



## Residential Superintendent

Green Hammer is seeking an experienced and disciplined Site Manager/ Residential Superintendent to serve on our build team for new residential and remodel projects in the Portland Metro area. The Site Manager 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 trade partners, material/equipment management, accountability to project schedule and budget, ensuring job site safety, and overall quality control.

The Site Manager is responsible for establishing a professional work environment based on Green Hammer's mission and values.

### Areas of Responsibility

- Create and maintain a culture that values safety, health, and tidiness.
- Identify, communicate, and resolve risks related to budget, quality, and time.
- Review product manufacturer specifications to ensure site conditions and construction details match installation requirements for product warranties.
- Ensure trade partners are following drawn details while tracking and/or correcting inconsistencies.
- Document daily field activities through a central project management system (Procore)
- Collaborate with Project Manager to develop the project calendar and maintain/meet milestones.
- Act as construction consultant during the design phase to ensure proper sequencing and constructability.
- Work with the Project Manager to negotiate and achieve the best overall value with vendor and trade partners.
- Ensure understanding and compliance with project policies for all onsite personnel.
- Perform project look-ahead to ensure upcoming events and constraints are communicated, tracked, and proactively resolved.
- Ensure all aspects of the project are compliant with contract terms, legal, and community requirements.
- Manage more than one job site as needed.
- Perform quality assurance inspections and document deficiencies. Make corrections in proper sequence by holding trades accountable while still maintaining good relationships with them.
- Work with Project team to help ensure all installed work follows high-efficiency details and relevant third-party programs, such as Net Zero Energy and Water, LEED, Earth Advantage, Passive House, etc.
- Conduct and/or attend pre-construction, acceptance, progress, client, and other project meetings.
- Mentor and direct field staff. This on occasion includes working alongside and leading field team members, with the appropriate tools, skills, and knowledge, to accomplish scopes of work when the additional expertise, or physical assistance is deemed necessary.
- Ensure Site is secure and maintained

### Experience & Qualifications

- Minimum 5 year of experience in site-based construction management
- Willingness to work as part of a design build team and engage in group decision making.
- Strong understanding of construction terms, scheduling, and planning concepts.



- Excellent organizational and interpersonal skills.
- Reliable transportation and a valid driver's license.
- Strong construction knowledge with basic tools and ability to lead onsite work when necessary. Familiarity with all phases of construction from excavation through finish.
- Ability to perform accurate materials takeoffs and procurement in a timely manner.
- Ability to schedule all required building inspections.
- Ability to read and interpret a plan set and verbally communicate that understanding.
- Ability to advise on means/methods/sequence to optimize the flow of the project.
- Ability to run heavy equipment as needed is preferred.

**Job Type:** Full-time (40 hours/week)

**Salary / Benefits:**

- Competitive salary
- Health, dental, and vision insurance
- Alternative care options
- 14 vacation days, 6 paid holidays (increases after 5 years of employment)
- 401(k) matching
- Flexible spending account
- Life, short and long-term disability insurance
- 0% Interest Tool Loan

**About Green Hammer**

Green Hammer is a design build firm based in Portland, Oregon with a mission to inspire the evolution of our living environment by creating buildings that promote health and protect the planet. Our vision is a future where all buildings support the health of communities and a thriving natural world. We are a certified B Corp working toward a future where all buildings produce more renewable energy than they consume; buildings clean our air, clean our water, and sequester carbon from our atmosphere; and rooftops are both garden landscapes and solar energy generators.

**Green Hammer's Commitment to Racial & Social Justice**

Green Hammer is committed to Justice, Equity, Diversity, and Inclusion. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability status, protected veteran status, or any other characteristic protected by law.

Green Hammer is an equal opportunity employer. We are committed to creating a diverse environment and all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, gender identity or expression, sexual orientation, national origin, genetics, disability, age, or veteran status.

EOE/AA/M/F/V/D

For consideration, please send your cover letter expressing interest and your current resume to:

[hire@greenhammer.com](mailto:hire@greenhammer.com), attention: Julie Ferrell