



DISCOVER THE ART OF BUILDING



## WHO WE ARE

---

CI Design + Build is a Chicago-based boutique firm specializing in full-service custom renovations and luxury residential interior design ranging from single-family homes to high-rise condos. For more than a decade, clients have trusted CI's team to understand their vision of home and deliver the innovative solutions to make it a reality.

We started CI to elevate the design and construction process. To seamlessly integrate the process with our team of architects, project managers, designers and general contractors collaborating from initial floorplans to the final placement of accessories. For clients to enjoy building their dream home without the fear of unexpected cost and schedule delays. CI is dedicated to delivering turnkey work to our clients.

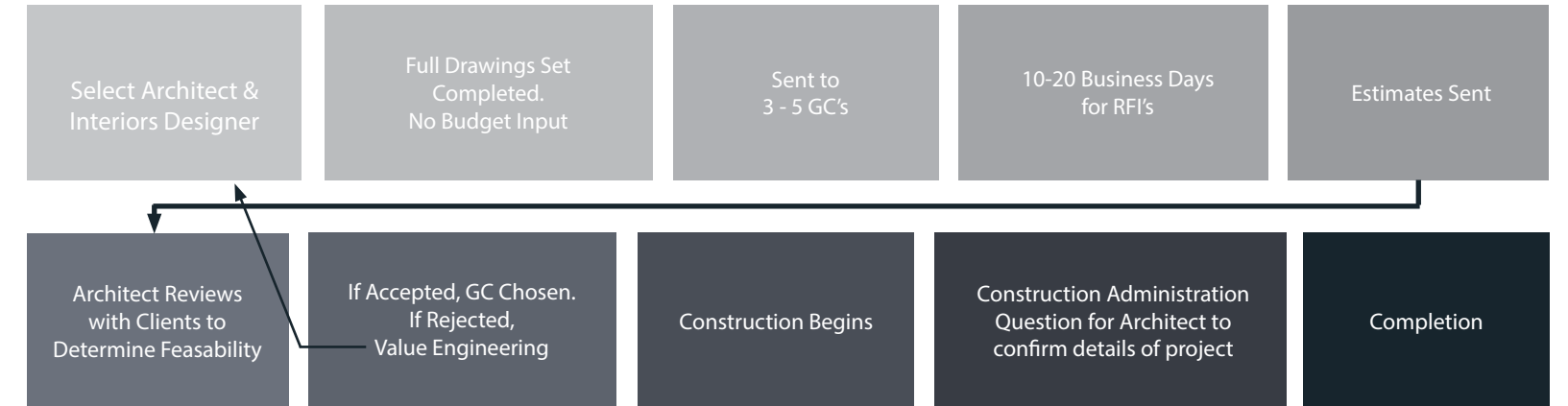
# OUR PROCESS

## FROM CONCEPT TO COMPLETION

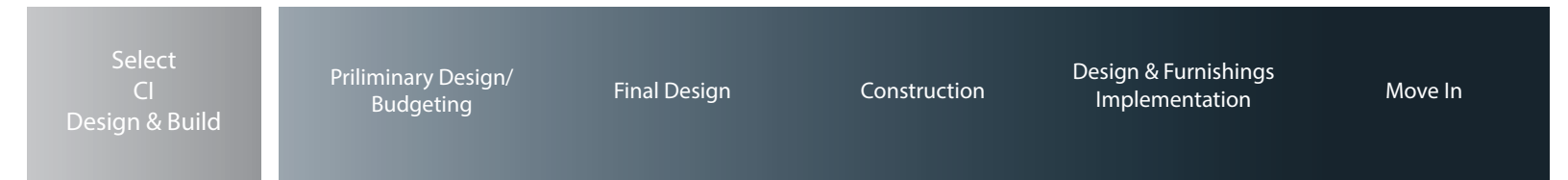
Most renovations need a client to hire an architect to draft the floor plan. Then a designer. Then a general contractor. They all have different priorities, and it's up to the owner to manage everything. An architect may not consider pricing and supply for certain materials. A bid may not be accurate. The time and cost of the project doesn't match the initial bids.

CI functions with everything in-house: architect, designer, project manager and general contractor all in one. Teams communicate with each other seamlessly. The design team makes sure their plans work within the functional floorplan. Our client's time and budget are a major priority. Our projects routinely complete within 5%-10% of the estimation. We specialize in renovating from start to finish: integrating the client's personality and passions into a functional design.

## TRADITIONAL DESIGN BID TIMELINE



## CI TURNKEY TIMELINE



Streamlined Process



In-house Team From Architect to Designer



Transparent Bids



One Point Contact



Driven by Efficiency

# INTERIORS ARCHITECTURE + DESIGN

---

Our team offers a full suite of custom design solutions, from comprehensive site surveying and space planning, to creating full drawing sets and 3-D renderings with finishes and furniture selections to give a clear vision of what finished spaces will look like. Our elegant and refined yet chic designs are tailored to reflect your personality and fit your lifestyle. And if that means we need to redesign your entire floor plan to give you an extra bedroom or the open-concept kitchen of your dreams? Let's do it! We will ensure every part of your home feels inspired.



