

Residential Construction Superintendent Position

Freeman's Construction Inc. is hiring for the "Residential Construction Superintendent" position. We build new custom homes and ADUs and do whole-house remodeling projects. Our office is located in Ramona, CA, and we serve the cities of Ramona, Poway, Julian, Lakeside, El Cajon, and Escondido. To find out more information about our company, please visit our website at freemansconstruction.com or our [YouTube Channel](#).

Job Brief

In this exciting new role, we are looking for an experienced Residential Construction Superintendent to join the team and manage and lead the site crew and subcontractors and organize and deliver all new construction and remodeling projects. The ideal candidate will have a proven track record and background in residential construction project management, team leadership, and problem-solving. You will report directly to the Production Manager.

The Role

The successful applicant will work with our design-build team and lead subcontractors ensuring all projects are delivered on time and within budget. Coordinating internal resources as well as third-party suppliers and contractors for the flawless execution of projects. The position will be challenging, and rewarding, and have excellent future prospects. This role has two equally important parts: Managing clients and subcontractors. You will be responsible for ensuring that the projects you are managing provide a first-class building experience to both our clients and subcontractors.

Role & Leadership Responsibilities

- Supervise all phases of the home building/remodeling process.
- Manage project schedules, manage subcontractor work, keep projects on track, and ensure high-quality standards at each stage.
- Schedule & coordinate all subcontractors and material suppliers to meet the schedule provided by the production manager.
- Work with the project coordinator to procure materials & schedule deliveries as needed to meet the production schedule.
- Review and understand all job-related paperwork, ie. permits, plans, engineering, change orders, and specifications.
- Provide supervision of field personnel when necessary.
- Checking all materials for quality and accuracy as they arrive at the job site.
- Assist in processing & implementing project change orders.
- Manage and maintain job site safety.
- Assist in managing the building inspection process, customer concerns, and relations.

- Build effective working relationships with building officials.
- Build final project punch list & coordinate completion of work with all trades.
- Complete final walk-through with client/owner prior to project completion & occupancy.
- Handle any warranty items directly with clients
- Proficient in a variety of carpentry and construction-related practices and procedures.
- Proficient in reading takeoffs of construction plans and drawings
- Familiar with local building codes.
- Proactive in communication.
- Outgoing, and comfortable with communicating with homeowners in layman's terms
- Value working on a team
- Have a positive attitude, even in the face of setbacks and unforeseen circumstances
- Must be open to learning and able to take direction
- Good at handling multiple tasks
- Enjoy problem-solving and working with others to come up with solutions

Requirements

- 6 + years combined experience in residential rough carpentry, framing, demolition, and concrete foundation work.
- 4 + years of onsite residential construction project management for remodeling & new construction.
- Proven track record of outstanding customer service, dependability & performance.
- Ability to read and understand blueprints and detailed specifications.
- Excellent organizational skills.
- Must have a reliable truck in good operating condition with lumber rack toolbox & tow hitch. Strong understanding of residential building codes and the ability to build in accordance with code.
- Must have exceptional technical skills in using a smartphone & laptop computer.
- Must have exceptional communication skills with office personnel, subcontractors & clients.
- Must have exceptional leadership skills.
- Must have at all times without compromise absolute integrity & honesty in & out of the work environment.
- Must always strive for the highest quality craftsmanship personally & possess the ability to hold all subcontractors to the same standard of excellence.
- Must have a positive attitude, the will to face & overcome challenges & do whatever it takes to get the job done right.
- Take initiative in the absence of leadership or instruction.
- Ability to effectively manage oneself and others in conflict situations.
- Willingness to be coachable & learn.
- Strong work ethic
- Ability to work full-time outdoors in year-round weather conditions.
- Physically able to climb stairs, climb ladders, bend, stoop, reach & lift.

- Physically able to move and/or carry equipment which may be in excess of 50 lbs.
- Good driving record.
- High School Diploma or GED
- Work well in Team Environment as well as Independently
- Be open to learning and exploring new materials, products, and techniques
- Knowledge of Building Materials

Preferred, but not essential:

- Own a truck

Job Type: Full-time, Non-Exempt

Schedule: Monday-Friday with occasional evening & weekend work required.

Salary: \$90,000 to \$125,000 per year (Varies based on skill set & experience)

Benefits:

- Monthly health, dental & vision insurance allowance
- Monthly truck allowance
- Mileage Reimbursement
- Company laptop and smartphone provided

Experience:

- Residential construction experience: 6 years minimum (required).
- Onsite Residential Construction Project Management: 4 years minimum (required)

Disclaimer:

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties, or responsibilities that are required of the employee for this job. Duties, responsibilities, and activities may change at any time with or without notice.

Instructions on How to Apply:

Please go to the [careers page](#) on our website and fill out the form with your information. Please include the name of the position you are applying for and attach your resume. Please do not email your resume directly to us. It must be submitted via the careers page. Please do not call our office. If you have any questions about the position or experience technical difficulties please email careers@freemansconstruction.com and will get back to you. Thank you for your interest in working with us.