



JOB OPENING: Residential Construction Superintendent (Portland, OR)

Green Hammer is seeking an experienced and disciplined Residential Superintendent to serve on our construction team for new residential and owner-occupied projects in Portland, Oregon. The Superintendent supports the project team during design phases and provides on-site coordination of day-to-day field operations for all phases of the project in accordance with Green Hammer's Unified Design Build Process. This includes coordinating subcontractors, material/equipment management, adherence to project schedule and budget, ensuring job site safety, and overall quality control.

The Superintendent is responsible for establishing a professional work environment based on Green Hammers' mission and values.

Responsibilities include but are not limited to:

- Review and provide feedback on construction documents at certain points of the design phase
- Review RFP's for subcontractor/vendor procurement.
- Review subcontractor/vendor proposal and contract documents.
- Support the Project Engineer during procurement phase.
- Negotiate subcontracts and vendor pricing to achieve best value in order to meet overall project budget.
- Create and maintain a culture that values safety, health and cleanliness.
- Ensure understanding of and compliance with project policies for all onsite personnel.
- Manage the day-to-day site activities to ensure the project milestone dates and overall schedule completion date is met or improved.
- Schedule subcontractors, consultants, inspections, and vendors to ensure timely completion
- Perform project look-ahead to ensure upcoming events and constraints are communicated, tracked and are being proactively tended to.
- Ensure all aspects of the project are compliant with contract terms, legal, and community requirements.
- Ensure that subcontractors are in compliance with their contracted scope of work.
- Identify/solve conflicts in construction progress and communicate them to project team for collaboration or resolution.
- Perform Superintendent duties at multiple job sites, simultaneously.
- Continually perform quality assurance inspections and document any deficiencies.
- Ensure all installed work is in compliance with third party programs, such as Net Zero Energy and Water, LEED, Earth Advantage, Passive House, etc.
- Conducting and/or attending pre-construction, acceptance, progress, client, and other project meetings.
- Meet with client representatives as needed to discuss the status of projects
- Manage or self-perform (as needed) in house scopes of work..
- Mentor and direct field staff.
- Identify, communicate, negotiate, facilitate changes.
- Support Project Engineer in drafting change orders

- Managing the punch list and project closeout process to assure timely completion.

Qualifications + Requirements

- Minimum 5 years of experience as Superintendent on residential projects, new building construction and remodels.
- Demonstrated dedication to sustainability and building science, including a familiarity with sustainable building products and practices.
- Willingness to work as part of a unified team and engage in group process.
- Must have understanding of construction terms, scheduling and planning concepts.
- Proficiency with spreadsheets, email and other software used in the construction industry.
- Excellent organizational, presentation, and interpersonal skills.
- Proficient in Microsoft Office Suite, particularly Microsoft Excel.
- Appropriate tools to perform typically required carpentry work.
- Reliable transportation and a valid driver's license.
- College or university degree in a construction related field an asset.

About Green Hammer

Green Hammer engages in a unified design-build process to create healthy and inspiring buildings for life. Our integrated team of architects, designers, and construction experts embody the expertise, ingenuity, and passion to transform buildings where we live, work, and play. Every building is an opportunity to improve our well being, financial health, and relationship with nature. At Green Hammer we create healthy and inspiring buildings, designed for people and built for life

This is a full-time, non-exempt position, with a competitive wage plus benefits, depending on experience. Employee benefits include health and dental care, long term and short-term disability insurance, retirement plan, PTO and paid holiday time.

To Apply

Email a resume, cover letter, and references to info@greenhammer.com. Please do not call the office.

EOE/AA/M/F/V/D

Employment: Full-time

Required experience: 5 years as a superintendent

Compensation: **Commensurate with experience**