



Job Description

Job Title: **Construction Project Manager, Senior**
 Job Family: **Non-Certified Administrative**
 Pay Program: **Administrative**
 Prepared/Revised Date: **July 2016**

Job Code: **4098**
 FLSA Status: **Ex-P**
 Pay Range: **L11**
 Work Year: **12 months**

SUMMARY: Manage the design and construction activities of large and complex new construction and construction renovation/remodeling projects within the district. Gather and review data concerning facility or equipment specifications and plan, budget and schedule facilities modifications including estimates; bid documents; layouts; selection of architect, engineers, contractors and other professionals; and contract management. Ensure that the district’s buildings are safe, aesthetically pleasing, economically maintainable, energy efficient, and functionally sound to meet all programmatic requirements. Work directly with the facilities planning, assistant director.

ESSENTIAL DUTIES AND RESPONSIBILITIES: *To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

Job Tasks Descriptions	Frequency	% of Time
1. Serve as district representative and liaison to contractors, architects, engineers, and stakeholders having jurisdiction in design and construction matters. Assist and work with coordinating architect and planning team on all new construction and renovation projects. Provide oversight and administration of multiple construction projects.	D	10%
2. Negotiate multiple deadlines and resource and budget constraints with clients, managers, consultants and contractors through proactive approaches to meet project objectives. Schedule and coordinate project team meetings. Negotiate contracts for equipment and professional services using quality, quantity, specification requirements and other predetermined factors.	D	10%
3. Provide guidance, leadership, training, and mentoring to construction team regarding district project management process, best practices, legacy information, policy, local jurisdiction coordination, contract management, change process management, vendor management, and safety committee. Effectively manage conflict and disagreements and develop procedures and techniques for resolution. Manage selection of architects, engineers, and construction contractors. Interview and select for hire project managers as necessary.	W	20%
4. Inspect the construction and installation progress to ensure that workmanship and materials used are in compliance with established building codes, specifications, plans, and district guidelines. Coordinate job site inspections with district maintenance quality improvement teams (QIT). Coordinate and assure that all maintenance teams, department staff, and school staff are instructed on the operation of all alarms, safety devices, and equipment installed within new or renovated construction projects.	W	10%
5. Create and review schedules for detailed considerations of all activities needed to be completed within the project. Maintain construction logs, inspection activities, and compare periodically with contractor’s progress schedules and reports, and notify appropriate team members of concerns and information. Develop, track and maintain program schedules such as bond and COP programs for the District.	W	5%
6. Control the design and construction process by measuring progress towards the goal and objectives and take corrective steps to achieve or exceed the same. Minimize “scope creep” by identifying a clear project scope and budget and adhering to the approved program.	W	5%
7. Insure throughout design, bidding, and construction that quality is not compromised at any point within the process. Champion adequate avenues for quality assurance at each point by fostering positive internal and external working relationships and collaborative communication for the purpose of delivering efficient and effective facility planning and support services necessary within the project for a high performing facility.	W	10%

8. Prepare reports required by management to draw comparisons between work expended and plan, to review project milestones and to provide project projections with customers and management for decision making purposes. Design, develop, and conduct special studies in the assigned areas of construction or renovation projects; collect and analyze data as appropriate.	W	10%
9. Monitor budget cost control through established policies, procedures and techniques to measure resources consumed, project status and milestones and compare measurements to projections. Manage fund balances of assigned construction projects and related financial activity for the purpose of ensuring that allocations are accurate and expenses are within budget limits and ensure fiscal practices are followed.	W	3%
10. Coordinate proposal requests, change orders, and examine contractor draws for accuracy. Review and authorize payments from project accounts.	M	10%
11. Establish and manage project budgets through cost estimating relationships with contracted architects, engineers, historical costs, estimating manuals and contractor bids and proposals.	M	3%
12. Perform other duties as assigned.	Ongoing	4%

EDUCATION AND RELATED WORK EXPERIENCE:

- Bachelor's degree with a major in project or construction management, engineering, architecture or business administration. Master's degree preferred.
- More than ten (10) years of experience in project or construction management.
- Minimum of four (4) years supervisory experience in field construction work performing technical duties.
- At least one year of experience with scheduling software.

LICENSES, REGISTRATIONS or CERTIFICATIONS:

- Valid Colorado driver's license and personal transportation for job-related travel.
- PMP certification preferred.

