

Illinois Student Assistance Commission (ISAC), located in Deerfield, IL, is a 125,000 square foot office building. Podolsky | Circle was awarded as the off-site property manager following a competitive bidding process.

The property management assignment commenced in the midst of two large ongoing capital projects, a chiller replacement and an elevator piston replacement. Both projects had spiraled out of control under the direction of the prior property manager. Podolsky | Circle was able to employ its construction management process to oversee the successful completion of both projects. At the same time the property management team provided a smooth transition of several service contracts and day-to-day operations, ensuring a seamless experience from the occupants' perspective and providing critical operational continuity.

Podolsky | Circle has overseen a number of additional successful capital improvements at the property including a multi-phase parking lot resurfacing project and the relocation of an active server room from its original, more vulnerable location, to a secure location within the facility. The project included robust infrastructure improvements including new redundant temperature control units, dry type FM-200 Fire Suppression System, and fiber backbone network cabling. Both projects were performed without interruption to business, on-time, and in-line with the client's project budget.

Since project inception, Podolsky | Circle has improved the quality of service provided to the client by lowering costs for major contracts (e.g. security and janitorial), improving services to the building's occupants, and reducing management fee expense.

KEY ACCOMPLISHMENTS

- Successful completion of on-going projects
- Multi-phase parking lot resurfacing
- Server room relocation
- Seamless transition of property management services



**125,000 SF
Office Building
Deerfield, IL**

CLIENT

Illinois Student Assistance Commission

SERVICES PROVIDED

- Property Management
- Construction Management
- General Contracting

PROJECT CONTACTS

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