

The Jonathan Rose Companies



POSITION: SENIOR CONSTRUCTION MANAGER

FUNCTION: CONSTRUCTION MANAGEMENT/ OWNER'S REPRESENTATIVE
FOR MULTIFAMILY PROJECTS

GROUP: DEVELOPMENT – NEW YORK CITY

Firm Description:

Jonathan Rose Companies is a mission-based, for-profit, multidisciplinary real estate development and planning firm dedicated to repairing the fabric of cities, towns and villages while preserving the land around them. We plan and develop diverse, mixed-use, transit-accessible, mixed-income communities. Our New York office is comprised of four Groups each focused on a specific business pursuit: property acquisitions, development, planning, and owner's representative services. Projects encompassed within the Group structure range from market-rate and affordable housing in urban areas to long-term land use planning, to project management for institutional clients. All of our work incorporates environmentally and socially-responsible development tools in selecting and planning a site, designing building systems, and selecting materials. The company's work has been recognized with many awards, including those from the National Trust for Historic Preservation, Natural Resources Defense Council, the United Nations and the American Institute of Architects.

Position Summary

The Senior Construction Manager role is a new position at the Jonathan Rose Companies designed to bring dedicated construction knowledge and support to the Development Group, which expects to begin construction on six affordable multifamily projects during 2009. The position reports to the head of the Development Group. The Development Group develops projects on a fee basis and for the company's own account. The Development Group typically handles the entire development process, from entitlement, to the selection of architects and other team members, to arranging often complex financing, to construction management, to sales and marketing. A significant portion of the company's fee work is done on behalf of public agencies, community development corporations, faith-based organizations and other non-profits. As a trusted partner, the Development Group helps clients successfully undertake complex, mission advancing, projects that they could not complete alone. As principals, we develop mixed income housing and mixed use projects, generally intended for long-term ownership. Many of our projects are high-profile with significant local and regional impact. The Construction Manager position will serve as day-to-day contact with the outside construction managers/general contractors regarding construction issues and will work closely with development project managers, clients, project accountants and other internal staff.

Primary Responsibilities:

- Serve as construction period representative for large multifamily projects in New York City (80-200 unit projects);
- Attend all on site project meetings;
- Provide on-site support for timely completion of projects, including monitoring change orders, requests for information, construction change directives, schedule and construction quality;

- Work with in-house team of development project managers to review construction budgets prepared by outside Construction Managers/General Contractors to support competitive pricing; Review contracts, and change order and draw requests; and,
- Assist in plan review for constructability issues.

Position Requirements:

- Minimum BS in Engineering, Architecture, Construction Management or related field;
- 7-10 (or more) years of construction experience including familiarity with block and plank and other multifamily midrise construction types and systems, and related budgets, contracts, insurance, etc.;
- Excellent project management skills;
- Excellent communication skills;
- Self-starter with ability to manage many complex projects simultaneously and contribute productively in a team environment;
- Microsoft Office Suite and Microsoft Schedule,
- Familiarity with New York City Department of Buildings and the not-for-profit sector a plus;
- Experience with LEED and/or energy management systems a plus;
- Experience building affordable or tax credit multifamily projects a plus; and
- Experience with institutional and cultural facilities a plus.

Salary is commensurate with experience and qualifications. Comprehensive benefits provided. This position is available immediately.

Please submit cover letter and resume to resumes@rosecompanies.com. Please include the name of the position in the subject line of the email.

Jonathan Rose Companies has a deep commitment to diversity. We are an equal opportunity employer. Company policy prohibits discrimination or harassment on the basis of race, color, religion, national origin, ancestry, sex, age, marital status, familial status, sexual orientation, disability, or veteran status. We support and promote equal employment opportunity, human dignity, and racial, ethnic, and cultural diversity by taking positive steps to eliminate barriers that may exist in hiring and in employment practices.