



2023

COMPANY
PROFILE



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OUR MANDATE

Our Mission

Creating Communities, Building Dreams

Our Vision

To be the most sought after organisation for both clients and team members in the region, delivering the highest quality service that consistently exceeds expectations, in a friendly family environment with highly trained professionals.

OUR CLIENTS



udecott
Urban Development Corporation of
Trinidad and Tobago Limited



The Government of Trinidad & Tobago



**SUPERIOR HOTELS
(TRINIDAD & TOBAGO)
LIMITED**

**Government of Antigua
and Barbuda**



ABOUT US

IPI Ltd. was founded in 2009 out of a passion for creating unique and beautiful spaces within which people and community could thrive.

Our team of in-house professionals and strategic partners work closely with existing and aspiring property owners to achieve healthy, well-planned buildings and communities using smart and sustainable development technology.

We are driven by the fact that *our product provides the foundation upon which the human experience can blossom*; whether in homes, offices or communal spaces, our properties provide opportunities that positively contribute to the well - being of the wider society.



OUR SERVICES

Property Development

Our services encompass the entire project lifecycle from concept through the design, construction, delivery and maintenance of a finished product.

Through a highly participatory design process, our approach to land development is to create spaces in the built environment that stays true to its purpose and to create a sense of place that is meaningful to the people it serves by providing the following services:

- Surveying (Cadastral, Topographical, Geotechnical)
- Urban Planning, Land Use & Layout Designs, Approvals Management
- Engineering (MEP, Civil, Structural, IT & HVAC)
- Architecture (Including Landscaping & Interior Design)
- Urban Design
- Marketing, Accounting & Legal Support



OUR SERVICES

Project Management

- Scheduling
- Cost Control
- Procurement
- Bid Evaluation
- Quality Assurance/
Quality Control
- Estimating
- Design
- Engineering
- Community
Relations
- Safety
Programmes
- Labour and
Coordination

Our personnel are capable of overseeing all aspects of a client's project, including scheduling, cost control, procurement, bid evaluation, QA/QC, estimating, design, engineering, labour and coordination of services. Our open-book approach gives clients full access to project documentation to effectively facilitate our delivery and ongoing client feedback process.

Clients also receive notice of aesthetic, schedule and cost trade-offs in advance of programme and design decisions. For additional transparency, owners can be involved during each stage of the process from pre-construction to closeout.



SERVICES

Construction Management

Our construction management team sources and manages all required construction services which include:

- Setting-Out & As-Built Surveying
- Masonry
- Carpentry
- Steel Bending
- Plumbing
- Electrical
- Roofing
- Ironmongery
- Gypsum Installation
- Joinery
- Painting
- Landscaping
- Welding
- Heavy Equipment Operation



OUR COMMUNITIES

COMMUNITIES

PROJECT: HOPE ESTATE
CLIENT: Tobago Land Holdings Ltd.
& Hope Bay Ltd.
LOCATION: Hope Estate, Tobago



Perched alongside the beautiful Hillsborough Bay, Hope Estate has been deemed 'a jewel of the Caribbean'. The 115 residential lots are bordered by the Windward Road, just minutes east of the capital city, Scarborough.

The development covers 50 acres with a small stream on the southwest end and the much larger Hillsborough West River to the north, with its Debeau tributary that runs alongside the parcels on the northern boundary.

SCOPE:

IPI was mainly responsible for:

- Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: ORANGE HILL DEVELOPMENT

CLIENT: Private Developer

LOCATION: Orange Hill, Tobago



Orange Hill Estate consists of 50 parcels on 16 acres of land. The estate has been divided into 47 residential lots (10,000 sq.ft.+), one community area, a play area and an open space.

It has outstanding natural beauty which provides you with much needed serenity along with the accessibility and convenience to everyday needs.

SCOPE:

IPI was responsible for:

- Design
- Construction of Infrastructural Facilities
- All Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: Tamarind Park
CLIENT: Private Developer
LOCATION: Mount Pleasant, Tobago



Tamarind Park is an intimate, 14 lot community off of All Fields Branch Road in Tobago. Centrally located less than 5mins from the Claude Noel Highway (south), off Buccoo Rd. (north), near Gulf City Mall, Lowlands (east) and Crown Point (west).

This is a flat, spacious lots sized from 5,000 SQ. FT. to 6,900 SQ. FT. with all approvals and amenities, ideal for single family homes. Private Community Park included.

SCOPE:

IPI was responsible for:

- Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: The Palms

LOCATION: Santa Cruz, Trinidad



IPI was the main Project Developer of this development which consists of a gated community comprising of thirteen (13) 3-bedroom, 2.5 bathroom townhouses.

