

Agency Overview

The Division of Capital Asset Management and Maintenance (DCAMM), which oversees over \$2 billion in capital programs and projects, is responsible for capital planning, project delivery, property management, and real estate services for the Commonwealth. We are stewards of the Commonwealth's assets, which include 5.5 million square feet of state buildings. As an agency, we care for the people of our state and the future of our planet.

- We work with state agencies to create and manage forward-thinking, sustainable buildings to meet the needs of the Commonwealth's citizens and help achieve a zero-carbon future.
- We are partners with fellow agencies to help them meet their strategic needs with fiscally responsible building and real estate solutions.
- We support the growth of the Commonwealth's economy and actively engage with private sector partners to make it easier to do business with the Commonwealth.
- We work to expand access, opportunity, and equity to create more inclusive services, planning and outcomes for all the citizens of the Commonwealth.

DCAMM is a central agency in implementing several key policy priorities of the Healey-Driscoll Administration, including promoting decarbonization and climate resilience in all state facilities, identifying and facilitating opportunities to repurpose underutilized state property for housing production, and increasing the participation of underrepresented groups in public construction contracting and in the public construction workforce.

Position Summary

The Public-Private Partnerships (P3s) team within the Office of Real Estate Management manages an expanding portfolio of complex redevelopments of state assets (state office buildings, higher education campuses, health and human services campuses, etc.). P3 projects leverage the real estate value of state assets to help meet goals related to asset and financial management as well as policy goals such as affordable housing and sustainability. The projects have multiple stakeholders across the public and private sectors, and typically involve complex real estate structures that require creativity and patience to craft. More information about our portfolio can be found at <https://www.mass.gov/info-details/public-private-partnerships-p3s-team>.

The Senior Project Manager charts the course for the most complex projects in the team's portfolio, and independently manages the day-to-day work of advancing those projects. The SPM should be a highly motivated, energetic, experienced professional with a deep background in real estate development, finance, entitlement and project conception.

Duties and Responsibilities

- Crafting and executing redevelopment strategy for assigned projects, including:

- Helping to define and represent client agency needs to be achieved through a P3 project.
- Leading the procurement of a redevelopment partner for each assigned project.
- Leading negotiations with the selected redevelopment partner for each assigned project.
- Monitoring compliance with negotiated documents for each assigned project
- Providing strong leadership of the team that assists the SPM in executing the project. Team members may include more junior P3 staff, consultants, and DCAMM colleagues in different business units.
- Communicating effectively with stakeholders about the project. Stakeholders may include agency partners, DCAMM leadership, elected officials, and the general public.
- Participate in the activities of the public-private development office including:
 - Creation of policies that get implemented, in part or in whole, through P3 projects – e.g. climate change and sustainability; equity, diversity, and inclusion.
 - Attend conferences, networking events, etc. to stay up-to-date on local and national trends in development and P3's.
 - Mentor more junior staff and help identify opportunities for them to learn through project work.

Preferred Qualifications

- 7-10 years of experience real estate, planning, project management, public administration, business, or related field; an advanced degree in one of these fields is highly desired.
- Excellent ability to communicate effectively both verbally and in writing.
- Experience leading multi-disciplinary teams of professionals to carry out complex work.
- Experience managing projects with multiple stakeholders.
- Ability to listen, and then to summarize information and to develop strategies and best courses of action.
- Strong interpersonal skills.
- Ability to solve problems, motivate others and keep projects moving, all within a hybrid work model.
- Facility with using MS Office products (especially Word, PowerPoint, and Excel).
- Experience developing housing – especially affordable housing – is highly desired.

***For more information about employment at DCAMM, please view our [RECRUITMENT VIDEO](#).**