



PROJECT MANAGER - CONSTRUCTION

Job Summary

Rush Commercial Construction, Inc. is currently seeking a high-talent Project Manager to join a well-established regional construction company that specializes in Class A office, healthcare, multifamily developments and senior housing. The Project Manager represents the Company and its *Guiding Principles* while managing the overall project, team, and timeline, and the ability to successfully manage the budget by controlling costs, resulting in a positive financial outcome. The position also requires strong business management acumen, a positive collaborative approach, and a commitment to outstanding client service.

Essential Duties & Responsibilities

- Develop strong relationships with consultants, owners and subcontractors
- Able to use Sage Timberline Estimating for take-off quantities, compile estimate content and to put together complete estimates
- Ability to develop concept level estimates, DD level estimates, and GMP estimates
- Drive a competitive but accurate subcontractor bidding process
- Establish appropriate contingency(ies) for each project
- Organize team for success and clarity around tasks and accountability
- Understand prime contract/participate in drafting scope/clarifications
- Draft subcontracts and purchase orders
- Ensure all subcontractors are prequalified, able to do the work, and not overloaded with backlog
- Confirm that plans and specifications are adequate to construct project
- Knowledgeable about dealing with subcontractors that are out of contract compliance
- Firm but fair with subcontractors, reviews proposed co's, negotiates effectively
- Coach subcontractors to great performance
- Review and approve all schedules, make sure they are updated monthly at minimum, and develop work arounds when delays are foreseeable
- Make sure project is well planned and coordinated. Oversee proper pre-project set up, trade prep meetings. Practice effective close out process. Capture lessons learned on each project
- Promote a safe workplace and fully understand safety rules/regulations
- Accurately manage budget and schedule. Provide monthly management update
- Capable of using all Procore elements to ensure proper job outcomes
- Collegial, cooperative, industrious, uses time well
- Respectful of all team members
- Self-motivated/self-directed

Job Requirements

- Bachelor's degree or equivalent combination education/experience
- Minimum 10 years' experience in commercial construction related to healthcare, professional office, multifamily developments and senior housing
- Experienced with wood framed construction as well as concrete/steel construction

- ***Special Skills***
Proven written and verbal communication abilities; Strong planning, problem solving & negotiation skills; proficient using computer applications, specifically Microsoft Office products, Microsoft Project, Procore, Sage Timberline Estimating and Bluebeam.

- ***Certifications and/or Licenses***
First Aid / CPR and OSHA Certifications (preferred)

Team members at The Rush Companies have a strong reputation for exercising integrity, good judgment and sound business practices in our dealings with clients, consultants, subcontractors, municipalities and suppliers. We are committed to selecting only those individuals who share in our loyalties by acting as good stewards for our standards of quality and safety.

For more information about The Rush Companies or the application process, go to:

<http://www.therushcompanies.com/about-rush/employment>

How to Apply:

Please send cover letter and resume via the link in this ad or via U.S. mail to:

The Rush Companies
c/o Human Resources
6622 Wollochet Dr NW
Gig Harbor, WA 98332

Equal Opportunity & Drug-Free Employer

Disclaimer: This job description is only a summary of the typical functions of the job, not an exhaustive or comprehensive list of all possible job duties and responsibilities.