



Warfel Construction Company seeks an experienced **Senior Healthcare Project Manager** to join our high-paced, Client-focused team in East Petersburg, PA. The Senior Project Manager (SPM) will be responsible for customer satisfaction and ensuring repeat business as primary goals.

Project managers are successful when they maintain relationships and effectively build strong teams internally and externally. Planning, scheduling, and purchasing with input from various resources (such as the Director of Healthcare, preconstruction manager, estimators, and superintendent Recordkeeping, correspondence, and communication throughout the project hierarchy, whether delegated or performed by the PM, is the responsibility of the PM. The PM is also responsible for keeping the project on schedule and (or under) budget. Projects may include ambulatory surgery and diagnostic imaging, clinical/inpatient, hospital operations and support spaces, outpatient facilities, and medical office facilities.

Senior Project Manager job responsibilities include, but are not limited to, the following:

- Overall Client Satisfaction. Communicate proactively, timely, and efficiently with the Client and Design Team to promote the *Clients For Life* mission.
- Provide leadership to multiple projects and project teams. Communicates effectively with internal and external team members and facilitates communication to promote positive team dynamics. Project team set-up may require working closely with supervisors of other divisions or the Project Executive/Director of Healthcare for staff and resource sharing.
- Manage multiple projects representing up to \$25-\$35M in annual revenue while achieving gross profit margin as established with the Project Executive/Director of Healthcare.
- Implement and direct the planning for and use of appropriate ICRA barriers and associated equipment to ensure patient safety where applicable. Supervise and enforce compliance with ICRA-associated procedures per FGI guidelines and Owner requirements for all projects.
- Maintain a working knowledge and understanding of ICRA and ILSM requirements for the individual client/health system project by project. Work closely with the clients' infection control staff to demonstrate compliance and establish rapport and trust.
- Coordinate turnover meetings with estimating and preconstruction for the start-up of the construction phase. Plan the buy-out schedule for the project team. Coordinate construction team kick-off meetings and establish responsibility matrix and initial task/start-up responsibilities with the Project Executive/Director of Healthcare.
- Review established lease contract terms or assist with finalizing owner contracts.
- Establish job-detailed and job-specific schedules with the assistance of the project team and in coordination with the Project Executive/Director of Healthcare. Updates schedule at least twice per month.
- Perform the SRMP process to mitigate risks with subcontracts as much as possible. Develop detailed scopes of work for subcontracts and purchase orders. Orchestrates procurement process and assembles and authorizes the purchase of subcontracts and materials.

- Execute and finalize terms of subcontract and purchase order agreements.
- Review RFIs and submittals prepared by Project Engineers (PEs) or Field Engineers (FEs). Oversee the tracking process to get timely responses on this paperwork.
- Implement cost management to improve cost efficiencies wherever possible.
- Prepare regular cost projection updates and submit monthly reports along with close communication of project costs and controls with the Project Executive/Director of Healthcare. Provide required documentation with cost projections and cost analysis. Excels at cost management and implements cost efficiencies where possible. Create and monitor labor analyses for projects, where applicable.
- Communicate with the Client and the Design Team promptly and efficiently to promote and exemplify the *Clients For Life* mission.
- Communicate with subcontractors and suppliers to be proactive about upcoming items. Provide follow-up with clients, trade partners, and design team members on identified quality deficiencies, cost issues, lead times, safety concerns, etc.
- Attend (and conduct where defined by contractual obligations) job site meetings to oversee project progress and ensure smooth communications with owners, architects, superintendents, subcontractors, and owners' representatives.
- Work with the Director of Healthcare to develop and provide internal healthcare-related training material and programs to strengthen, expand, and grow the Warfel Healthcare Strategic Initiative.

**Qualifications:**

- Bachelor's degree in construction management, engineering, architecture, or related four-year college/university program.
- 10 – 12+ years of project experience on healthcare projects (acute hospital and ambulatory care).
- Additional years of experience managing healthcare construction may qualify as degree equivalency for exceptional, non-degreed applicants who meet all other qualifications.
- Understanding the complexity of healthcare facility operations, how construction may affect patient safety, and the function of adjacent occupied spaces.
- Ability to manage complex and diverse client stakeholders (as it relates to the project-specific management team, local facilities team(s), and overall/global client team)
- Relevant and recent experience working in a clinical hospital and medical campus setting where ICRA and ILSM protocols were implemented and maintained.
- Experience coordinating effectively with healthcare facility managers, infection control personnel, clinical directors, and other facility staff for project logistics.



- Relevant experience working directly with the Department of Health (DOH) and thorough working knowledge of the regulatory inspection requirements in the healthcare environment.
- Prior experience with client relationship management, budget and schedule management, and team management/leadership.
- Excellent written, verbal, and interpersonal communication skills.
- Demonstrate strong attention to detail, focusing on organization and multitasking.

This position will require frequent visits to active construction job sites. The qualified individual for this role will need to move frequently throughout a construction job site with uneven terrain and in inclement weather. Lifting or moving materials up to 50 lbs may be required. Warfel offers competitive pay and benefits, including a 401k match.

Warfel Construction Company is an equal opportunity employer.