



## Job Title: Commercial Construction Project Manager

**Reports to:** Vice President

**Department:** Construction

**Location:** Morrow, GA

**Type:** Full-Time

### Position Overview:

We are seeking an experienced and results-driven **Project Manager** to lead and manage high-value commercial construction projects. With a minimum of 15 years in the industry, the ideal candidate will bring deep expertise in managing mission-critical, retail, mixed-use projects, or industrial projects from pre-construction through project closeout.

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### Key Responsibilities:

- **Project Oversight:** Manage full project lifecycle, including planning, budgeting, scheduling, procurement, execution, and turnover.
- **Pre-Construction Coordination:** Lead design development, permit acquisition, value engineering, and scope definition in collaboration with architects and owners.
- **Budget & Cost Control:** Prepare and manage project budgets, conduct cost tracking, and ensure adherence to financial goals.
- **Scheduling:** Develop and maintain detailed project schedules and proactively manage any deviations or delays.
- **Contract Management:** Draft, review, and negotiate contracts with subcontractors and vendors; ensure contractual obligations are met.
- **Team Leadership:** Supervise and coordinate with site superintendents and subcontractors to maintain quality standards and timelines.
- **Client Relations:** Serve as the primary point of contact for clients, providing regular updates, managing expectations, and delivering project milestones.
- **Quality Assurance & Safety:** Enforce safety protocols and quality control measures in compliance with company and OSHA standards.
- **Change Management:** Evaluate and process change orders, ensuring proper documentation and budget alignment.

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**Qualifications:**

- Bachelor's Degree in Construction Management, Civil Engineering, Architecture, or a related field
- Minimum of 15 years of commercial construction project management experience
- Strong knowledge of commercial construction methods, building codes, and project delivery methods - Design-Bid-Build/Design-Build/CM at Risk
- Proven success managing commercial projects over \$10M+ in value
- Proficient in project management and scheduling software (e.g., Procore, Bluebeam, MS Project, Primavera P6)
- Demonstrated leadership ability in managing cross-functional teams
- Excellent communication, negotiation, and problem-solving skills
- OSHA 30-hour certification or equivalent safety training preferred

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**Preferred Experience:**

- Experience with mission-critical projects
  - Experience with government/local municipality projects
  - Familiarity with phased construction
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