CONEMCO®
CONSULTANTS

Offering more than **100 years of collective experience** in Structural Design and Construction Management in the States of **Florida and New York.**

ABOUT US

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Conemco Engineering, Inc. is a consulting engineering firm serving Florida since 2008 and has expanded operations to New York since 2015. Since then, the Structural & Civil staff has been involved in over 800 projects. This brings the professional experience, technical knowledge, competency and commitment required to deliver the high level of engineering services that today's fast-moving construction market demands.

While providing consulting engineering services in South Florida and New York, our company has forged strong working relationships with many of the major architectural firms and developers engaged with the construction industry.

Conemco's work balance between the public and private sectors have allowed our work to combine a high level of quality and attention to details with quick turn-arounds and cost effective solutions.

Our philosophy is to excel in delivering optimal solutions, the best results and exceed our client's expectations to strengthen our established trust.

About Us

WHY US?

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Why us?

- Conemco Consultants stands on solid ground with a group of professionals with broad local and international experience.

- We integrate a diverse range of engineering services under the same roof.

- We are empowered and oriented to provide cost-effective solutions to our clients.

- Our flexible cost structures allow us to adapt to small and big projects on both the public and private sector.

- Our strong company structure allows us to adapt to each project needs, either as a consultant or as a partner.

We are committed with project schedules and deadlines. We think ahead and anticipate conflicts to avoid delays.

WHAT WE DO

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What we do

Offering more than 100 years of collective experience in Structural Design and Construction Management in the States of Florida and New York.

▶ **Structural Engineering:**

- Structural Design
- Concrete Restoration
- Masonry
- Steel
- Wood

▶ **Threshold Inspections:**

- Threshold inspections
- Special inspections
- Forensic Investigation
- Other inspections

▶ **Construction Management:**

- Owner's representation

(planning, design and construction phases).

- Contract administration.
- Inspection and quality assurance.
- Contract review and negotiations.
- Cost Estimating.

Collectively, our engineers have more than 100 years of experience in design and forensic investigation

▶ **Civil Engineering services:**

- Paving & Drainage Plans
- Bridge Design
- Traffic Operations Design

Structural Engineering

Concrete Restoration

Masonry

Steel

Wood

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Concrete Restoration

Structural restoration is the process of restoring horizontal concrete structures. This type of restoration encompasses the protection, rehabilitation, and/or replacement of damaged or deteriorated structural elements or other components. Restoration procedures may include steel and concrete rehabilitation, partial or full-depth concrete replacement, post-tensioning repair, and carbon fiber installation. Improvements to waterproofing systems include joint sealants, traffic bearing coatings, concrete sealers, and expansion joints.

For any construction activity where people need to protect against consequences derived from facing the unknown, they protect themselves using safety factors that may or might not be disclosed.The same is specially truth for concrete restoration projects where contractors will cover themselves using conservative values for not losing in a project when there are unknown factors, therefore, the owner pays for not providing information. In a concrete restoration project, many issues may arise such as: insufficient rebar, misplaced rebar, non-existent rebar and excessive level of corrosion where full replacement of rebar and shoring might be needed. Methods to safely replace or rebuilt the affected member cannot be anticipated in a simple sounding and marking method typically used for identifying damaged areas.

There are contractors that knowingly take risks providing underprice values relying on future claims or compensation for change orders in the quantities or other issues not identified in the original scope of work. For that reason, it's important to know upfront the quantity and all items anticipated in a repair work as well as the best way on how to repair it. This is the reason why we always recommend starting a project with the most information possible of all the work anticipated, proper location of the damages and method of how to perform the repairs. The best way to determine the quantity involved in a project is surveying, sounding and marking and exposing all areas identified with hollow sound. Sounding and marking only is not enough. If conditions in the field do not allow exposing the area identified as damaged, then standard details how to repair them will be prepared. Once the area is cleared for reparation, the real quantity and appropriate approach is selected. In such cases the final cost is unknown until completing the project.

When not exposing the area identified as defective other surprises might be hidden and final budget might be off by 30% to 100% depending on the project size. If the contractor underbid a project for not having the appropriate information, then there's the risk of contract failure or underperformance. Exposing only a portion of the area identified as damaged in a project and extrapolating or projecting for the rest is sometimes the only possible way to approach the anticipated quantities in a project.

Threshold Inspections

Special inspections

Forensic Investigation

Other inspections

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Threshold Inspections

Conemco Consultants is a certified special inspection agency with an extensive knowledge of what it takes to execute all types of inspections. We count with trained and certified inspectors, in the States of NY, FL, GA, TX and AL, who provide inspection services for a variety of structures.

A special inspection agency is a company certified to perform inspections. According to Chapter 17 SECTION BC 1702 of the NYC Construction Code, a special inspection is an “inspection of selected materials, equipment, installation, fabrication, erection or placement of components and connections, to ensure compliance with approved construction documents and referenced standards as required by this chapter or elsewhere in this code or its referenced standards.”

