

Acumen Companies, a multidisciplinary, opportunistic real estate development and investment company based in DC, is looking for a **Sr. Development and Construction Manager** to assist senior management in the pursuit of new investment opportunities, as well as the asset management of owned deals. This position will be responsible for sourcing, underwriting and securing multi-family real estate investment opportunities. The position will be based in DC, but also occasionally evaluate and manage opportunities in other target domestic U.S. markets.

## **EXPERIENCE, SKILLS, AND QUALIFICATIONS**

- **Required: 10+ years DC-MD-VA experience managing projects for a commercial GC**
- **Required: 5+ years DC-MD-VA experience full hands on entitling and permitting projects**
- Bachelor's degree in Construction Management or Business preferred
- Proficient understanding and knowledge of building codes, construction divisions and developing schedules
- Extensive experience managing multiple projects in different phases of construction
- Full knowledge of general contracting construction process including pre-construction planning, scheduling, safety, cost controls, contract administration, and workforce supervision
- Both qualitative and quantitative skills are required, strong math and writing skills are necessary.
- Ability to lead, problem solve and coordinate overlapping activities of construction division trades
- Organizational skills and attention to detail, with the ability to prioritize and manage multiple projects simultaneously.
- Ability to function both in a team-oriented setting and independently.
- Strong sense of personal motivation, responsibility, and entrepreneurship.

## **DUTIES AND RESPONSIBILITIES**

- Supervises and coordinates work of GC to ensure the scope of work accomplished within budget and schedule
- Works with business development to source leads and screen GC bid requests
- Manages project budget and GC Change Orders
- Attends pre-bid meetings, conducts site inspections, evaluates specifications and works with the team to collect adequate data to determine bid/no-bid decision with managers
- Perform due diligence on potential architects, contractors and other development related third parties for inclusion in development projects
- Assist in underwriting and due diligence as well as suggest and evaluate potential projects.
- Ensures up to date, complete and accurate records, budgets, schedules and entries into project management
- Monitor and enforce on-site quality control
- Participate in weekly, monthly, and quarterly reporting to senior management.
- Perform and/or assist with special projects as needed by management.
- The position will report directly to the firm's senior principals.

## **PERSONAL ATTRIBUTES**

- Uncompromising personal integrity.

- Tenacious in meeting deadlines, with a strong sense of urgency and good self-management discipline. Capable of working effectively under pressure.
- Organized and efficient, with good ability to define priorities; good at figuring out the processes necessary to get things done.
- Ability to work autonomously – this is a small firm without much administrative support.
- Must be a confident, team player who listens to internal and external input but can take decisive action.

Job Type: Full-time

Salary: \$100,000 to \$150,000