




Construction Manager

About

Construction managers plan, coordinate, budget, and supervise construction projects from start to finish. Construction managers, often called general contractors or project managers, coordinate and supervise a variety of projects, including building public, residential, commercial, and industrial structures as well as roads and bridges. Either a general contractor or a construction manager oversees the construction phase of a project, including personnel, but a construction manager may also consult with the client during the design phase to help refine construction plans and control costs.

Job Outlook and Salary



- Projected regional employment in 2024 is **10,469**
- The statewide projected average annual growth rate over the next five years is **0.35%** 
- The average annual wage is **\$116,425** (Seattle MSA)
- Hourly wages range from **\$39.84/HR** (25th percentile) to **\$62.86/HR** (75th percentile)

Job Tasks



- Prepare cost estimates, budgets, and work timetables
- Interpret and explain contracts and technical information to other professionals
- Collaborate with architects, engineers, and other construction specialists
- Select subcontractors and schedule and coordinate their activities
- Monitor projects and report progress and budget matters to the construction firm and clients
- Respond to work delays, emergencies, and other problems with the project
- Ensure that the project complies with legal requirements, such building and safety codes

Education and Training



- Construction managers typically need a **Bachelor's degree in construction, business, engineering, or a related field.**
- Bachelor's degree programs in construction-related majors often include courses in project control and management, design, construction methods and materials, and cost estimation. Courses in business, communications, and mathematics are also helpful.
- Some construction managers earn an **Associate's degree in construction management or construction technology.** An **Associate's degree combined with work experience** may be typical for managers who supervise small projects.

- Candidates who have a high school diploma and several years of relevant work experience may qualify to become construction managers. However, these people may be more likely to work as self-employed general contractors than to be hired as construction managers

Licensures



- Some states require construction managers to be licensed.
- Professional certification, although not required, demonstrates a particular level of knowledge and experience.

Work Schedule



- Most construction managers work full time, and some work more than 40 hours per week. Construction managers' work schedules may vary. They may need to work extra hours to meet deadlines, and they may have to be on call 24 hours a day to respond to project emergencies.

Skills



- **Analytical skills.** Construction managers must be able to plan strategies, investigate project cost variances, and solve problems over the course of a project.
- **Business skills.** Construction managers need to prepare and follow project budgets, hire and manage staff, and coordinate with other workers and managers. Self-employed construction managers must generate their own business opportunities and be proactive in finding new clients.
- **Communication skills.** Construction managers must be able to clearly convey information orally and in writing. In addition to talking with owners and clients, managers must give clear orders and explain complex information to construction workers and discuss technical details with inspectors and other specialists, such as engineers.
- **Decision making skills.** Construction managers need to choose personnel and subcontractors for specific tasks and jobs. They also must make myriad judgment calls about projects to ensure that they adhere to deadlines and budgets.
- **Leadership skills.** Construction managers must effectively delegate tasks to construction workers, subcontractors, and other lower-level managers to ensure that projects are completed accurately and on time.
- **Technical skills.** Construction managers must have an applied knowledge of concepts and practices common in the industry, such as construction technologies, contracts, and technical drawings.

Technology



- **Analytical or scientific software:** ArenaSoft Estimating; Jobber Computer Plus
- **Computer aided design software:** Autodesk AutoCAD; Autodesk Revit
- **Database user interface and query software:** Database software; Yardi software
- **Enterprise resource planning software:** Microsoft Dynamics, Oracel JD Edwards Ente

- **Project management software:** HCSS HeavyJob; Oracle Primavera Enterprise Project Portfolio Management

Education and Training Resources

The following regional education and training programs are examples of programs in the region that can help you obtain education and credentials to become a Construction Manager. Some programs may require additional preparation and completion of prerequisites.

County	Programs
King County	<ul style="list-style-type: none"> • Apprenti (https://apprenticareers.org/locations/washington/) • Bellevue College (https://www.bellevuecollege.edu/) • Central Washington University, Des Moines (https://www.cwu.edu/des-moines/) • City University of Seattle (https://www.cityu.edu/) • Green River College (https://www.greenriver.edu/) • Highline College (https://highline.edu) • Lake Washington Institute of Technology (https://www.lwtech.edu/) • Northeastern University Seattle (https://seattle.northeastern.edu/) • North Seattle College (https://northseattle.edu/) • Renton Technical College (https://https://www.rtc.edu/) • Seattle Pacific University (https://spu.edu/) • Seattle University (https://www.seattleu.edu/) • Shoreline Community College (https://shoreline.edu) • South Seattle College (https://southseattle.edu/) • TLG Learning Camp (https://career.tlglearning.com/) • University of Washington (https://www.washington.edu/) • University of Washington/Bothell (https://www.uwb.edu/) • University of Washington Professional And Continuing Education (https://www.pce.uw.edu/) • Western Governors University Seattle (https://www.wgu.edu/washington.html)
Kitsap County	<ul style="list-style-type: none"> • Olympic College (https://www.olympic.edu/) • UMass Global's campus (formerly Brandman University) (https://www.umassglobal.edu/)
Pierce County	<ul style="list-style-type: none"> • Clover Park Technical College (https://www.cptc.edu/) • Pierce College (https://www.pierce.ctc.edu/) • Tacoma Community College (https://www.tacomacc.edu/) • University of Washington Tacoma (https://www.tacoma.uw.edu/)



Snohomish County

- Central Washington University, Lynnwood (<https://www.cwu.edu/lynnwood/>)
- Edmonds College (<https://www.edmonds.edu/>)
- Everett Community College (<https://www.everettcc.edu/>)
- Western Washington University at Everett University Center (<https://www.wvu.edu/everett>)

Resources to Scholarships and Assistance Programs

- Washington State Opportunity Scholarship: <https://www.waopportunityscholarship.org/about/>
- Washington College Grant: <https://wsac.wa.gov/wcg>

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