Currently we are certified to inspect the following structures:

- Luminous Egress Path Markings
- Structural Steel – Welding
- Structural Steel - High Strength Bolting
- Structural Cold-Formed Steel
- Concrete - Cast-In-Place
- Concrete - Precast
- Concrete - Prestressed
- Masonry
- Wood - Installation of High-Load Diaphragms
- Wood - Installation of Metal-Plate-Connected Trusses
- Vertical Masonry Foundation Elements/Piers
- Underpinning
- Wall Panels, Curtain Walls, And Veneers
- Sprayed Fire-Resistant Materials
- Exterior Insulation and Finish Systems (EIFS)
- Structural Stability - Existing Buildings
- Mechanical Demolition
- Excavation - Sheeting, Shoring, And Bracing
- Fire-Resistant Penetrations and Joints (Firestop)
- Aluminum Welding
- Structural Steel - Details

During the construction phase an inspector plays a critical role. They help identify defects in the construction early on rather than later which helps save time and money for the client and compliance with the building safety and permit guidelines.

In addition, we also perform threshold inspections as they are known in the state of Florida. A threshold inspection is an inspection conducted at a building classified as a threshold building, which is any building meeting all or some of the following requirements: Is greater than three stories or 50 feet in height, or Has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area or an occupant content of greater than 500 persons

Simply put, a tall building or one that holds a lot of people is classified as a threshold building and the threshold inspector must inspect all its structural elements during construction to satisfy the procedure of a threshold inspection.In order for an inspector maintain and comply with their role, the engineer of record must prepare and provide the Inspector with the Structural Inspection Guideline or Inspection Plan. This guideline serves the purpose of providing the inspector with a specific direction of what structural elements, frames, systems and other building components, the inspector should examine so that the permitting compliance is met. Said guideline should be submitted along the contract documents for the building in the permitting stage of the project. This will guarantee that the inspector verified each element as per the guideline assuring the compliance.

Threshold Inspections

Construction Management

Owner’s representation

Contract administration.

Inspection and quality assurance.

Contract review and negotiations.

Cost Estimating.

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Construction management

Construction management is considered by many the foundation for every building project and they key to success in any given development. It is an extremely demanding and long process which main purpose is to meticulously monitor and control every process of a project concerning the quality, cost and time.

In other words, the role of a CM is fundamental to the development of a project. For that reason Conemco Consultants has qualified and competent CMs on board, due to the fact that any project, no matter its complexity, requires the constant need for last minute changes that can only be executed by strong team leaders who can maintain stability and assist the coordination between the designated team members.

Our CMs are problem solvers always applying a strategic and tactical approach at all moments to ensure the quality and completion of the projects they're assigned. They're very aware and insightful of the needs for the projects since they have a deep understanding of the technical complexities involving a project. Using their organizational data skills, they will make sure everything goes to plan.

For their teams and the execution of the project our CMs practice the clear and effective communication making sure they listen to the other workers avoiding any confusion when delegating tasks to those capable of overseeing or completing them at any area of the project. They like to instill an environment of teamwork to inspire the willingness to help their co-workers and are always looking to keep developing everyone's problem solving skills and innovating ideas.

Their responsibilities include the coordination of the established budget and running cost assessment during the entire project duration. They're in charge of planning the work time schedule and selecting the right construction strategies and methods for the project. They also negotiate the contract agreements with the workers and other project members and work along with the many consultants of the project.

A CMs functions can be summarized in the following:

Setting the objectives and scope of the project by planning a large number of things such as scheduling, standards and guidelines, budget and the selection of the team.
Improving the resource usage by enhancing the process and equipment management. Making more efficient the execution of the operation by monitoring and coordinating the process, meaning the design, contracting, planning and such.
Cultivate strong and seamless communication channels to avoid and/or resolve conflicts that can arise in a project at any given moment.

A typical process for a new construction is as follows:

An owner/developer/investor wants to conduct a construction project.
The owner/developer/investor hires a construction manager or an engineering company with an in-house CM to, in most cases, provide construction management and owners representation services. In the owner's representation cases, the CM will act as a meditator for the owner/developer/investor for the duration of planification and construction phase of the project.

Then the CM will help the owner/developer/investor with the planning phase of the project by recommending this person with architect, engineers and contractors.
The CM will also help with the permitting phase of the project to get all the permits required to complete the project. During the construction phase, the CM will assure that the construction documents are being accomplished according to the guidelines established in the planning and permitting phase of the project.

Once the project has completed the construction phase, the CM will make sure that there are no liabilities present for the owner/developer/investor, they evaluate that everything that was planned was accomplished and they address any potential failures that can occur.

Taking all this into account, a CM is the central point to where all processes meet and the core from which all activities derive from.

Our Certifications

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

NYC Small Business Services

ICRI
CONCRETE REPAIR
Restore | Repurpose | Renew

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

MIAMI-DADE COUNTY PUBLIC SCHOOLS
giving our students the world

BROWARD COUNTY FLORIDA

PALM BEACH COUNTY FLORIDA

4DX
SAFE. CONVENIENT. RELIABLE.

MIAMI-DADE COUNTY

Broward County Public Schools

WPB
WEST PALM BEACH

SCA
NYC School Construction Authority

THE SCHOOL DISTRICT OF PALM BEACH COUNTY
REACH FOR EXCELLENCE

THE PORT AUTHORITY OF NEW YORK & NEW JERSEY

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