



STONEWEG

DEVELOPMENT MANAGER

COMPANY:

Stoneweg US, one of the nation's fastest growing multifamily real estate investment and development companies, is currently seeking a Development Manager. Stoneweg US is based in the Tampa Bay area in Florida, and serves as exclusive investment manager of Varia US Properties AG, a Swiss, publicly traded real estate fund (SIX Swiss Exchange ticker: VARN); and also partners with US and international equity investors to acquire and develop multifamily assets in markets with strong population growth and positive trending economic conditions as part of separate Stoneweg US investment funds. The Stoneweg US team challenges the conventions of real estate investment through a research-driven, results-oriented approach that has led to the successful deployment of over \$500 million of equity and the acquisition of over 18,500 multifamily units since 2016. The Company plans to remain focused on this aggressive growth strategy for 2022 and beyond.

POSITION:

The Development Manager will be part of a dynamic and growing business environment. This position has been newly created due to the increasing volume of work in our thriving organization. The Development Manager will report directly to the Director of Development and will lead the Company's efforts in determining and efficiently completing ground-up multifamily development projects on new acquisitions within the Company's target markets. The ideal candidate will be energetic, motivated self-starters that possess a hands-on approach. They will be results-oriented and able to excel in a fast-paced environment that requires one to be able to adjust to shifting priorities and accomplish multiple tasks.

RESPONSIBILITIES / DUTIES:

- Coordination and execution of new development projects.
- Assist in the site evaluation on new pursuits. This will include the coordination of all required consultants (i.e., civil engineer, environmental engineer, geotechnical engineer, traffic engineer, etc.) during the due diligence and inspection period of all potential new developments managing environmental risk and ensured compliance.
- Oversee third-party consultant teams, contractors/subcontractors, vendors and other groups throughout the pre-construction and construction phases of development projects. This will include attending all Owner/Architect/Contractor (OAC) meetings and coordinating with all local authorities as required.
- Coordinate with local building authorities and jurisdictions throughout the project permitting and entitlement process. This will include managing the project permitting process, ensuring the approval of site and building permits.
- Foster and enhance contractor, subcontractor and vendor relations, as well as landowner and broker relations.
- Identify, assess, and schedule projects in logical steps and determine time required to meet deadlines during pre-construction through substantial completion. This will include estimating, job costing, bidding, contract negotiations, and sub-contractor selection (both identifying and qualifying).
- Monitor loan activity and assist in construction litigation to identify cost overages, mitigate payment issues, and manage monetary and non-monetary delinquencies.



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- Conduct insurance loss assessments prior to disbursement of funds.
- Provide leadership in risk evaluation, contract/LOI/lease negotiations, fee and pricing decisions.
- Manage budget and financial reporting, interpret and analyze reports to ensure adherence to project budget. This will include generating monthly project health reports advising on funding recommendations based on budgetary analysis, construction curve analysis, and contract risk.
- Monitor loan activity and assist in construction litigation to identify cost overages, mitigate payment issues, and manage monetary and non-monetary delinquencies.
- Conduct insurance loss assessments prior to disbursement of funds.
- Lead efforts to analyze risk and define schedule-related issues, including analysis of long lead materials or equipment which may impact project schedule & forecast variance.

REQUIREMENTS:

Education/Job Experience:

- Minimum 5 years of relevant experience in real estate development, construction management, estimating, architectural and/or civil engineering design. Specific experience in Multifamily/Residential development and/or construction is strongly encouraged.
- Minimum Bachelor's Degree in Real Estate Development, Construction Science/Management, Architectural Design, Civil Engineering or equivalent levels of work experience.
- High degree of proficiency in MS Office Suite (Word, PowerPoint, Excel). Proficiency in MS Project (although not required) is a plus. Proficiency in a Project Management software such as Projectmates or Procore is a plus but not required.

Skills/Knowledge/Qualities/Soft Skills:

- Detail oriented and organized
- Ability to prioritize and accomplish multiple tasks effectively. Ability to work independently on-site.
- Maintain a high regard of confidentiality for company information
- Be self-motivated and demonstrate excellent time management discipline with minimal direction
- Exceptional written and verbal skills
- Ability to thrive in a fast-paced, entrepreneurial work environment
- Work and manage a team well under pressure
- Proficient organizational skill set; documenting and maintaining notes from correspondence and meetings and cataloging them for easy retrieval

COMPENSATION:

The chosen candidate will receive a competitive salary, bonus program, and an excellent benefits package which includes medical, dental, vision and a matching 401(k) plan.

Qualified candidates should email their resume to the following address: alexandra@griffin-resources.com

Additional information about Stoneweg US may be found at the Company's website: www.stoneweg.us

It is the policy of Stoneweg US to provide equal employment opportunity to all persons regardless of age, color, national origin, citizenship status, physical or mental disability, race, religion, creed, gender, sex, sexual orientation, gender identity and/or expression, genetic information, marital status, status with regard to public assistance, veteran status, or any other characteristic protected by federal, state or local law. In addition, Stoneweg US will provide reasonable accommodations for qualified individuals with disabilities.

March 2022