

## **CONSTRUCTION PROJECT MANAGER**

Qualex-Landmark™, one of Western Canada's most respected development companies, has been building boutique, award-winning residential and mixed-use properties for over 20 years. The company's portfolio is defined by quietly iconic communities, born out of Qualex-Landmark's highly detailed approach to development. With over 2,500 homes and 22 outstanding communities built to date, the company's uncompromising commitment to quality construction and innovative design has cemented their reputation as a trusted developer. Qualex-Landmark is a company focused on growth and has built a philosophy of doing the right thing with a humanistic approach.

### **The Opportunity**

To effectively deliver an expanded portfolio of projects, Qualex-Landmark seeks an experienced Project Manager to join their Vancouver team. Working closely with the company's Director of Construction, the Project Manager's responsibilities will include:

- working with consultants and general contractors to prepare thorough and accurate project designs, schedules, budgets, and contracts, and then monitoring project progress and adjusting as necessary;
- collaborating with consultants to develop working drawings and detailed designs, all the while analyzing project constructability and evaluating opportunities for value engineering;
- building productive relationships with project partners to ensure that goods and services received meet agreed-upon terms and conditions;
- facilitating productive relations between consultants and contractors to ensure everyone is working as a team and that any issues are resolved in timely manner;
- reviewing Requests for Information and collaborating with consultants/contractors to ensure all issues are resolved;
- scrutinizing in-progress projects to identify and rectify design deficiencies or problems;
- administering design changes where required and ensuring proper supporting documentation;
- reviewing and authorizing invoices, change orders, and progress draws;
- overseeing the work and mentoring junior team members;
- ensuring all relevant documents are saved in an organized manner;
- preparing & chairing meetings and ensuring the decisions from meetings are full documented and communicated;
- regularly visiting project sites – both in BC and Alberta - to ensure project is on schedule and being built as per project drawings and specifications; and
- at all times, acting as the company's representative, ardently protecting the company brand and making every effort to manage risk and ensure project success

### **The Candidate**

Candidates seeking this role will offer proven success working as a Project Manager on multifamily residential or mixed-use projects, with experience working on concrete high-rise projects in the Metro Vancouver region an asset. Applicants also require post-secondary education in construction management, project management, architectural technology, or engineering as well as a thorough understanding of construction drawings and a current, working knowledge of construction contracts. Candidates must have excellent negotiation skills and a proven ability to effectively manage change orders, progress draws, and consultant invoices. They will have strong communication skills, with a proven ability to professionally and effectively convey information in spoken and written form. To succeed in this role, candidates also require a demonstrated ability to effectively attend to the details of drawings and documents. In addition to these excellent qualifications, candidates must be persistent, committed to working closely with consultants and contractors to ensure nothing falls through the cracks. Applicants must also be consummate team players, consistently seeking to build and maintain positive working relationships with internal and external colleagues. To align with the Qualex-Landmark culture, candidates must be polite and highly-ethical, sincerely committed to treating all colleagues and members of the community with respect.

### **To Apply**

If you meet the qualifications above and are ready to embark on a new, exciting stage in your career, please send your resume to Kristina Morse via email to [klm@resolvesearch.com](mailto:klm@resolvesearch.com). We thank all candidates for their interest and look forward to speaking with you.