

BEAL DERKENNE

CONSTRUCTION

Project Manager

Beal Derkenne Construction (BDC) is a full service commercial General Contracting firm. Core services include General Contracting and Construction Management.

BDC was founded by Andrew Beal and Michael Derkenne in 2010. The company has successfully established an operation in Des Moines, Iowa in the commercial construction sector, along with establishing a General Contracting presence in the Phoenix, Arizona commercial construction market.

From tenant improvements to large-scale ground up construction to historic rehabilitations, BDC has successfully navigated projects of all shapes, sizes and timeframes. In addition, the company offers conceptual and schematic management, cost estimating, design and schedule management as part of pre-construction services. Early engagement in the project enables increased cost influence, an increased ability to define and establish aggressive schedules, and an enhanced ability to define project scope.

Beal Derkenne Construction is currently searching for a Project Manager to join our team. The Project Manager will run multi-million dollar jobs and manage a team to successfully execute the project.

Role & Responsibilities:

We are seeking an experienced Project Manager to manage ground-up multi-family projects. This individual will have supervisory oversight of the job. Will provide direction to all members of the project team and others on the project to successfully execute the job.

- Assist in the preconstruction planning
- Project scheduling and estimating along with periodical updating of each
- Issuing current and future project projections
- Issuing project look ahead schedule
- Issuing and writing scope prescriptions for contracts and risk management
- Prepare and execute subcontractor and owner change orders
- Daily coordination and communication with the project teams (owners, architect, subcontractors, etc.)
- Communication and coordination with City officials
- Oversee the job site and provide real time problem solving
- Facilitation of owner and subcontractor meetings
- Prepare, review and distribute RFI's and maintain RFI Log
- Prepare, review and distribute submittals and maintain submittal Log
- Supervise the project permit process
- Prepare weekly and monthly project status reports
- Proactively manage the project budget
- Create and manage procurement log along with ordering project materials and ensure timely arrival
- Manage project close-out and obtain all warranties required
- Maintain job files and as-builts
- Lead owner contract and subcontract administration
- Prepare project close out documentation

Qualifications:

- 5-10 years of experience in Construction Engineering, Construction Management or equivalent within the ground-up Multi-family/Commercial space
- 5-10 years of General Contracting and Owner-Builder experience is required
- Ability to legally work in the U.S. without need for sponsorship either now or in the future