With 1,617Sq. Ft. of architecturally designed living space and as much as 2,234Sq. Ft. of private garden space, the Palms provides a perfect combination of the enchanting Santa Cruz valleys with a modern lifestyle.

SCOPE:

IPI was responsible for:

- Architectural Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: Soleil Residences

LOCATION: D'Abadie, Trinidad



IPI was the main Project Developer of this development which consists of a gated community comprising of 28 2&3 bedroom, 2.5 bathroom townhouses.

With up to 1,170Sq. Ft. of living space, a communal recreational area and easy access to the Priority Bus Route and Eastern Main Road, Soleil Residences is the ideal place to call home in East Trinidad.

SCOPE:

IPI was responsible for:

- Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: La Sierra

LOCATION: Cunupia, Trinidad



IPI is the main Project Developer of this development which will be a gated, 32-unit duplex community in Central Trinidad.

This development is conveniently located off the Uriah Butler Highway and is just 10 minutes from both Grand Bazaar and Chaguanas. The La Sierra community will provide modern living solutions in a prime, highly-sought after location.

SCOPE:

IPI is responsible for:

- Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: La Paz

LOCATION: Tunapuna Road, St. Augustine, Trinidad



IPI is the main Project Developer of this 5-acre development. La Paz is a residential land development located just off Tunapuna Road in St. Augustine, Trinidad. The calming ambiance of La Paz is not only accentuated by its close proximity to Mount St. Benedict Monastery but also by the beautiful river that flows alongside the development.

Build your haven amongst the rustle of bamboo leaves and the sounds of gentle river tides. After all, it's your parcel of peace.

SCOPE:

IPI is responsible for:

- Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services



COMMUNITIES

PROJECT: Shoppes at Hope

LOCATION: Belmont Road, Tobago



IPI is the main Project Developer of this development. Shoppes at Hopes is located along Belmont Road from the turnoff at Windward Road, at the end of our own Hope Estate Residential Community. Shoppes at Hope is set to benefit from ongoing construction by land owners at Hope Estate. It will be the main source of commerce, servicing the residents at Hope Estate, as well as travellers and tourists using the popular Claude Noel highway to connect their trip from East to West.

SCOPE:

IPI is responsible for:

- Design
- Construction of Infrastructural Facilities
- Statutory Approvals
- Marketing & Sales
- Maintenance
- Legal Services

WORK IN PROGRESS



WHAT'S COMING

At IPI we strive to provide the best service to our clients therefore, we want to be able to provide our clients with options to choose from. We are very excited to announce our upcoming projects.

**Mt. Irvine, Tobago
Development**

**Maraval Road
Development**

**St. Margaret's Claxton
Bay Development**

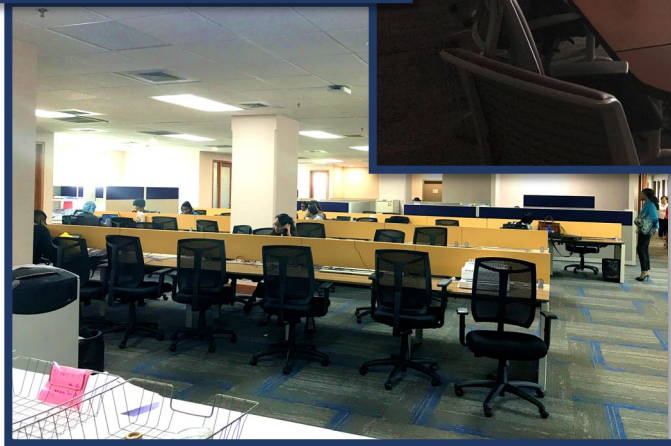
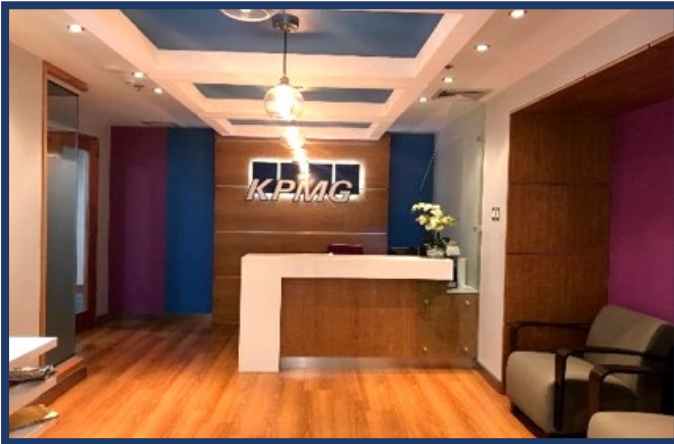


