

## **INTRACORP CONCRETE CONSTRUCTION MANAGER**

Intracorp is a fully integrated development firm with a reputation for building innovative, high-quality communities. The company is managed by a group of prominent professionals and has successfully built more than 50,000 single-family and multi-family homes in Canada and the Western United States. Intracorp's team is committed to being the best in their field. To help achieve this, they focus on hiring individuals who are focused on quality and excellence.

### **The Role:**

Intracorp seeks a Project Manager to join their in-house Construction Team and oversee multiple concrete highrise projects in Greater Vancouver. Reporting to Intracorp's Senior Vice President of Construction, the Project Manager will play an active role throughout the project life-cycle, first supporting Intracorp's Development Team from project inception through to development permits, and then driving an integrated group of consultants to produce working drawings in a timely and effective manner. The Project Manager will next manage the activities of a highly-experienced external General Contractor and collaborate with this team in order to successfully deliver projects. He or she will remain with the project through the sales cycle, to ensure that homes are delivered on-time and to Intracorp's high quality standards. Specifically, the Project Manager will:

- support the Development Group during the schematic and design development and coordinate input from the General Contractor up to issuance of the Development Permit;
- negotiate with the General Contractor to finalize stipulated sum contracts, and to set budgets and schedules;
- coordinate all upfront site profile work with consultants (such as geotechnical and environmental investigations, crane swing/encroachment) as well as Building Permits and other on- and off-site approvals required;
- lead and manage the consultants through the production of the working drawings, with input from the General Contractor.
- work with the General Contractor through pre-construction to evaluate all subtrade and supplier bids and then assist with the allocation of trade contracts;
- closely monitoring project budgets, schedules, change orders and progress billing;
- maintain constant contact with the General Construction and sales personnel on-site and provide support as required;
- act as the interface between Intracorp's corporate office and the site operations, facilitating communication between these two teams;
- evaluate monthly performance relative to project budgets and schedules and communicate this information to Intracorp's senior management team; and
- work with Intracorp's Senior Vice President of Construction to establish best-practices for the Construction Team and to strive toward continuous improvement within the team.

### **The Candidate**

Applicants for this role must have recent and direct Project Management experience working on five or more residential concrete towers in the greater Vancouver area. Candidates must be confident in all aspects of residential concrete construction and able to effectively communicate with consultant and General Contracting partners. They must also have a clear understanding of construction drawings and proven success managing the working drawings process. To succeed in this role, applicants must have a strong business sense and a commitment to following Intracorp's Project Management Process. Post secondary education in engineering or a construction-related program would be beneficial. A working knowledge of Microsoft Office is required.

The individual chosen for this role will have exceptional communication, interpersonal and organizational skills. He or she will have a proven ability to balance demanding project schedules and conflicting priorities. The selected candidate will be a strong team player who is willing to collaborate with all partners both internal and external to the company. To thrive within Intracorp's corporate culture, the person selected will be clearly committed to best practices, life-long learning, and to a successful career in construction.

**To Apply**

Individuals meeting the criteria above are encouraged to submit their resume, with cover letter to Kristina Morse via email ([kmorse@dg.ca](mailto:kmorse@dg.ca)). While we thank all candidates for their interest, only select individuals will be contacted for follow-up.