2D - RENDERING

FINISHED PHOTO

950 N. MICHIGAN - UNIT 5103, 5203  
4 Bed, 4 Bath



## CONSTRUCTION + PROJECT MANAGEMENT

---

Every inch of your build-out is handled in-house with expertise. Our project management team uses the latest technology to meticulously prepare and schedule every task before a single nail is driven. Our skilled artisans and craftspeople are chosen for their commitment to perfection, and they work hand in hand with our design team from the very beginning of each project. Although we love surprises, we work diligently to eliminate the possibility that they'll appear on a job site.



## FURNISHINGS

---

Your home should be harmonious. CI's concept-to-completion service allows us to design your interior spaces holistically, keeping your furnishings in tune with the architecture—and your lifestyle. We consider the aesthetic, scale, function and placement of furniture and accessories from the earliest stages of design. This way, your must-keep pieces perfectly complement our fresh finds in a comfortable, cohesive way.

## DEVELOPMENT

---

Discerning clients in the luxury market expect top-tier homes but don't always have the time to invest in shopping the market or hiring the architect, designers and contractors to renovate. CI's innovative partnerships with developers and brokers produce move-in-ready homes with distinguished design. We offer a full range of services to developers and brokers looking to make their unsellable properties more desirable to prospective buyers, including space planning, construction estimation, finish selections and furnishing plans.



# PROJECT PROFILES

## SKY-HIGH CONDO

INTERIOR ARCHITECTURE & DESIGN  
CONSTRUCTION & PROJECT MANAGEMENT  
FURNISHINGS  
ART PROCUREMENT

For the reno of this two-bedroom, high-rise condo overlooking the Chicago River, our team was tapped to touch every surface while infusing the footprint with sophistication and timeless glamour.

Intent on making the home a unique reflection of its owners, we set the stage for elevated entertaining, leaning into statement-making design choices for the main living spaces. A geometric media wall in the living room, commands attention via custom millwork boxes of varying depths, each punctuated by beautiful slabs of backlit onyx. Playful geometries continue in the presentation-worthy kitchen, where intersecting volumes and mixed materials define a bar top, an island counter, and a dining table.

Incorporating white oak hardwood and gorgeous porcelain tile, every inch of flooring was updated for seamless continuity. In the primary bedroom, a calm and inviting sanctuary was defined, including a dramatic headboard wall, and a statement fireplace that adds a strong focal point. The adjacent en suite stuns courtesy of Port Black marble-topped vanities and a shower bench that extends through the glass.





## ART HOME

INTERIOR ARCHITECTURE & DESIGN

FURNISHINGS

ART PROCUREMENT

This River North condo was a true concept-to-completion project that spanned our full range of services, from redesigning the layout through to selecting the furnishings, accessories and artwork throughout the home. The owner, referred to us by an architect we had previously worked with, wanted a complete renovation of the 3,300-square-foot, two-floor space, challenging us to engineer solutions to satisfy his vision for open-concept living.

We began by relocating the kitchen to build the additional bedroom he requested on the first floor. We designed a modern floating tread staircase to preserve open views. We took full advantage of the double-height living area and created a floor-to-ceiling stone tile and millwork feature that integrates lighting, media and a fire feature. The client also took advantage of our art curation services. We designed a custom frame to integrate the eye-popping 5-by-9-foot original artwork *Torpedo* by Tyler Shields perfectly into the architecture. The final statement is the Apollo digital fine art system ascending the stairs—it allows the client to use his proprietary mobile app to change the artwork at will for a different mood in the home.



## TERRACE HOME

INTERIOR ARCHITECTURE & DESIGN  
CONSTRUCTION & PROJECT MANAGEMENT  
FURNISHINGS

There were many unique aspects to this renovation project, from the focus on outdoor space to the custom-tailored process we established to allow this new client to control their level of involvement around their extremely busy schedule.

We managed the full scope of this project—designing, building and furnishing both the interior and exterior. The owner wanted to turn the terrace into an outdoor oasis that could be used as much as possible throughout the year. It's rare that we have the opportunity to work with such a large outdoor space in a high-rise. We created a custom outdoor kitchen with concealed appliances and a 5-foot galley workstation sink, under a floating steel trellis that integrates lighting, heating, water misters and a motorized retractable awning.

The interior living space features a standout millwork room divider with a motorized TV and symmetrical wine racks. A distressed leather-wrapped floating credenza and millwork wall panels showcase a beautiful piece of custom art that anchors the living room seating grouping and the detailed décor curated by our design team.





TESTIMONIALS

As an interior designer who has been in the business for over 30 years, I must say that CI Design + Build is the best construction/interiors detailing firm with whom I have worked. I would without hesitation recommend them to others, and use them on my own projects. Not once did I hear a “no”. Or a “we can’t do that”. Due to meticulous planning beforehand, there were very few obstacles. When one occurred...it was handled with alacrity and precision. They instill both trust and confidence with the client, and deliver the product on time and on budget.”

- JIM RUUD | Designer

“CI Design + Build has done several projects in our home and we can’t say enough about the quality of their work and the organization. Everything they have done has come out even better than envisioned. The work they do is top notch, through all stages from design through completion. Their skilled quality staff makes the process remarkably painless with responsible and courteous work crews not only delivering the finest work, but doing so on schedule and while maintaining a clean work area.”

- TIM FRIEDMAN | Client



TURNKEY SOLUTIONS. BE-