

DOWNERS GROVE SUPPORTIVE LIVING CENTER

Downers Grove, Illinois



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In 2008, the International Development Equity Associates Inc. (IDEA) engaged Project Management Advisors, Inc. (PMA) to provide development management and project management services to their supportive living project in Downers Grove, Illinois. The current site in Downers Grove is an existing lumber store and warehouse that now sits vacant. Situated adjacent to the railroad tracks, the site is long and narrow providing for a unique and challenging land planning exercise. The site will need to be rezoned through the Village of Downers Grove and also be granted approval through the Design Commission. PMA will manage this process as part of our development and project management services.

This project will start with an extensive approval process from various governmental agencies and private entities looking to purchase tax credits as part of project funding. PMA provides oversight throughout this process and coordinates the various consultants who are producing these documents, along with strict design criteria which is being implemented by the Architect. In addition to development management, PMA will provide project management services which will start with design administration. Currently, the Architect and Civil Engineer are developing the land plan. Once design is underway, PMA will commence a pre-construction phase. The construction and closeout/occupancy schedule has not been established at this time. Once completed, PMA will assist IDEA in the occupancy and close out phase with the project team. IDEA will own and operate the facility upon completion.

Client:

International Development Equity Associates Inc.

Location:

Downers Grove, Illinois

Assignment:

Development Management
Project Management

Services:

- Schedule & Budget Management
- Program Management
- Design Administration
- Construction Administration
- Occupancy Management
- Project Accounting
- Financial Management

Project Facts:

- 68,000 SF New Construction
- 24 Month Project Schedule
- 90 Units

Architect:

Gleason Architects

General Contractor:

Leopardo Construction