



Commercial Construction Project Manager

LOCATION	St. Peters, MO
TRAVEL	Some Travel
REPORTS TO	Director of Construction
TYPE	Full-Time
ROLE FOCUS	Project Delivery, with Required Estimating and Preconstruction Responsibilities

ABOUT BBI CONSTRUCTORS

BBi Constructors is a commercial construction company delivering value and excellence through general contracting and full-scale design-build services, with a growing specialty in Self Storage and Flex Space. Since 2005, BBi has worked to exceed customer expectations by completing projects on time and on target. We take pride in a personal, thorough approach that creates clarity, strengthens relationships, and produces exceptional results.

POSITION OVERVIEW

BBi Constructors is seeking an experienced Commercial Construction Project Manager to lead awarded projects while also contributing directly to estimating and preconstruction. This position requires a hands-on leader who can manage budgets, schedules, contracts, teams, and client relationships while remaining engaged in project pricing and pursuit activities. The ideal candidate has a solid estimating foundation and understands how decisions made before award affect cost, risk, constructability, and successful project delivery.

Estimating is a required component of this Project Manager position. BBi can strengthen and refine the successful candidate's estimating capabilities, but the candidate must understand the process and be prepared to contribute.

RESPONSIBILITIES

Project Management and Delivery

- Manage commercial construction projects from preconstruction turnover through final completion, closeout, and warranty
- Develop and maintain project budgets, schedules, procurement plans, and cost forecasts
- Coordinate owners, architects, engineers, Field Superintendents, subcontractors, suppliers, and internal team members
- Lead project meetings and provide clear, timely status updates to clients and stakeholders
- Manage contracts, purchase orders, submittals, requests for information, change orders, meeting notes, and project records
- Monitor project cost, commitments, billing, schedule performance, quality, and profitability
- Support permitting, inspections, code compliance, safety planning, and resolution of field issues
- Identify risks early and develop practical, cost-effective solutions that protect the client and BBi
- Lead project closeout, punch-list completion, final documentation, and turnover requirements
- Deliver an exceptional customer experience and build lasting relationships with clients and project stakeholders

Commercial Construction Project Manager

Estimating and Preconstruction

- Contribute directly to estimating and preconstruction; this is not a project-management-only position
- Review plans, specifications, addenda, and project narratives to understand scope and identify risk
- Prepare or support conceptual and detailed estimates, quantity takeoffs, and project proposals
- Develop bid packages and solicit, evaluate, and level subcontractor and supplier pricing
- Prepare estimate assumptions, clarifications, inclusions, exclusions, allowances, and alternates
- Identify constructability concerns, cost drivers, value-engineering options, and scope gaps before award
- Participate in preconstruction meetings, client presentations, scope reviews, and project turnover
- Support change-order pricing and maintain alignment between the estimate, contract, budget, and field execution
- Balance estimating and active-project responsibilities based on company workload and project priorities

QUALIFICATIONS

- Bachelor's degree in construction management, engineering, or a related field, or equivalent commercial construction experience
- Seven or more years of commercial construction project-management or closely related experience preferred
- Proven ability to manage commercial construction projects from turnover through completion and closeout
- Commercial construction estimating experience is required; the successful candidate must understand the estimating process and be able to contribute meaningfully to project pricing
- Ability to read and interpret drawings and specifications, solicit subcontractor pricing, evaluate scope, and assist in developing complete estimates and proposals
- Strong understanding of project scheduling, budgeting, forecasting, cost control, procurement, and contract administration
- Experience with design-build, general contracting, and commercial real estate development preferred
- Experience with Self Storage, Flex Space, warehouse, light-industrial, or similar facilities is a plus
- Knowledge of commercial building codes, permitting processes, safety requirements, and OSHA regulations
- Proficiency with Procore or comparable construction-management software is strongly preferred; Bluebeam and Microsoft Office proficiency are expected
- Excellent written and verbal communication, leadership, negotiation, organization, and problem-solving skills
- Ability to manage multiple projects, estimates, and deadlines while maintaining attention to detail and timely communication
- Customer-experience mindset with the ability to build trust, resolve conflict tactfully, and remain composed in stressful situations
- Trainable, coachable, technology-friendly, and willing to strengthen estimating capabilities as BBi grows
- PMP or LEED accreditation is a plus but not required



Commercial Construction Project Manager

PAY AND BENEFITS SUMMARY

- Salary depends on experience, plus bonus opportunities
- Full-time employment in the St. Peters, MO area
- Travel required, both local and national; approved travel expenses are reimbursed
- Occasional evenings and weekends may be required based on project needs
- Health, dental, and vision insurance
- Paid time off and paid training and professional development opportunities
- 401(k), referral program, company computer, and company cell phone
- Approved mileage and business expense reimbursement
- Upward mobility and increasing responsibility as BBi Constructors grows

EMPLOYMENT DISCLOSURES

Applicants must be legally authorized to work in the United States. BBi Constructors is an Equal Opportunity Employer and considers qualified applicants without regard to any status protected by law.

Build what matters with BBi.

If you are ready to contribute to a growing organization, support outstanding client experiences, and help deliver superior commercial projects, we encourage you to apply.