

# Five Phase Development Approach

CIL customizes our approach to your project vision: be it renovation or new construction, a community residence or a community revitalization project, and beyond. The phases outlined here are representative.

1.

**Tell us about your vision and we will set up a time to talk about how we can help.** This is often when we discuss big picture goals, budgeting, estimating, high-level design, and financial feasibility.

## Phase One: Let's Chat.

**Once we understand your goals, a talented CIL Developer will work hand-in-hand with your team, guiding the project from idea to reality.** We start with site selection, which can sometimes be the most challenging component to a project. Once a potential site has been identified, site due diligence begins, where we work with our professional services partners to ensure that the selected site is free of environmental issues, is buildable/renovation friendly, and meets your location goals. If the site meets these goals, we move into acquisition.

2.

## Phase Two: Site Selection & Acquisition

3.

**Design happens congruently with site selection and is kicked-off well before site acquisition.** Beginning with a design kick-off meeting involving the architects, we take a deep dive into design ideas regarding space planning, layout, and interior finishes. When desired, we tour similar projects with your team so you can garner ideas and see precedents.

## Phase Three: Design

**CIL oversees the day-to-day design and construction happenings of your vision,** closely overseeing the schedule and budget to make sure project goals are being met.

4.

## Phase Four: Construction

5.

**Celebration time!** Once construction is complete, the built environment is yours to operate. Depending on project type, we will have conversations about important things to note regarding financing and property management.

## Phase Five: Vision Realized