



DEVELOPMENT MANAGER – Construction/Real Estate

JOB SUMMARY

The primary responsibility of the **Development Manager** is to manage development projects such as ground-up construction and renovation from feasibility analysis to lease-up, including underwriting, planning, design, permitting, marketing, leasing, financing, and construction. The position will be responsible for playing a leadership role in all phases of the real estate investment process, including underwriting and negotiating support of new investment opportunities, leasing, financing, property dispositions, project management, and portfolio management.

Essential Duties & Responsibilities

- Develop pro-formas, financial sensitivity analysis, and budgets on development projects
- Qualify, recommend, and negotiate contracts with architects, engineers, contractors, and other consultants; manage bid processes; ensure compliance with codes and laws; monitor scope, schedule, and budget for development projects
- Manage design development and the entitlement process, coordinating with design consultants and owner's program needs.
- Serve as primary point of contact on assigned projects as owner's representative at meetings with joint venture partners, investors and lenders, attorneys, government agencies, community organizations, and other parties
- Assist in other projects as needed

Supervisory Responsibilities

- Functional supervision is exercised over general contractors, architects, surveyors, engineers, vendors, and other consultants

Qualifications

- BS/BA degree in Architecture, Engineering, Construction Management or related field required.
- A minimum of ten years of relevant experience in real estate development, construction management, and/or architecture/engineering
- Experience in planning, design, permitting, and construction of low-rise and mid-rise projects, including office, retail, and multi-family, and ground-up developments
- Conceptual site planning and design skills utilizing CAD, Blu-Beam or Sketch Up a plus.
- Excellent quantitative and analytical skills
- Superior oral and written skills
- Proficiency in Microsoft Office Suite
- Self-motivated and hard-working
- Strong negotiation skills

- Self-motivated, detail-oriented, able to prioritize, function autonomously, and meet deadlines in a fast paced challenging environment
- Creative problem solver and strategic thinker
- Able to work both independently and in a team environment

Team members of The Rush Companies have a strong reputation for exercising integrity, good judgment and sound business practices in our dealings with clients, consultants, subcontractors, municipalities and suppliers. We are committed to selecting individuals who share in our loyalties by acting as good stewards for our standards of quality and safety.

For more information about The Rush Companies or the application process, go to:

<http://www.therushcompanies.com/about-rush/employment>

How to Apply:

Please send cover letter and resume **via the link in this ad** or via U.S. mail to:

The Rush Companies

c/o Human Resources

6622 Wollochet Dr

Gig Harbor, WA 98332

Equal Opportunity & Drug-Free Employer

Disclaimer: This job description is only a summary of the typical functions of the job, not an exhaustive or comprehensive list of all possible job duties and responsibilities.