

CONSTRUCTION MANAGEMENT AND DEVELOPMENT

General Contracting Partners, Ltd. (GCP), the in-house construction division of SVN | RICORE Investment Management Inc., is a full-service general contracting firm specializing in interior commercial finish and construction throughout Ohio, Kentucky and Indiana.

FULL-SERVICE PLATFORM | INNOVATIVE TECHNOLOGIES | EXPERIENCED TEAM

From pre-development to final inspection, GCP provides competitively priced construction services that can't be found anywhere else. With decades of industry experience, GCP's team of local experts are able to remove extraneous job costs, without sacrificing quality. GCP identifies the most appropriate subcontractors and creates a competitive bid environment. This removes as much bid risk as possible and eliminates change orders through accurate scope and design conflict resolution.



MAXIMIZE VALUE - MINIMIZE RISK

There are only so many tenants in the market at any given time. Both GCP and SVN | RICORE understand that securing these income streams for our clients is the key to a successful real estate investment. GCP's ability to estimate tenant improvements quickly, accurately and in detail, allows for a trusting partnership to be developed between the landlord and tenant during the leasing process. Our investors benefit from higher occupancy, less downtime, lower tenant finish improvement costs and happier tenants.



THE GCP DIFFERENCE

Total Transparency – GCP provides its clients full disclosure with each project. By sharing bids, subcontracts, invoices and more, our clients know that they are being charged fairly and that GCP's interests are aligned with their own.

Value Pricing – GCP aims to provide its clients the most value for their dollar. To achieve this, GCP defines the most efficient scope of work, provides easy to understand menu pricing and works with only the most experienced and responsible subcontractors.

Communication – GCP understands that successful construction projects rely on proactive communication. By staying on top of the needs and priorities of all stakeholders, GCP is able to facilitate team consensus for all of the important decisions that keep a project moving forward.



From left to right: Jenna Birri, Project Manager | Jake Rack, Project Manager | John Rickert, Principal and Executive Managing Director of SVN-RICORE | Larry May, President of GCP | Katie Young, Construction Administration | Sam Crew, Project Manager - Superintendent

BUILDING SUCCESS ONE PROJECT AT A TIME

Expert Planning for Project Success - Turning Investment Dollars into Revenue



Full Spectrum Construction Services at Every Phase of your Project



PRE-CONSTRUCTION

GCP is an integral part of the pre-construction team, providing early budget verification, ongoing estimates, cost saving strategies, schedule development and task tracking. During the pre-construction phase, GCP quantifies and/or eliminates risks and excessive costs.



TENANT IMPROVEMENT

GCP specializes in converting prospective tenants into secure income by adding significant value to the leasing process. GCP reduces downtime by assisting in the favorable presentation of vacant space, and by assuring prospective tenants that their space will be constructed on time and on budget.



ADMINISTRATION

Construction administration requires a clear set of expectations from the owner, architect, and contractor. GCP coordinates this team communication, which ensures that all projects are completed on time, on budget, and in line with all construction documents and specifications.



NEW CONSTRUCTION

GCP understands guaranteed maximum price contracting and eliminates unnecessary risk by thoroughly reviewing all project documents for omissions, uncertainty, and/or conflicts. When complications do arise, GCP works through them by exploring alternatives, anticipating risks, and providing appropriate contingencies.

“ General Contracting Partners has shown the same level of professionalism from full building remodels to 1,500 square-foot tenant improvements. To be this consistent, no matter the size of project, only comes from a corporate culture founded on honesty, integrity and a commitment to excellence. ”

Todd Esslinger
SCOTT STREET PARTNERS MANAGEMENT SERVICES