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# MANAGER OF CAPITAL CONSTRUCTION PROJECTS

**OFFICIAL JOB CLASSIFICATION: MANAGER OF CONTRACTORS**

**LONG BEACH TRANSIT, CA**

**Salary DOE/DOQ: \$136,650 - \$188,662**

**Apply By: February 9, 2026**

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**Long Beach Transit (LBT)** is seeking an experienced capital construction project management professional to join its leadership team as **Manager of Capital Construction Projects (Manager)** with the *official job title classification of Manager of Contractors*. This is a newly created position designed to strengthen the agency's approach to planning and delivering complex construction initiatives that support its facilities and long-term capital priorities. Reporting to the Executive Director/ Vice President (EDVP) of Finance & Budget, and working closely with the President/ Chief Executive Officer (CEO), this role plays a central part in translating capital construction plans into executed projects. The Manager will partner with executive leadership, procurement, facilities, and external contractors to drive projects forward with accountability, fiscal discipline, and results. This in-office role is ideal for a seasoned professional who thrives in a hands-on environment, values collaboration, and is motivated by the opportunity to help shape and define a role that will have a lasting impact on LBT and the communities it serves.

*If this sounds like the role you have been preparing for, where your experience, judgment, and leadership can make an immediate and lasting impact, we encourage you to apply!*

Meet the Long Beach Transit Team: <https://youtu.be/Pqzh3F4hzjw>



LONG BEACH TRANSIT

# THE COMMUNITY

Idyllically located on the Pacific Coast just south of Los Angeles and adjacent to Orange County, Long Beach is a vibrant and diverse city of approximately 450K residents. Known for its inclusive community and strong civic identity, the city offers a distinctive blend of urban sophistication, cultural richness, and coastal charm. Encompassing approximately 51 square miles, Long Beach provides an exceptional quality of life supported by a mild year-round climate, abundant outdoor recreation, and renowned destinations such as the Aquarium of the Pacific, the historic Queen Mary, and the annual Acura Grand Prix of Long Beach. Long Beach will also serve as the largest venue city for the 2028 Olympic and Paralympic Games.

The city benefits from a strong and diverse economy anchored by aerospace, education, health services, manufacturing, tourism, and professional services, along with major educational institutions including California State University, Long Beach and Long Beach City College. Long Beach offers robust transportation infrastructure, including local and regional transit systems, a city-owned airport, and convenient connectivity throughout Southern California. Recognized as one of the nation's most walkable and bike-friendly cities, Long Beach continues to invest in mobility, sustainability, and infrastructure that support both economic vitality and community livability.

 **~450K**  
POPULATION SIZE

 **51**  
CITY SQUARE MILES

 **2**  
UNIVERSITIES

 **345**  
DAYS OF SUNSHINE



**LONG BEACH  
TRANSIT**

## LONG BEACH TRANSIT

**Established in 1963**, LBT provides public transportation to approximately 930K residents and more than 18M annual boarding customers in southeastern Los Angeles County and northwestern Orange County. With a service area covering over 100 square miles across 14 cities, LBT annually runs more than 6.7M service miles over 670K service hours, using 250 fixed-route buses. LBT also operates water taxis and demand-responsive paratransit services.

LBT is governed by a **seven-member Board of Directors** appointed by the Mayor of the City of Long Beach (City) and confirmed by the City Council, with two additional non-voting members serving as designees of the City Manager. The Board is responsible for setting policy and providing oversight, while the President/ Chief Executive Officer (CEO), who is appointed by the Board, manages the agency's day-to-day operations and leads the Executive Leadership Team. Supported by more than 800 employees, LBT operates as an independent public transit agency with a strong emphasis on accountability, collaboration, and performance-driven management, with an adopted **Fiscal Year 2026 (FY26) budget** of approximately **\$178M**.

LBT is funded through a combination of federal, state, and local sources, with the majority of its capital assets financed through annual Federal Transit Administration (FTA) grants and formula allocations under the Bipartisan Infrastructure Law. The agency is recognized for its fiscal discipline and long-standing practice of operating without acquiring debt while advancing major initiatives related to fleet electrification, technology modernization, safety, and infrastructure reinvestment.

 [Organization Website](#)

 [FY26 Budget](#)

 [Organizational Chart](#)

 [2024 State Safety Survey](#)

# THE DIVISION

The Finance & Budget Department (Department) manages LBT's financial strategy and ensures responsible stewardship of public funds. The department oversees capital programming, accounting, budgeting, financial planning and reporting, grants, payroll, fare revenue, procurement, and warehousing. It also leads agency-wide performance through the Key Performance Indicators (KPI) Team while supporting cross-departmental collaboration to enhance operational efficiency.

Housing the capital program within Finance & Budget places the Manager of Capital Construction Projects at the center of LBT's capital planning and investment framework. The role works closely with executive leadership, capital programs, procurement, facilities, and operations to translate organizational priorities into well-planned and well-executed capital projects.

 [Department Organizational Chart](#)



## Upcoming Projects, Challenges & Opportunities:

- Leading capital planning efforts for LBT facilities, including **major building improvements** such as **generator replacement** and **HQ lobby renovation**, in coordination with the property manager.
- Advancing **facility upgrade and modernization projects** to support operational needs, safety, and long-term asset performance.
- Supporting the **expansion of bus charging infrastructure by managing construction-related components** of facility readiness and site improvements.
- Partnering with the capital programs team to **translate asset condition assessments into actionable capital plans**, ensuring available funding is aligned with prioritized needs and deferred maintenance is proactively addressed.
- **Strengthening capital construction planning, scheduling, and reporting practices** to support a longer-term, more strategic outlook for the Capital Improvement Program (CIP).

