



K'ul Developments

General Manager

Job Description

At K'ul Developments, we relate our success directly to the strength of our management team. To continue operating at these standards, we're seeking an experienced General Manager (10+ years) to join us. As an ideal candidate, you'll be a leader with previous managerial experience. You'll have proven experience overseeing operations, marketing, construction management, lease administration, accounting, and client relations. You're an expert communicator with a strong ability to delegate responsibilities and collaborate across a wide range of departments. Ultimately, you're driven by the desire to lead a team toward maximum productivity and efficiency.

Objectives of this Role

- Take extreme ownership and take the lead on new construction projects
- Ensure operational success of all developments and all departments and improve organizational effectiveness by developing processes and overseeing employees
- Effectively coordinate and communicate with internal stakeholders, architects, designers, general contractors, subcontractors and other business partners
- Uphold standards of excellence and soaring quality

Key Responsibilities

- Visit prospective land development opportunities
- Review land due diligence packages including geotechnical and environmental reports and create site preparation budgets.
- Communicate with brokerage community regarding developments and information
- Meet with potential clients regarding build-to-suit purchases
- Lead the project team with submission and rezoning applications, land subdivision and development permits
- Coordinate with Penticton Indian Band Lands Departments
- Expedite the resolution of all development issues
- Participate in the RFP process by reviewing proposals and reviewing pre-construction building specifications
- Lead Development Permit approvals
- Work with Pre-Construction to create building specifications for speculative developments based on market demand

- Work with Design and Pre-Construction to generate building layouts for built-to-suit and speculative developments
- Participate in design meetings to analyze plans and specifications for coordination, constructability, value engineering, and completeness
- Work with the various clients from initial contact through turnover to construction
- Work with development and construction teams for successful project turnover

Skills and Qualifications

- Professional accounting designation preferred with 10 years senior management experience
- Experience in land and building acquisition and with proformas for tracking financial performance of properties
- Experience in working with municipal departments for rezoning, and development and building permit applications
- Strong understanding of legal contracts and title documents
- Experience with land due diligence review
- Excellent communication and presentation skills including communications with senior level management
- A track record of establishing highly functional relationships with diverse personalities both within and outside the company
- Proficient in Excel, Word and Outlook
- Knowledge of Oracle Netsuite Software
- Strong knowledge of BC building codes
- Track record and well-developed capacity for strategic decision-making
- Understanding of industry metrics that drive performance.
- Experience analyzing trend data and adjusting strategy and tactics to meet goals
- Ability to operate under pressure (economic, social and weather)

Deadline: Friday December 14, 2018 by 4pm
Please email resumes and references to jobs@pib.ca