



## Site Development Construction Manager – Residential

**Department:** Rush Residential, *a division of The Rush Companies*  
**Reports To:** Land Development Manager  
**FLSA Classification:** Exempt

### Summary

Rush Residential, Inc. is currently seeking a **Site Development Construction Manager** to lead the transformation of entitled land into build-ready lots. This role supports budgeting and estimating and is responsible for scheduling and managing all phases of site development through finished lot turnover. The ideal candidate will coordinate with contractors, consultants, and local jurisdictions to ensure timely and cost-effective project delivery. Strong project management skills, civil construction knowledge, and the ability to resolve field issues are essential for success in this role.

### Company Overview

Rush Residential has been building new communities in the Puget Sound Area for 38 years. We design communities and build homes with a deep commitment to quality, comfort, and customer satisfaction. Each community and home is designed through the eyes of the homeowner—balancing thoughtful layouts with enduring construction, energy efficiency, and trusted craftsmanship. Join us and be part of a company that values integrity, innovation, and the well-being of both our homeowners and our employees.

### Responsibilities

#### ***Estimating/ Budgeting***

- Obtain or assist in obtaining bid documents from general and sub-contractors.
- Create or update development budgets.
- Assist in contract negotiations and contract execution.

#### ***Construction Management***

- Attend all preliminary construction meetings.
- Oversee all general and sub-contractor activities ensuring approved plans are followed.
- Create and maintain schedule of all sub-contractor work that is outside the general contractors' contract.
- Schedule and manage all utility company work.
- Coordination with all site development and jurisdictional inspectors.
- Lead CESCL effort and maintain site compliance through final plat process. This includes weekly inspections and monthly reporting of DMR's.
- Oversee the installation of crossings for irrigation, power, and create maps to be used during home building.
- Manage the construction of landscape walls, fencing, landscape and/or other builder additions.
- Coordination with neighbor's questions or complaints through final plat approval.

**Closeout/ Lot Turnover**

- Coordination with site inspector and general contractor to complete punch list items.
- Coordination with civil engineering and land surveying to complete project closeout and asbuilts.
- Assist vertical team in transition.

**Job Requirements**

- Minimum 5 years related experience in site development construction.
- Valid driver's license.
- Proficiency in Microsoft Suite, including Microsoft Project

**Work Styles and Habits**

- Work effectively in high pressure situations.
- Ability to follow The Rush Companies' guidelines and policies.
- Self-starter with exceptional problem-solving skills.
- Excellent attention to detail.
- Exceptional communication skills
- Ability to apply common sense thinking.

**Compensation & Benefits**

- Compensation: \$95,000 - \$125,000 (DOE)
- Benefits: Medical, Dental, Vision, Life Insurance, 401 (k), 401 (K) matching, FSA, HSA, Tuition Reimbursement, Referral Program, Employee Discount, Professional Development Assistance, Paid Time Off and Bonus. Company vehicle and gas card or car allowance.

**Pre-Employment Screening Notice:**

This position is classified as *safety-sensitive*. As such, all candidates who receive a conditional offer of employment will be required to undergo a background check **and** a drug screening that includes testing for Cannabis.

*Please note:* For non-safety-sensitive roles, our drug screening process does **not** include Cannabis, in alignment with Washington State law.

Our team members at The Rush Companies have a strong reputation for exercising integrity, good judgment and sound business practices in our dealings with clients, consultants, subcontractors and suppliers. We are committed to selecting only those individuals who share in our loyalties while also maintaining our standards of quality and safety.

For more information about The Rush Companies, go to:

<https://www.therushcompanies.com/>

**Equal Opportunity & Drug-Free Employer**

*Disclaimer: This job description is only a summary of the typical functions of the job, not an exhaustive or comprehensive list of all possible job duties and responsibilities.*