



Serving clients throughout the Mid-Atlantic region and beyond, Warfel Construction Company is widely regarded among the industry for its efforts in sustainable building practices, ethical standards, and providing innovative construction solutions. Warfel's mission is to develop Clients for Life by striving to understand the goals of our clients intimately, promoting collaborative teamwork, and delivering projects in an efficient manner. Offering a full-spectrum of construction solutions, Warfel services include preconstruction planning, general construction, construction management, design-build, facility maintenance and real estate development.

Warfel Construction Company has an opportunity for a **Project Superintendent**. This role will be responsible for directly overseeing all phases of construction at the project site to ensure successful completion within the required budget, schedule and with excellent quality. This position will report to the General Superintendent and Field Operations Manager on all matters concerning labor, vendors, subcontractors, equipment, and miscellaneous materials for the project. The position will work in conjunction with a project team that may consist of a Project Manager, Project Engineer, Field Engineer, and Foreman. The Superintendent will help the team define and stay accountable to the roles and responsibilities throughout the project.

Daily travel is required to a project within a 0 – 120-mile radius of the home office. Agreement to additional travel outside of the required radius creates eligibility for a salary premium based on the distance.

Responsibilities may include, but are not limited to, the following:

- Reads & interprets project plans and specifications; analyzes construction methods and scheduling for details and sequences of work
- Promotes a culture of jobsite safety and demands safe work practices from everyone onsite. Rectified jobsite hazards immediately and ensures that all safety procedures are adhered to by Warfel employees, subcontractor employees and visitors to the site. Assures that designated safety personnel conduct regular safety inspections and reviews
- Empowers employees with a culture of safety as top priority and is proactive with safety for Warfel employees. Conducts weekly Toolbox Talks.
- Maintains detailed daily logs for work occurring onsite
- Creates 3-week lookahead schedules for the project on a weekly basis and assists project management staff with overall schedule updates. Proactively communicates upcoming work with subcontractors, vendors, and clients.
- Maintains direct contact with trade subcontractors and vendors to schedule deliveries and manpower needed. Informs project management staff of any unusual circumstances or issues that may cause delays.
- Coordinates closely with Field Operations Manager, Foreman and Project Manager to discuss Warfel manpower needs, equipment, and supplies to ensure they are planned to be onsite in a timely fashion.



- Establishes and maintains dimensional controls for project, which may include the use of a third-party surveyor or layout personnel
- Supervises the workmanship of subcontractors to ensure work is in compliance with the project drawings and specification and meets Warfel quality standards.
- Checks shop drawings submitted by subcontractors and field measurements to confirm design requirements are met before materials are fabricated.
- Purchases miscellaneous jobsite materials and rough hardware and supplies as authorized by the Project Manager
- Ensures that no extra work or deviations from the contract documents are made without proper authorization from the Project Manager. Promptly brings Client and Architect requests for changes to the attention of the Project Manager for schedule & cost implication discussions
- Meets with client representatives, as appropriate, to discuss the status of the project and review and identify areas of question. Works in conjunction with Project Management staff to relay information to the client
- Supervises Warfel field labor and makes recommendations on promotions and terminations. Provides performance evaluations for staff as requested
- Provides training and mentoring to Warfel employees, from time to time when they are on the jobsite, in areas of management and construction techniques
- Coordinates and schedules inspections and meetings with Authority Having Jurisdiction
- Prepares and submits on a timely basis all information and reports required by the job cost and accounting procedures, including daily reports
- Supervises and coordinates completion of the final punch list and site close-out activities
- Communicates effectively with internal team members and external team members to function as part of the team and promote positive team dynamics
- Has ability to work with multiple supervisors on a jobsite and coordinate effectively for multiple supervision roles.
- Provide mentoring and coaching for developing carpenters, field engineers, foremen, and superintendents.
- Maintains a positive attitude and focus on solutions to project and team issues
- Successfully able to supervise renovation and new construction work
- Has ability to work within a campus setting and coordinate effectively with residents and staff for project logistics

#### **Qualifications:**

- Formal education not required. Must have construction background and training
- OSHA 30-hour certificate required
- Minimum 10 years' supervisory experience on commercial construction projects

**Competitive pay and benefits offered. Warfel is an equal opportunity employer.**