OUR PROJECTS

PROJECTS

CLIENT: KLYNVELD PEAT MARWICK GOERDELER (KPMG)

LOCATION: Level 4 Savannah East Office, Port Of Spain



SCOPE: Relocation, addition, installation and the adjustment of:

- New Light Fixtures
- A/C Ducts/Diffusers
- Smoke Detectors and Fire Sprinklers
- Power and Data Lines
- Private Offices and Meeting Rooms
- Metal Stud Gypsum Wall Board Panels
- IT Electrical Services
- Doors
- Glass Panels
- Reception Furniture
- Painting and Finishing

PROJECTS

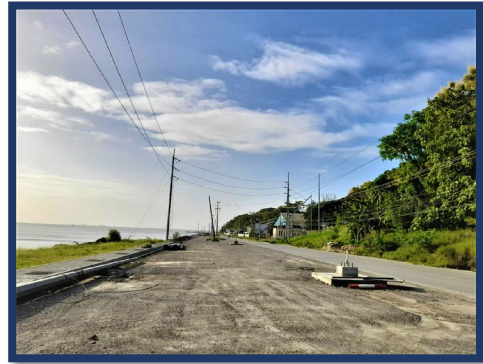
CLIENT: Urban Development Corporation of Trinidad and Tobago Ltd. (UDeCOTT)

LOCATION: San Fernando, Trinidad

PROJECT: San Fernando Waterfront Redevelopment Project

SCOPE: The San Fernando Redevelopment Project is one of the largest regeneration projects in Trinidad and Tobago to date, with the aim of enhancing the economic, social and cultural vitality of the City of San Fernando and its environs. IPI is responsible for:

- Review of the existing Feasibility Study
- Development of a detailed Masterplan for the San Fernando Waterfront, inclusive of a strategy for implementation and conceptual drawings for projects
- Identifying guidelines for future projects along the waterfront
- Provide policy framework to guide planning development for architects and engineers



CLIENT: United Nations Economic Commission for Latin America and the Caribbean, ECLAC

LOCATION: Port of Spain, Trinidad

PROJECT: Remodelling and refurbishing of the Port of Spain Office Space

SCOPE: The remodeling and refurbishment of the 1st and 3rd floors of the main ECLAC building in Port of Spain including:

- The provision, execution and installation of office partitions, suspended ceilings, windows, electrical and lighting fixtures and security and fire protection systems



PROJECTS

CLIENT: United Nations High Commissioner for Refugees (UNHCR) – Ground and 5th Floors

LOCATION: Port of Spain, Trinidad

SCOPE: The creation of a vibrant, more efficient workspace on the ground floor including:

- Demolition Works
- Painting
- Gypsum Works
- Supply and Installation of Furniture, Carpet, Partitions and Doors
- Electrical and ICT work



SCOPE:

The creation of a vibrant, more efficient workspace on the 5th floor including:

- Demolition Works
- Electrical Upgrade Works
- Installation of Ceiling
- Installation of Gypsum Partitions
- Glazing Works
- Carpentry and Woodworking Services
- Installation of Doors
- Plumbing Upgrades

PROJECTS

CLIENT: Housing Development Corporation (HDC)

LOCATION: Port Of Spain, Trinidad

PROJECT : East Port of Spain Regeneration Programme



SCOPE: Project Management services for the development of:

- Residential Units
- Recreational Units
- Commercial Units
- Cultural Facilities



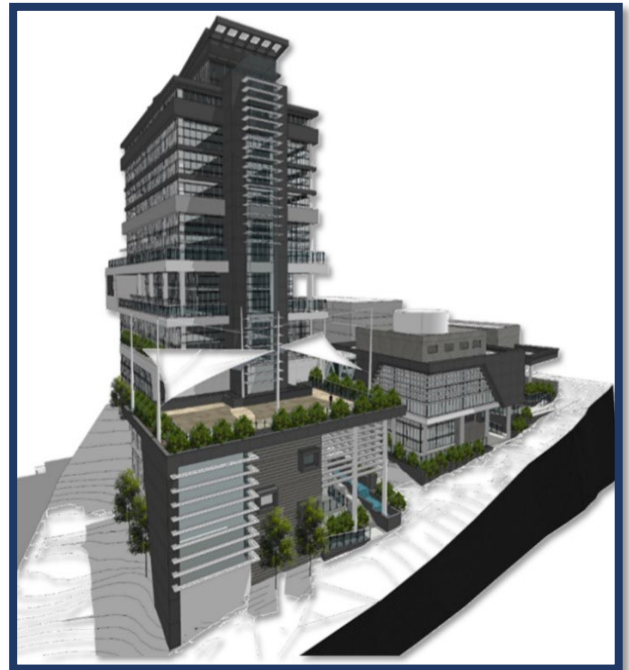
CLIENT: Urban Development Corporation of Trinidad and Tobago Ltd. (UDeCOTT)

