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Senior Project Management Consultant, Residential Integro Investments

Delivery Team Contact:

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The Organization

Launched in September 2025, Integro Management Services (“Integro”) brings together investment, property management, construction, and land development under a single integrated platform. Building on a leadership legacy that has delivered more than 100 projects and managed multi-billion-dollar portfolios, Integro operates as a focused, Alberta-based startup overseeing 20 million square feet of assets and generating \$4.5 million in annual revenue. The company’s 20-person team, soon targeted to double, is rooted in deep industry expertise across finance, acquisitions, property management, accounting, and construction. Integro is entering a growth phase defined by agility, a great culture, and a mandate to scale strategically.

Attractions & Opportunities

- **Build in a High-Growth Environment** | Join a fast-scaling Alberta real estate platform to directly influence the evolution of the construction function
- **Own the Full Project Lifecycle** | Lead mixed-use and residential projects from due diligence through delivery, with full accountability for budget, schedule, and quality
- **Work Closely with Experienced Leadership** | Collaborate directly with an accomplished, hands-on executive team
- **Shape a New Culture and Delivery Model** | Contribute to building a modern, agile organization poised for significant growth



The Position

Reports To: Senior Vice President, Construction

Location: On-site, Calgary, AB with travel to Edmonton, AB

The Senior Project Management Consultant will lead the delivery of a landmark high-rise residential development, overseeing the project from land acquisition support through design, permitting, construction, and post-completion activities. Working closely with consultants, contractors, municipal authorities, and internal stakeholders, this individual will ensure projects are delivered on schedule, within budget, and to the highest standards of quality and tenant satisfaction.

This role offers the opportunity to play a pivotal role in shaping a significant residential development while contributing to the continued growth of Integro's development and construction platform. The successful candidate will bring a hands-on approach to project leadership, balancing strategic oversight with detailed execution across all phases of the development lifecycle.

Key Responsibilities

Pre-Development

- Support due diligence activities and feasibility assessments for prospective land acquisitions.
- Prepare conceptual budgets and provide input into development proformas.
- Develop outline specifications and contribute to preliminary design planning.
- Establish early-stage construction schedules and project timelines.
- Review lease agreements and provide construction and development-related feedback.

Design Development

- Negotiate and manage consultant agreements.
- Lead pre-application engagement with municipal authorities and regulatory stakeholders.
- Oversee development permit and building permit application processes.
- Coordinate servicing agreements and related municipal requirements.
- Align landlord and tenant scopes of work to support project objectives.

Construction

- Prepare and administer RFPs, tender packages, and contractor procurement processes.
- Negotiate construction contracts and oversee contract administration.
- Manage budgets, change orders, cost controls, and project forecasting.
- Lead consultants, contractors, and project stakeholders throughout construction.
- Oversee tenant improvement projects, including budgeting, scheduling, and execution.
- Maintain and enforce project quality standards and quality control processes.

Post-Construction

- Coordinate deficiency management and warranty resolution.
- Manage project closeout documentation and turnover requirements.
- Support LEED documentation and certification submissions where applicable.

Defining Success

This section outlines what success looks like in the first year of the role, including measurable objectives and the key traits that will contribute to a successful fit within the organization.

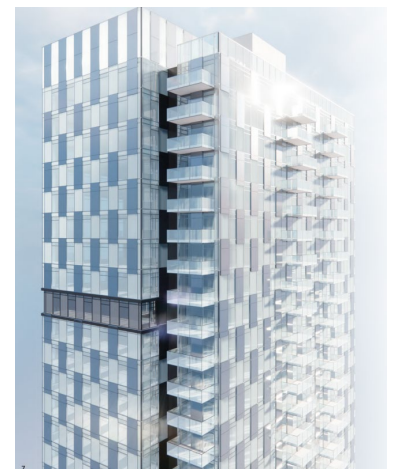
Year One Objectives

- **Build Strong Construction Partnerships** | Establish effective working relationships and clear lines of communication with consultants, contractors, municipal stakeholders, and key project partners to support successful project execution.
- **Successfully Navigate Project Complexity** | Lead the project through critical design, permitting, procurement, and construction milestones while proactively managing risks, challenges, and competing priorities.
- **Champion a Culture of Safety** | Ensure all project activities are executed in accordance with established safety standards, fostering a strong commitment to health and safety across all project stakeholders.
- **Maintain Budget Discipline** | Deliver projects within approved financial parameters through effective cost management, forecasting, change order control, and proactive decision-making.
- **Drive Schedule and Quality Performance** | Maintain momentum against key project timelines while ensuring construction quality standards and tenant satisfaction objectives are consistently achieved.

Candidate Profile

Competencies & Attributes

- Strong leadership and stakeholder management capabilities.
- Excellent communication and relationship-building skills.
- Solid understanding of residential and commercial construction practices.
- Proven ability to manage budgets, schedules, risk, and project controls.
- Knowledge of building systems and construction methodologies.
- Sound business acumen and financial awareness.
- Proficiency with Microsoft Office Suite and Microsoft Project.
- Ability to thrive in a fast-paced, entrepreneurial, growth-oriented environment.



Experience

- Minimum five years of project management experience with a developer, owner, or general contractor delivering high-rise residential projects.
- Experience managing projects through the full development and construction lifecycle.
- LEED project experience is considered an asset.

Education

- Engineering Degree, Technical College Diploma, or equivalent combination of education and industry experience.