developed with an eye toward long-term use and tenant flexibility. CEC takes the time to be fully engaged and knowledgeable about the client’s end goals and how a site should function. Property facilities and operations management can play a major role in determining what drives the site’s layout, usage, and amenities.
Pre-Development and Due Diligence
- Phase I Environmental Site Assessments
- Zoning and Regulatory Review
- Property Condition Assessments
- Utility Assessments
- Brownfield Grant Applications
- Geotechnical Investigations
- Ecological and Cultural Resource Assessments
- Surveying

Design
- Site Planning/Master Planning
- Landscape Architecture
- Site Grading and Earthwork
- Stormwater Management
- Water Quality Design
- Erosion and Sedimentation Control Design
- Utility Design
- Geotechnical Engineering
- Transportation Engineering
- Roadway Improvements
- Green Roof Design
- Earth Retention Structures
- Environmental Remediation

Permitting
- Zoning/Re-Zoning/Site Plan Approval
- Wetland and Stream Impacts and Mitigation
- Endangered Species Permitting
- NPDES Permitting
- Effluent Limitation Guidelines
- DOT Permitting

Construction and CQA
- Design-Build
- Construction Monitoring and CQA
- Construction Management
- International Building Code Special Inspections
- Stormwater Discharge Monitoring and Compliance
- Construction As-Builts

Post-Construction
- Asset Information Management
- Leasing Plans and Exhibits
- Green Roof Performance Monitoring
- Pavement Evaluation and Rehabilitation
- Site Infrastructure Maintenance
- ADA Accessibility
- Stormwater Discharge Monitoring and Compliance