

HEAD - CONSTRUCTION | FOR A NEW AGE REAL ESTATE DEVELOPMENT COMPANY LOOKING TO DISRUPT THE INDUSTRY | LOCATION: PUNE

OUR BUSINESS:

Founded almost nine years ago, on the sole thesis that real estate needed to be done differently in India, Tribeca is a contemporary and vibrant organization that brought the Trump Organization to India and pioneered the branded residences concept.

We have a bunch of incredibly talented, hungry, bright and passionate folks on the team: IIT, IIM, Wharton and SPA toppers, industry stalwarts all looking to leave a dent in the real estate segment and making the world a happier place to live in.

About the Project: The Ark is a luxury residential masterpiece, designed to be visually spectacular on the outside, and aesthetically appealing within. Breathe in the beauty of the Pune skyline, with an elevation that is bold and beautiful at the same time, towering more than 200 feet in the sky. It is unlike any other residential structure in the country.

LOOKING FOR:

- A construction expert with about 20 – 25 years' experience in end to end construction delivery of luxury and high end residential projects.
- The role would span over all functions under construction, ranging from conception, vendor selection & management, contracts, procurement, planning, quality, execution and billing and payments
- A tenacious & aggressive personality – who can take tasks to closure
- A task oriented and intelligent professional – who can find his way to completion of task from the brief received.
- Accountable for the projects construction execution in compliance with the project objectives including safety, quality, schedule and cost, covering construction, commissioning and start up phases by managing key construction contractors and other stakeholders of the project.
- Responsibilities also include ensuring the construction site is compliant with, Local laws and regulations, as well as company guidelines, policies and procedures.
- This role will also be responsible for working in close collaboration with related functions like Liaison, Design, Marketing & Sales, Legal and Finance to ensure achievement of AOP targets
- Planning & driving adherence to the project plans, product design and quality norms
- Timely resolution of issues implementation of all quality and safety initiatives at given location

WHO YOU ARE:

- BE Civil / Construction + Post Graduate in Construction
- Minimum of 20 years of experience as PM for portfolio of projects, 10+ years of experience in construction
- Experience in high rise residential projects
- Experience of coordinating with design firms, contractors, MEP agencies etc
- Understands the adaptation & application of cutting edge technologies
- Understanding of the real estate development business
- Construction management
- Project Management
- Value Engineering
- MS Project

WHAT YOU WILL DO:

Construction On –Site Management:

The position is in charge for managing the Project(s) to ensure timeliness, quality of construction and overall profitability of the project. This is done through:

- tracking, monitoring and coordinating on-site activities for projects with Project Management Consultants/ contractors
- close collaboration with related functions like Liaison, Design, Marketing & Sales, Legal and Finance to ensure achievement of AOP targets
- planning & driving adherence to the project plans, product design and quality norms
- timely resolution of issues implementation of all quality and safety initiatives at given location

Project Budget Tracking -Tracks spends against allocated project budget and highlights variations, resolution wherever needed.

Bills and Payments -Certifies the bills of consultants, follow ups with Contacts and Accounts to ensure that the payments to consultants are made in a timely manner.

Selection of Consultants/ vendors

- Prepares requests for proposals for services that need to be outsourced locally, such as infrastructure, cabling, etc.
- Identifies suitable vendors for various contracts
- Conducts a comparative analysis of shortlisted vendors and makes recommendations
- Provides technical/work scope inputs to Contracts to prepare the contract
- Follows up with Contracts for sign off on the agreement / Letter of Intent (LOI)/work order.

Project Management

- Provides scope of the work that is awarded such as accountabilities, authorities.
- Prepares detailed project plan such as work schedules, risk mitigation plan in coordination with the consultants
- Ensures adherence to quality parameters, standards, compliances
- Participates in the Joint procurement process

Coordination with Project Management Consultants/ Contractors

- Conducts weekly review meetings with Contractors / consultants on work progress, construction schedule, design or quality issues
- Identifies issues hampering project progress
- Resolves project related issues or bottlenecks
- Obtains the materials from purchase department
- Develops communication protocols defining responsibility frequency, channel of communication, review meetings and ensures adherence to it.

Material Procurement

- Follows up with the consultant on schedule of materials required.
- Coordinates with Contracts for fulfillment of material requirements for items.
- Coordinates with Design and Regional Head on selection of materials

Project Tracking

- Tracks and monitors progress of construction activities with respect to final drawings, design, construction schedule and budget
- Conducts daily meetings with team members to discuss progress and issues
- Monitors quality of work by conducting visual inspections on a regular basis and scrutinizing reports .

MIS & Reporting

- Prepares monthly report on Project updates.
- Provides project updates to Accounts and Sales team for generation of customer bills.

WHAT YOU GET:

The be a part of a dynamic and growing team and gain deep cross-functional exposure thereby adding to the depth of his/ her understanding of various functions.