TITLE: PROJECT SUPERINTENDENT

DEPARTMENT: CONSTRUCTION SERVICES

SUMMARY:

The Project Superintendent will support the Project Staff in the preconstruction process, lead the Project staff in the construction phase of the entire Project, and ensure safe, high quality, cost effective and timely completion of the Project. Superintendent will also support project procurement efforts. **Qualified candidates will have proven experience supervising and managing commercial construction projects $1M and above.** Having federal, industrial, research lab, science and technology projects on resume is a plus. The candidate will require solid communication skills, and be able to lead and integrate with internal project team members and our external project teammates.

**PRIMARY RESPONSIBILITIES**

- Overall field and site management responsibilities of assigned project
- Participate with Project Executive, Project Manager, Director of Preconstruction, Procurement Manager, Design Manager, and Estimating during project procurement phases
- Assist the Project Manager in developing project staffing and communication plans
- Lead project team in development and management of project schedules, site logistics and management plan, QC planning and safety planning
- Perform site reconnaissance and analysis for project procurements
- Assist Estimating in prequalifying subcontractors
- Assist Estimating in bidding and negotiating project buyout
- Assist Estimating in developing cost estimates including all GC/GR cost development
- Participate in BIM model development process and project technology use process
- Maintain a thorough understanding of the Contractor/Owner contract, and ensure project construction team is following through with contract requirements
- Lead all site based construction coordination meetings
- Provide required support for the pay request process
- Review monthly project Job Cost, Labor, and Project Cost Projection reports with Project Manager
o Implement, mentor, and monitor ongoing training of all Accel project staff personnel
o Manage all project field labor, and monitor overall project labor with Project Manager
o Manage all aspects of self-perform work requirements, and coordinate with Project Manager
o Develop, schedule and lead project close-out processes
o Coordinate & lead Owner training for building systems
o Participate in coordination & leading warranty walk through and follow up

**Desired Skills & Experience**

**SKILLS AND QUALIFICATION REQUIREMENTS**

- 7-10 Years minimum experience working on new and/or renovation type commercial construction projects; Previous Federal Experience a plus.
  - Bachelor’s degree in Construction Management or Engineering or adequate demonstrated field experience related to healthcare project leadership
  - Solid communication skills
  - Specific knowledge of construction principles, MEP+FP building systems, practices and codes required working in commercial projects
  - Experienced negotiating and dealing with subcontracts, subcontractors and self-perform work
  - 30-hour OSHA construction safety class or equivalent within the last 3 years
  - First Aid, and CPR Certifications
  - Proficient in Microsoft Word, Excel, Outlook

Demonstrated experience leading successful project teams, including development of employees and maintaining relationships with external entities.