TECHNICAL SKILLS, KNOWLEDGE & ABILITIES:

- Good oral and written communication, interpersonal skills, situational negotiation and conflict management skills.
- Proficient personal computer skills.
- Understanding of accounting principles and demonstrated working knowledge of accounting reports.
- Ability to effectively manage project budgets, schedules and correspondence.
- Ability to read and interpret blueprints and specifications.
- Knowledge of basic construction practices, materials, tools, terminology, and techniques.
- Knowledge of appropriate construction formulas, construction laboratory testing methods, and ability to use required construction instruments.
- Ability to keep up-to-date technically and apply new knowledge to your job. Includes adapting to and mastering new system applications and processes as implemented by the district or department.
- Ability to promote and follow Board of Education policies, Superintendent Policies, building and department procedures.
- Ability to communicate, interact and work effectively and cooperatively with all people, including those from diverse ethnic and educational backgrounds. Willingness to contribute to cultural diversity for educational enrichment.
- Ability to recognize the importance of safety in the workplace, follow safety rules, practice safe work habits, utilize appropriate safety equipment and report unsafe conditions to the appropriate administrator.
- Ability to meet schedules and time lines.

MATERIALS AND EQUIPMENT OPERATING KNOWLEDGE:

- Operating knowledge of and experience with personal computers and peripherals.
- Operating knowledge of and experience with typical office equipment, such as telephones, copier, e-mail, etc.
- Microsoft Office software.
- Operating knowledge of scheduling software such as MS Project, Primavera, etc.
- Operating knowledge of district information technology systems and any other department specific software and equipment required within 2 months after entering position.

REPORTING RELATIONSHIPS & DIRECTION/GUIDANCE:

	POSITION TITLE	JOB CODE
Reports to:	Facilities Planning, Assistant Director	3072

	POSITION TITLE	# of EMPLOYEES	JOB CODE
Direct reports:	This job has no supervisory responsibilities.		

BUDGET AND/OR RESOURCE RESPONSIBILITY:

- On a project-by-project basis, may be solely responsible for, participate in or make recommendations related to developing, administering, monitoring, coordinating and initiating requisitions for project budgets and integrating the budget into the overall District budget.

PHYSICAL REQUIREMENTS & WORKING CONDITIONS: *The physical demands, work environment factors and mental functions described below are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

PHYSICAL ACTIVITIES:	Amount of Time			
	None	Under 1/3	1/3 to 2/3	Over 2/3
Stand		X		
Walk			X	
Sit			X	
Use hands to finger, handle or feed		X		
Reach with hands and arms		X		
Climb or balance	X			
Stoop, kneel, crouch, or crawl	X			
Talk			X	
Hear			X	
Taste	X			
Smell		X		

WEIGHT and FORCE DEMANDS:	Amount of Time			
	None	Under 1/3	1/3 to 2/3	Over 2/3
Up to 10 pounds	X			
Up to 25 pounds	X			
Up to 50 pounds		X		
Up to 100 pounds	X			
More than 100 pounds	X			

MENTAL FUNCTIONS:	Amount of Time			
	None	Under 1/3	1/3 to 2/3	Over 2/3
Compare			X	
Analyze			X	
Communicate			X	
Copy				
Coordinate			X	
Instruct				
Compute				
Synthesize				
Evaluate			X	
Interpersonal Skills			X	
Compile				
Negotiate			X	

WORK ENVIRONMENT:	Amount of Time
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	None	Under 1/3	1/3 to 2/3	Over 2/3
Wet or humid conditions (non-weather)	X			
Work near moving mechanical parts		X		
Work in high, precarious places		X		
Fumes or airborne particles		X		
Toxic or caustic chemicals	X			
Outdoor weather conditions		X		
Extreme cold (non-weather)	X			
Extreme heat (non-weather)	X			
Risk of electrical shock	X			
Work with explosives	X			
Risk of radiation	X			
Vibration	X			

VISION DEMANDS:	Required
No special vision requirements.	
Close vision (clear vision at 20 inches or less)	X
Distance vision (clear vision at 20 feet or more)	X
Color vision (ability to identify and distinguish colors)	X
Peripheral vision	X
Depth perception	X
Ability to adjust focus	X

NOISE LEVEL:	Exposure Level
Very quiet	
Quiet	
Moderate	X
Loud	
Very Loud	