

## Area Superintendent

Department: Building

Supervisor: Superintendent, Project Superintendent, General Superintendent

Compensation: FLSA Status Non-Exempt

Location: Kirkland, Washington (reporting to various project jobsite locations in the Greater Seattle Area)

### Position Summary

The Area Superintendent/ Foreman supervises the field crew and is responsible for the completion of all projects in a safe and timely manner, utilizing the highest quality of workmanship.

### Position Responsibilities

- Operational management of project contract Field requirements <\$10 MM annually
- Manage contract notice requirements, manage subcontractor field issues, and implement field quality checklists
- Oversee field crew to ensure that the correct methods of construction are employed
- Together with the Project Manager and/or Project Superintendent, look ahead, organize and coordinate work schedules of all subcontractors on project.
- Promote rapport and team work among field crew.
- Know and comply with the Company's safety rules/policies and OSHA regulations, including hazardous communication, fall protection plan, and confined space program.
- Ensure that all Osborne employees, subcontractor employees, and visitors to the jobsite comply with company safety policies and procedures.
- Assume other responsibilities as assigned.

### Essential Skills and Experience

- High school diploma or general education degree (GED)
- 5+ years' construction experience, preferably on multi-family and/or mixed-use construction projects
- Knowledge of building construction, means and methods, and drawings and specifications
- Current driver's license
- OSHA 10 Certified

### Physical Demands

Heavy: Exerting 50—100 lbs. of force occasionally, or  
25—50 lbs. of force frequently, or  
10—20 pounds of force constantly to move objects.

Physical Demands	
Climbing	Frequently
Balancing	Occasionally
Stooping	Frequently
Kneeling	Frequently
Crouching	Frequently
Crawling	Occasionally
Reaching	Frequently
Handling	Frequently
Fingering	Frequently
Feeling	Almost never
Talking	Occasionally
Hearing	Occasionally
Tasting/smelling	Almost never
Near acuity	Frequently
Far acuity	Occasionally

Environmental Conditions	
Noise intensity level	Loud
Exposure to weather	Constantly
Extreme cold	Almost never
Extreme heat	Almost never
Wet and/or humid	Occasionally
Vibration	Occasionally
Atmospheric conditions	Frequently
Proximity to moving mechanical parts	Occasionally
Exposure to electrical shock	Almost never
Working in high exposed places	Almost never
Exposure to radiation	Almost never
Working with explosives	Almost never
Exposure to toxic or caustic chemicals	Almost never
Other environmental conditions	Occasionally

Depth perception	Frequently
Accommodation	Almost never
Color vision	Occasionally
Field of vision	Occasionally


**Equal Opportunity Employer**

Osborne is an Equal Opportunity Employer that does not discriminate against any applicant for employment or any employee because of race, ethnicity, religion, gender, gender identity, sexual orientation, age, veteran status, genetic information, disability status, or any other protected category.

**Drug-Free Workplace**

Osborne maintains a drug and alcohol-free work place. Drug tests are performed by Osborne for the following: pre-employment, post-accident, randomly, and for cause.

**Email your resume to [careers@osborne.cc](mailto:careers@osborne.cc) or fax it to (877) 483-9782**

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