LOCATION: San Fernando, Trinidad

PROJECT : Chancery Lane East - Feasibility Study

SCOPE: Project Management services included:

- Preliminary Analysis
- Cost Benefit Analysis
- Financial Analysis
- Implementation Strategy and Financing Arrangement
- Post Implementation Feasibility



PROJECTS

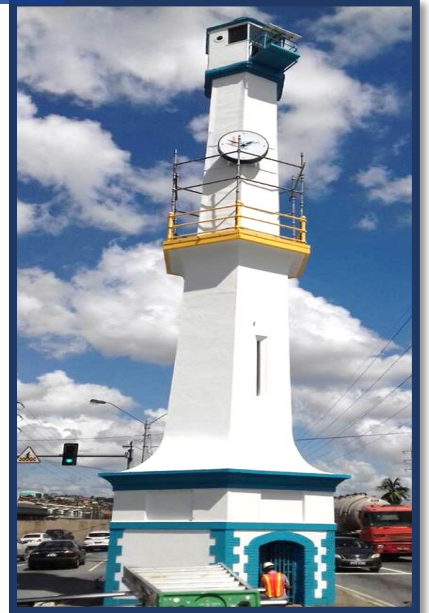
CLIENT: The Beacon Insurance Company Ltd

LOCATION: Port of Spain, Trinidad

PROJECT : Port of Spain Lighthouse
Renovation

SCOPE: Restoration of the Port of Spain
Lighthouse included:

- Installation of Solar Panels
- Clocks
- Power Washing
- Painting Works
- Preparation of a Traffic Management Plan



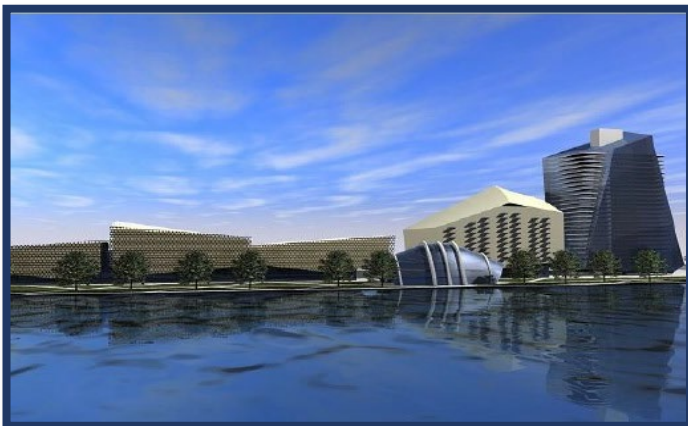
CLIENT: Urban Development Corporation of Trinidad and Tobago Ltd. (UDeCOTT)

LOCATION: Port of Spain, Trinidad

PROJECT : Preparation of Conceptual Master Plan

SCOPE: Project Management services included:

- Review of Baseline Information
- Structured Plan
- Regulatory and Land use Plan
- Green Concepts and Urban Design
- Application of Planned Unit Development Regulation
- Site Development Standards and Guidelines



PROJECTS

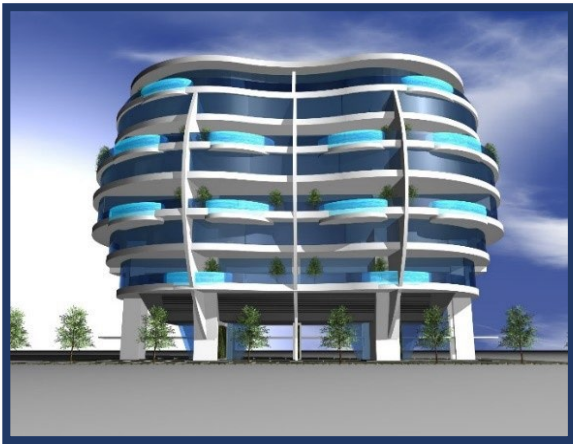
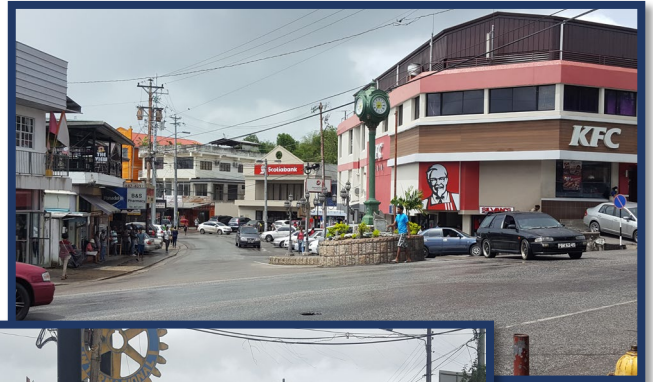
CLIENT: Ministry of Rural Development and Local Government

