

Job Title: **Project Manager**

Reports to: **Chief Operating Officer**

Salary: **Highly competitive with potential for profits interests**

Forsite Development, Inc (www.forsiteinc.com) is a Charlotte based, growing, and highly-capitalized firm that focuses exclusively on acquiring and sustainably redeveloping industrial real estate primarily in the Southeast. Forsite was founded by the CEO in 2004 to acquire and reposition vacant Industrial space in the Carolinas and has blossomed into a respected, nationwide developer that is aggressively acquiring heavy industrial sites with extensive infrastructure including chemical plants, shuttered coal fired power plants and other heavy industrial plants/ sites. These acquisitions often require extensive decommissioning, abatement, environmental remediation and extensive building retrofits.

Forsite's primary focus on industrial real estate has led to the establishment of complementary business lines including; an Environmental Liability Risk Transfer platform where they acquire title to sites with known legacy contamination and take over the remedial obligations of the seller as the Responsible Party, and; large scale renewable energy development that utilizing existing grid interconnection points Today Risk Transfer and renewable energy transactions are a key areas of growth for the firm.

Forsite has an immediate opening for an on-site project manager to oversee that Abatement, Remediation, Demolition and Industrial building upfit of a large manufacturing complex in North Carolina. The ideal candidate can expect for this role to evolve into oversight and management of other large projects which may require travel.

Job Description: An experience Project Manager who is self-motivated, exceptional communication skills preferably with experience in the management of demolition, asbestos abatement, environmental remediation and/or large commercial construction projects. The ideal applicant will be highly organized, with the ability to plan ahead and multitask in order to meet deadlines to keep the project on schedule and under budget. The selected candidate will be responsible for the daily onsite activities, beginning with overseeing the Hazardous Materials Survey, developing a scope of work including a technical document list and issuing a Request for Proposal (RFP) for a full Abatement, Demolition and Remediation project wrap.

Below is a summary of expected roles, responsibilities, qualifications and requirements:

Expected Duties (not-limited to):

- Oversee the contractor performing the Hazardous Material Survey
- Develop and maintain a chemical inventory for disposal and remediation (if any)
- Assist with equipment and material inventory for asset recovery and scrap metal market
- List equipment with equipment resellers for sale

- Gather hard-copies of relevant documents for buildings that will be utilized for future development and create an electronic filing system
- Gather hard-copies of relevant documents for buildings to be demolished for the purposes of including within the scope of work and create an electronic filing system to share with perspective contractors
- Develop a scope of work, including a technical document list for the Abatement, Demolition and Remediation Project
- Select contractors and issue a Request for Proposal (RFP) for the Abatement, Demolition and Remediation Project
- Review the Contractors bids and prepare a technical and commercial bid evaluation
- Meet contractors and provide any necessary documents for existing building upfits (roofing, electrical and lighting, HVAC, build-to-suit)
- Obtain the appropriate permits and licenses from authorities for demolition or other activities
- Monitor daily the progress, quality and safety of the Contractor's work
- Lead Contractor/Forsite progress/status meetings
- Attend daily Contractor safety briefing
- Prepare job status and budget reports
- Prepare monthly management progress report updates
- Track budget, schedule and manage Contractors
- Review and sign waste manifests
- Review and sign scrap manifests

Job Requirements:

- Strong communication and interpersonal skills, and the ability to work well with others
- Highly organized and able to plan ahead and multitask
- Proficient in Microsoft Office Suite
- Proficient developing scopes of work and understanding technical drawings and documentation
- Proficient in scoping and developing investigation and remediation work plans, corrective actions and final reports
- Conflict resolution and conflict management experience
- Proficient in estimating, scheduling and budget planning/reviews
- Knowledgeable of the latest Safety Requirements and Techniques in the Demolition Industry
- Permitting/compliance experience
- Regulatory reporting program experience
- Knowledge of federal and state regulations for air, water and wastewater
- Physically able to walk a jobsite, including stairs
- Valid Driver's License

Job Qualifications:

- Associates, Bachelors or Master's Degree in Construction Management, Environmental Engineering Preferred
- 5+ years of Abatement and/or Demolition , or commercial construction management experience

- 2+ years Environmental Remediation experience under state and/or federal regulations and requirements
- 40 Hour HAZWOPER training preferred
- 40 Hour OSHA training preferred