

OPEN POSITION:

Construction Manager

Job Qualifications and
Description



a human good company

Apply on-line at: [ON-LINE LINK](#)

You may also contact Brian Lloyd, Vice President, brianl@beacondevgroup.com
or Jason Manges, Construction Management Director, jasonm@beacondevgroup.com

Beacon Development Group seeks an experienced Construction Manager to assist its development teams in the feasibility, design and construction of affordable housing projects. Ideal candidate has strong project management experience and construction experience. They are conscientious, detail-oriented, and focused on team and client needs.

Beacon is strongly committed to advancing racial, gender, and social equity. Beacon works with a range of clients who serve diverse communities; we are seeking a candidate who has the experience, confidence and desire to work in these communities. Beacon is committed to hiring and advancing personnel with an explicit goal to advance people of color, women, LGBTQ people, and other people from traditionally underrepresented communities. Candidates with experience living in affordable housing or who identify with those from disadvantaged backgrounds are encouraged to apply.

Salary range: \$110,000 – \$130,000, DOE

Location: employee can be based in our offices in any of the following: Seattle WA, Pleasanton CA, or LA County CA; some travel required

Requirements/ Qualifications:

- Minimum of 5 years of experience in the following roles or equivalent; construction project management, architecture, engineering, facility management or owner's representation in construction projects of multifamily or mixed-use buildings.
- Demonstrable familiarity with and ability to read and interpret plans, schedules, contracts and other construction documents.

- Ability to manage multiple projects and effectively influence, negotiate, and communicate with internal and external partners, contractors and vendors.
- Strong written and oral communication skills and the ability to meet tight deadlines and prioritize workloads.
- Strong organizational skills.
- Self-motivated; able to work both independently and collaboratively within a team as projects dictate.
- Willingness and ability to travel and oversee active construction sites.

Description:

The Construction Manager (CM) is an important member of a development team at Beacon. The CM is responsible for physical aspects of a project from feasibility to lease-up and warranty. They work closely with a Project Manager (PM), who is responsible for the financial aspects of a project. The PM is further responsible for establishing the project goals, including those of the client, budget and schedule. The CM's job is to ensure the project goals are met relative to design and construction. The CM must be aware and communicate with the PM on issues that could impact the project budget or schedule or could have legal or regulatory consequences.

The job is varied and requires curiosity, initiative, flexibility and communication excellence. CM's should be willing to research and teach staff about new technologies or trends in the industry. They should have or develop a network of professional resources to assist with project needs. Fundamentally, the CM is a problem solver who deploys resources effectively, efficiently and ethically to support vital affordable housing projects. In general, the duties of the BDG Construction Manager are expected to include the following:

- Actively participate in the feasibility and pre-development phases of the project by providing the PM with technical assistance as needed. This may include, but is not limited to, visiting and providing feedback on potential sites, assisting in the selection of consultants, evaluating soils and hazmat reports, reviewing and assisting in the development and refinement of cost estimates, etc.
- Participate in regular meetings with PM to keep one another informed of project progress and issues.
- Manage the process of contracting with the architectural team.
- Solicit and select consultants required by the project.
- Ensure the design team and consultants work towards the project goals of the owner.
- Ensure that the design team and consultants have timely feedback and approval of design process milestones.
- Provide comparative budget information or solicit cost estimates.
- Provide timely and periodic review of plans and specifications.

- Lead contractor selection process, including publishing RFQs, scoring written submissions, interviewing candidates and recommending contractors.
- Assist with negotiating contracts and contract language.
- Manage a pre-construction process with PM, Architect, Owner and General Contractor.
- Attend and actively participate in weekly construction progress meetings, including monthly draw meetings. Assist architect and team in resolution of problems/conflicts as they arise, involving the PM as necessary and always keeping the PM informed.
- Observe and inspect construction progress on-site.
- Manage input from, and facilitate communication between, various construction team members (PM, owner, contractor, architect, engineers, etc.).
- Evaluate construction-related invoices.
- Manage Change Orders and contingency utilization including alternates and upgrades.
- Coordinate installation of owner-provided equipment.
- Manage punch list process and construction closeout on behalf of owner.
- Assist PM and office administrative staff in the preparation of project files for transfer to owner.
- With Architect and GC, conduct one-year warranty walk-through. Assist Architect in creation of warranty list and in ensuring that deficiencies are corrected.
- Assist in small contract assistance for parent company HumanGood on an as needed basis.

About Beacon Development Group:

BDG is an affordable housing consulting firm that works with nonprofits and housing authorities to create high-quality multifamily communities that serve a wide range of populations including seniors, families, homeless households, and those with disabilities. Beacon was formed in 1999 and has been serving clients in the Northwest, with its primary focus on Washington State. Beacon has served 40 different clients and has helped produce over 5,600 units of housing in 92 projects with a combined value of one billion dollars.

Beacon was acquired in 2015 and is now a subsidiary company of HumanGood. HumanGood owns and operates affordable housing and life plan retirement communities for older adults throughout the west coast. Beacon acts as the developer for all HumanGood project work that serves low-income seniors.

BEACON DEVELOPMENT GROUP, LLC is an Equal Opportunity Employer. Complying with the Americans with Disabilities Act, BEACON will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective team members and incumbents to discuss potential accommodations with BEACON.