



Jersey Development Company

Introduction

Jersey Development Company (JDC) is the Government of Jersey's property development arm. It is responsible for completing the development of the St Helier Waterfront and regenerating Government owned property no longer required for the delivery of public services.

JDC is investing in the Island's future with a mission to be the Government of Jersey's trusted partner, for regeneration and strategic property development in order to deliver a financial, social and environmental contribution to Jersey and its people. Our investments are creating jobs, housing and infrastructure to support Jersey's economy.

JDC has a proven track record of delivering exemplary buildings that positively add to the built environment as well as delivering extensive new areas of high-quality public realm. The successful completion of College Gardens evidences the Company's abilities in the residential market and the delivery of IFC 1 and IFC 5, we achieved the highest quality office accommodation in the Channel Islands.

The Company has an exciting pipeline of projects which includes delivering the largest current residential development in the market – Horizon – 280 apartments overlooking Elizabeth Marina at the Waterfront. Also, the delivery of a compelling residential/mixed-use Waterfront that is recognised internationally as an exemplar in sustainability, landscaping and architecture that is targeting the delivery of 1,000 new homes. We are also in the design stage for 150 apartments in a sustainable residential development at South Hill designed to achieve the highest environmental standards and enhancing the surrounding public realm, improving pedestrian and cycle connectivity.

The Company is at an exciting juncture with a significant upscaling of its development activity and a strong forward pipeline that is targeting the delivery of 1,500 new apartments over the next decade, as well as the delivery of further office buildings at the IFC.



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Position Description

Position Title:	Senior Project Manager – Construction
Reports to:	Project Director
Organisation:	Jersey Development Company

Purpose of the Position

Report to the Project Director with responsibility for construction and post-contract activities relating to all aspects of commercial and residential property development on behalf of the Company to ensure that projects are managed, overseen and delivered to a high standard of quality in a timely, safe and cost-efficient manner.

Main responsibilities

1. Prepare employer's requirements documentation, logistics planning, investigate procurement options and lead value engineering and cost reduction initiatives to ensure best value and quality standards are achieved.
2. Manage the Construction contract tender and review process, support negotiation and agreement.
3. Review Main Contractor Project Execution Plans and chair Employer project / JV meetings to ensure the developments proceed as planned and any variations are noted and successfully managed.
4. Arrange Project Insurance / LD Insurance in coordination with the FD and deal with LD Auditors to ensure all issues raised with the Main Contractor are resolved in a timely manner.
5. Ensure PI insurance for the Main Contractor and all sub-contractors/ designers with design responsibility is adequate and up to date.
6. Manage and oversee construction projects, ensuring the highest quality of product is delivered and in line with the ERs and ensuring costs are kept within budget.
7. Appoint third-party monitoring teams where required to assist in the delivery of projects to ERs, Specifications, including any regulatory requirements, standards or inspections.



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8. Ensure compliance of Contractors H&SE Plan during construction, to Health, Safety & Environment Policies and ensure the completion of relevant documentation on a regular basis.
9. Maintain oversight of Contractor risk management for all projects.
10. Review and oversee construction programmes to monitor progress and raise matters of concern with the Executive Directors, discuss and agree remediation plans.
11. Manage and oversee tenant/purchaser change requests so that these are delivered to specification and within agreed costs.
12. Oversee Contractors commissioning and handover management to ensure final delivery of build to agreed standards and complete all relevant inspections and documentation is carried out.
13. Liaise with the Company's Sales personnel or Commercial tenants to ensure the highest possible Customer Care for handover including; all relevant inspections and documentation.
14. Oversee snagging inspection activities with the team, including satisfactory close out of snags, protecting the Company's position at all times.
15. Oversee Practical Completion in conjunction with the team and external consultants including documentation and close out, protecting the Company's position at all times.
16. Ensure that all handover documentation is completed at the point of Practical Completion including but not limited to; Punch lists, Collateral Warranties, O&M Manuals, Training, As-Built Drawings, Planning and Building Control Sign-Off.
17. Oversee the defects liability period on all projects including management of Company aftersales team activities including close out of Defects and final handover to tenants / purchasers and manage the release of retentions to the Contractor.
18. Write Project board papers for the Construction projects and present/report to the board at board meetings as and when required.



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Knowledge and Experience Required

Educated to degree level with a construction industry professional qualification or membership, with at least ten years' post-qualification experience.

Good working knowledge of construction, design co-ordination and management and all aspects of project management and delivery to ensure successful completion of commercial and residential projects.

Proactive and energetic professional with drive and enthusiasm to meet the needs of the business.

Commitment to meeting deadlines and quality standards that ensure the effective management of the function across the portfolio.

A team player with strong communication and interpersonal skills to enable effective working relationships to be created with a wide range of people connected with the Company and its development projects.