LOCATION: Penal/Debe Regional Corporation

PROJECT : Preparation of Strategic Local Economic Development Plan

SCOPE: IPI provided a written Strategic Plan for period of 2018 – 2022 based on conducting:

- A Detailed Policy Review
- Site Visits
- Stakeholder Engagement Meetings



CLIENT: Mary Clair Investments Ltd.

LOCATION: St. Clair, Port of Spain

PROJECT : Residential Tower

SCOPE: IPI was responsible for :

- Land Use Planning
- Engineering
- Project Management
- Architectural Design Services

PROJECTS

CLIENT: 1 Stephens Road Company Ltd

LOCATION: Port of Spain, Trinidad

PROJECT : Solar Townhouses,
Stephens Road, Maraval – 4
Townhouses

SCOPE: Project Management services
included:

- Land Use Planning
- Advisory Services
- Approvals Management
- Land Surveying
- QA/QC Quantity Surveying
- Construction Supervision
- Constructability Reviews



SCOPE: IPI Provided Land Use Planning and Architectural Design Services for City Park Development. Key features include:

- Multi-Storey Car Park (7 Levels)
- Steel Framed Structure
- Decking Slab
- Reinforced Concrete Circular Ramp Car Park
- Green Design Features

CLIENT: RGM Limited

LOCATION: Port of Spain. Trinidad

PROJECT : City Park Development,
Port of Spain



PROJECTS

CLIENT: United Nations Children's Fund (UNICEF)

LOCATION: Port of Spain, Trinidad

PROJECT : Upgrade to Office Space

SCOPE: Project Management services included:

- Raising of Paneling of Work Stations Extension of Doorways
- Supply and Installation of Doors
- Supply and Installation of Office Furniture
- Supply and Installation of Custom-made Printing Stations with Overhead Storage



CLIENT: United Nations Development Programme (UNDP)

LOCATION: Trinidad and Tobago

PROJECT : Participatory Slum Upgrading Programme

SCOPE: IPI provided Land Use Planning and Project Management Services which included:

- Slum Situational Analysis
- Stakeholder Analysis
- Policy and Regulatory Review
- Citywide Slum Upgrading and Prevention Strategy
- Resource Mobilization Strategy
- Project Concept Notes



PROJECTS

CLIENT: United Nations Office for Project Services (UNOPS)

LOCATION: Curacao

PROJECT : Road Cost Analysis- Specialized Road Consultant

SCOPE: IPI provided Project Management Services which included:

- Technical Expertise
- Road Cost Analysis
- Relevant Construction Unit Prices
- Market Analysis



CLIENT: United Nations Office for Project Services (UNOPS)

LOCATION: Haiti

PROJECT : Design and Specification Plans for Culverts

SCOPE: IPI provided Project Management and Engineering Services for a pragmatic and economical design consisting of:

- Geotechnical Parameters
- Hydrological Profile
- Scouring Mitigation
- Expected Daily Use
- Material Selection Criteria
- Detailed Drawings and BOQs



PROJECTS

CLIENT: United Nations Office for Project Services (UNOPS)

LOCATION: Jamaica

PROJECT : Technical Assessment Of Cornwall Regional Hospital

SCOPE: IPI provided Technical Expertise, Project Management and Engineering Services which included:

- Field Investigation
- Assessment Report
- Preparation of Tender Documents
- Stakeholder Consultations
- Design Recommendations



CLIENT: United Nations Office for Project Services (UNOPS)

LOCATION: Dennery, St. Lucia

PROJECT : Dennery North Water Project

SCOPE: IPI provided Project Management, Engineering Services and Structural Design consisting of:

- Geotechnical Assumptions and Calculations
- Design Calculations
- Structural Assumptions and Calculations
- Quality Tests
- Analysis and Recommendation Reporting





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