



Senior Construction Project Manager

Senior Living and Wellness Construction

Portland area, Oregon | Full time | Approximately 25 months

Ideal start January 4, 2027

Annual base salary \$155,000–\$165,000 plus benefits and 10% performance bonus

Green Hammer seeks a proven construction leader to deliver an approximately \$30 million residential and commercial project and mentor the construction management team.

The Project and Appointment

The project combines residential buildings, a commercial wellness center, and site improvements within an established senior living community. It is pursuing full Living Building Challenge certification, with significant utility and building systems coordination. This full-time employee position is dedicated to the project for approximately 25 months, through construction and closeout. Continuation would depend on securing additional projects of comparable scale and on mutual agreement; it is not guaranteed.

Your Role

Reporting to Green Hammer's President, you will lead delivery to the Owner's Project Criteria with the superintendent, project engineering support, and our integrated design-build team. You will direct buyout, change control, budget, and schedule within agreed approval limits, with executive support for timely decisions.

- Lead preconstruction and buyout, resolving scope gaps, constructability issues, and procurement risks.
- Manage budgets, cost-to-complete forecasts, contingency, subcontracts, change orders, payment applications, and financial reporting.
- Maintain the critical path schedule with the superintendent, including long-lead procurement, approvals, inspections, commissioning, and occupancy.
- Lead project meetings, coordinate designers and trade partners, and document decisions, responsibilities, and follow-through.
- Coordinate utility approvals, infrastructure, connections, and shutdowns with providers, civil engineers, permitting authorities, and trade partners.
- Integrate Living Building Challenge requirements into trade scopes, submittals, procurement, and field quality checks with the design and certification team.
- Partner with the superintendent on safety, logistics, quality control, and resident access, managing noise, dust, deliveries, and utility interruptions.
- Lead commissioning, punch list, owner training, and closeout, with records for post-occupancy performance verification and certification.
- Mentor the construction management team through coaching and shared project reviews. Strengthen the team's cost forecasting, scheduling, and subcontract management skills, and share lessons learned.

Required Qualifications

- Typically 12 or more years of progressively responsible construction experience, including substantial lead PM responsibility.

- Proven lead PM delivery of complex \$20–\$40 million or larger projects, with direct budget, schedule, contract, and closeout responsibility.
- Strong commercial construction experience, including mechanical, electrical, plumbing, and life safety coordination.
- Experience managing utility infrastructure, service connections, and planned shutdowns.
- Strong cost forecasting, critical path scheduling, subcontract buyout, scope management, change control, and construction documentation skills.
- Sound judgment, collaborative problem solving, and respectful leadership, with demonstrated ability to develop others and strong professional references.
- Commitment to regenerative construction and the Living Building Challenge, with willingness to learn and rigorously apply unfamiliar requirements.
- Proficiency in construction management and scheduling software, Excel, and digital drawing review; ability to work regularly at the project site and Green Hammer's Portland office.

Preferred Qualifications

- Living Building Challenge or other high-performance building certification experience; familiarity with healthy materials and material vetting.
- Residential or multifamily construction experience, especially wood framing, enclosures, and finishes.
- Healthcare, higher education, senior living, civic, or occupied-campus projects; integrated design-build or advanced energy and water systems.
- Procore, Bluebeam, and Smartsheet or comparable tools; a related degree or equivalent field experience.

About Green Hammer

Green Hammer is a Certified B Corporation and sustainable design-build firm based in Portland. Our mission is to inspire the evolution of our living environment by creating buildings that promote health and protect the planet.

Compensation and Benefits

Annual base salary is \$155,000–\$165,000, depending on experience, plus standard medical, dental, and vision coverage, FSA, 401(k), paid holidays, and progressive PTO. A performance and completion bonus equals 10% of total base salary for the anticipated 25-month appointment. It is tied to agreed, owner-approved schedule milestones and budget targets, safety, quality, and closeout. Written terms established before employment begins will define targets, payout conditions, and adjustments for approved scope changes and documented external delays beyond the PM's reasonable control.

Application

Email one PDF (maximum 10 MB or download link) to hire@greenhammer.com, subject “Senior Construction Project Manager.” Include your resume, a brief interest and availability letter, and three project summaries describing value, type, your responsibilities, and budget and schedule outcomes. Finalist references will be contacted with permission.

Equal Opportunity Statement

Green Hammer is an equal opportunity employer committed to social justice, equity, diversity, and inclusion. All qualified applicants will receive consideration without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age, disability, protected veteran status, or any other characteristic protected by law.