



**POSITION:** CONSTRUCTION MANAGER

**REPORTS TO:** COUNTRY DIRECTOR (SOFT REPORTING LINE WITH REGIONAL OPERATIONS DIRECTORS/ MANAGERS)

**LOCATION:** DAR ES SALAAM (*TRAVEL BETWEEN REGIONS WILL BE EXPECTED*)

### **The Company:**

Africa Healthcare Network (AHN) is building the first dialysis chain across East Africa, providing high-quality, life-saving dialysis at an affordable cost to both the local patient population and patients from neighboring countries, which do not have centers of their own. AHN brings world-class technical expertise combined with developing world practical operating experience to a region in dire need of quality dialysis treatment. In North America, over 97% of patients requiring treatment for kidney disease receive care; in East Africa, less than 5% receive care. AHN's goal is to increase access to high quality care at a lower cost to patients, delivered through a sustainable business model. AHN is currently operating in Rwanda, Tanzania and Kenya.

### **Job Summary:**

Responsible for planning and supervising construction projects from start to finish at AHN. Specifically, organize and oversee construction project management procedures to ensure that they are completed in a timely manner, and that they meet AHN and statutory standards.

### **Scope of The Role:**

- Floor Plans
- Bill of Quantities
- Construction Management

### **KEY RESPONSIBILITIES:**

#### **Floor Plans:**

- Work with teams to finalize floor plans for new centers
- Review floor plans for various projects and recommend improvements
- Collaborate with architects and engineers to determine specifications on projects, and for their comments on floor plans
- Work with electrical & mechanical consultant teams to finalize plans

#### **BOQ:**

- Work with quality surveyors to review bills of quantities for materials, equipment and manpower estimations for entire projects with attention to budgetary limits
- Work with the construction teams to prepare and review BOQs, mechanical and electrical drawings and floor plans for the dialysis centers. Furthermore, provide negotiation response to external vendors, while ensuring that they remain within the AHN cost estimates
- Assess and ensure accuracy of interim payment claims

#### **Construction:**

- Oversee all aspects of construction of new dialysis centers and repairs/ maintenance in older centers, including quality fixes as per audit team reports, while ensuring adherence to quality standards and timelines
- Oversee construction finances including reviewing, approving and tracking invoices for work claimed, and tracking payments made

- Liaise with partner hospitals on all aspects of the center construction and launch including scheduling of meetings and completion of necessary paperwork for new centers
- Assist with the creation, revision, updating and improvement of operational manuals, templates, guidelines and financial reporting procedures for the office and dialysis centers to ensure successful delivery on all projects
- Participate in the acquisition of local construction contractors and support the Country Director on all contract administration matters
- Manage relationship with architects, contractors and hospital partners in the process of construction
- Ensure accurate and systematic record-keeping of all aspects of the various operations
- Visit sites and ensure that AHN quality standards are maintained
- Work with relevant line managers/ directors to hire contractors and allocate responsibilities
- Ensure timelines are met for all construction projects through scheduling intermediate phases across project plans
- Liaise with contractors to ensure they have the necessary materials and direction
- Evaluate construction progress and prepare detailed reports
- Ensure construction procedures adhere to relevant health and safety standards
- Support management on decisions around new center expansion, schedules, budgets, etc.
- Other duties as assigned

#### **Supervisory Responsibilities (Direct Reports):**

- Country Director (with a soft reporting line with Regional Operations Directors/ Managers)

#### **Desired Competencies:**

- Bachelor's degree in architecture, construction management, engineering or related field
- At least 3 - 5 years of construction project management experience
- Advanced knowledge of construction management methods and processes
- Sound knowledge of construction management software packages
- Familiarity with health and safety/ quality standards
- Excellent knowledge of MS Office Applications
- Must have CAD experience, either experience as a QS or experience drafting BOQs
- Outstanding negotiation, communication and problem-solving skills
- Passion for AHN's Mission

#### **How to Apply:**

- Applications should be sent by 17<sup>th</sup> November 2023 with subject heading "**Job Application: Construction Manager at AHN**".
- Send your application to [hr@africahealthcarenetwork.com](mailto:hr@africahealthcarenetwork.com)
- **ONLY SHORTLISTED CANDIDATES WILL BE CONTACTED!**