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| Date: | 2022-09-08 |
| Position Level: | Senior-Level |
| Industry: | Real Estate |
| Function: | Administration |
| City / Country of Origin: | Multiple |

Position Title: **Senior Construction Project Manager**

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| Job Description: | <p>Provides managerial oversight to a construction project or a series of construction projects. Responsible for the overall direction, administration, completion, and financial outcome of a construction project. Manages work of project teams including facility administration, project coordinators, general contractors and contracted consultants responsible for developing project scope, budget and schedule, to establish operational priorities and maintains satisfactory relationships with service area leadership and staff, subcontractors, unions, etc.</p> <p>Essential Responsibilities:</p> <ul style="list-style-type: none"> • Responsible for all phases (planning, scheduling, and managing) of the design and construction process of highly complex construction and/or refurbishment projects, or series of projects, generally in the range of \$100 million or more in cumulative budget responsibility. • Secures management support for project scopes budgets, and goals. • Negotiates with local and state jurisdictions. • Defines project parameters in terms of time, money, physical objectives, and outside constraints. • Oversees, develops, and manages work of project team(s) comprised of facility administration, project coordinators, general contractors, and contracted consultants responsible for developing project scope, budget, and schedule. • Leads team(s) in establishing scope, budget and schedule, and maintains such commitments through design, construction, and close-out processes. • Supervises on-site Design and Construction teams, communicating goals and project status with facility leadership. • Evaluates and provides guidance during all planning stages of medical and regional facilities including making economic comparisons of development schemes, recommending options in conformance to master plan. • Negotiates fees and business decisions for contracts with professional contractors. • Reviews and approves consultant and contractor invoices, and approves change orders to contract documents. • Ensures Facilities Services goals for client service are continuously met through the design and construction process. • Ensures that projects are completed in compliance with standards for quality/functionality and applicable regulatory requirements. |
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| | <ul style="list-style-type: none"> Leads and manages timely procurement for all permits required by regulatory authorities. |
| Qualifications: | <ul style="list-style-type: none"> Experience in negotiating and writing contracts for design consultants and contractors required. Must be able to work in a Labor/Management Partnership environment. Thorough knowledge of preparing contract documents, fixed price, guaranteed maximum price, legal implications of design/build in applicable state required. Knowledgeable in principles of architecture, engineering, and construction. Significant working knowledge of Federal, State, and local laws and regulations related to real estate and land development; local entitlement and permitting processes, to include compliance with DEQA; Specific knowledge of OSHPD (in California) and similar regulatory agencies practices/policies/procedures in other states. |
| Pref. Certifications: | <ul style="list-style-type: none"> Professional license/registration/certification preferred. |
| Minimum Education: | <ul style="list-style-type: none"> Bachelors' degree (Master's preferred) or certification in architecture, engineering, construction, or project management or related field. |
| Minimum Experience: | <ul style="list-style-type: none"> Minimum fifteen (15) years of total experience required. Minimum eight (8) years' experience in leading and managing design and construction activities required. Minimum three (3) years' experience in a leadership/management role, with or without direct reports required. |
| Required Travel: | 10 - 20% |