# THE POSITION & IDEAL CANDIDATE

The Manager of Capital Construction Projects (Manager) reports directly to the Executive Director/ Vice President of Finance & Budget and will also have direct interaction with, and at times receive direction from, the President/ Chief Executive Officer (CEO). This position does not have any direct reports and is designed for an experienced professional who can operate independently while coordinating across departments, consultants, and contractors.

This role is responsible for leading the planning and execution of complex capital construction initiatives that support LBT's facilities, asset reinvestment, and long-term capital priorities. Operating within the Finance & Budget Department, the Manager works closely with executive leadership, capital programs, procurement, and facilities to ensure projects are delivered on time, within budget, and with clear accountability.

## ***Key responsibilities include:***

- Leading capital construction projects from planning through completion
- Managing contractor and consultant performance across scope, schedule, budget, quality, and safety
- Overseeing capital budgets, forecasting expenditures, and addressing variances
- Partnering with procurement and finance on contract development and administration
- Providing regular project updates and recommendations to executive leadership

## ***Key qualities and experience include:***

- Capital construction project management expertise
- Hands-on experience delivering construction projects end to end
- Working knowledge of public procurement and construction contracting (non-legal focus)
- Capital budgeting and financial oversight experience
- Ability to lead through influence without direct reports
- Clear, practical communication with executive leadership

This role is well suited for a seasoned professional who thrives in a hands-on, in-office environment and is motivated by delivering high-impact construction projects in a public-sector setting.

## MINIMUM QUALIFICATIONS

### **EXPERIENCE:**

Five years of progressively responsible professional experience in project management or a related field. Proficiency in project management tools and Microsoft Office Suite, with the ability to interpret technical drawings, budgets, and contracts.

### **EDUCATION:**

A bachelor's degree in business, engineering, project management, or a related field is required; a master's degree is preferred.

### **DESIRABLE CERTIFICATIONS:**

Relevant certifications, such as Project Management Professional (PMP), Certified Professional Contracts Manager (CPCM), or Certified Procurement Professional (CPP), are highly desirable.

### **SUBSTITUTIONS:**

Additional professional experience as outlined above may be substituted for education on a year-for-year basis, and conversely, advanced education and certifications may be substituted for relevant experience.

# SALARY & BENEFITS

Salary: \$136,650 - \$188,662 DOE/DOQ

## PLUS A GENEROUS BENEFITS PACKAGE THAT INCLUDES:

- **Compensation Package:** Determined based on a variety of factors specific to each candidate, including geographic location, skillset, the mix of relevant education, certifications, experience level, and performance. At LBT, compensation decisions are made considering the unique requirements and circumstances of each position.
- **Retirement/ Deferred Compensation:** Two (2) voluntary plans offered for employee contributions, 401(a) and 457(b) subject to the terms, conditions, and limitations contained in the applicable plans. Under the 401(a) Matching Contribution Plan (Plan), LBT makes both a matching contribution and a non-elective contribution of 5%. LBT shall contribute to the Plan equal to a Participant's salary deferrals contributed to the Long Beach Transit 457(b) Deferred Compensation Plan, up to a maximum of 5% of the Participant's Compensation (excluding overtime and bonuses).
- **Group Health Insurance:** Health and welfare package for the staff employees, including their eligible spouse, registered domestic partner, and dependents. Includes health, dental, and vision through United Healthcare with two (2) plan options: HMO and PPO.
- **Life Insurance:** 2.5 times regular base salary.
- **Vacation:** Vacation earned at the rate of four (4) hours semi-monthly equivalent to eight (8) hours per month to a maximum of 96 hours from January 1 to December 31, 2026.
- **Sick Leave:** Full-time employee accrual rate of eight (8) hours for each full calendar month of paid employment.
- **Holidays:** Six (6) paid holidays & five (5) floating holidays each year.
- **Vehicle Allowance:** Employees are eligible for a \$450 monthly benefit upon providing proof of vehicle registration and maintaining auto liability insurance with minimum limits of \$100K per person, \$300K per incident, and \$15K in property damage.
- **Tuition Reimbursement:** Eligible staff may be reimbursed up to a maximum of \$3,200 per fiscal year. Should the total amount of tuition requested for all applications exceed the Agency's annual budgeted amount for this benefit, HR will make approval recommendations.

## HOW TO APPLY:

For first consideration, apply by February 9, 2025, at:

 [www.tristargovsolutions.com/careers](http://www.tristargovsolutions.com/careers)

### SAVE THE DATES:

Day 1 Interviews have been firmly scheduled to take place **in-person on March 5<sup>th</sup>**.

Final Day 2 Interviews will take place **in-person sometime in March; determined and scheduled based on final candidate availability**. All candidates must be available for the March 5<sup>th</sup> interview date.

### QUESTIONS?

Please contact your recruiter, **Sam Sackman**, with any questions:

- **Email:** sam@tristargovsolutions.com
- **Website:** [www.tristargovsolutions.com](http://www.tristargovsolutions.com)
- **Phone:** 408-605-0790

### For Your Information:

- Candidates must be eligible to work in the United States. Long Beach Transit does not sponsor H-1B or other related work visas.
- Upon Request, a DMV Driving record printout is required with application (must be current within the 30 days of the printout).
- Equal Opportunity Employer: Successful candidate must pass agency physical, drug and alcohol examinations.
- This job description is not intended to be a complete listing of all the job duties required of this position, but to provide information on the general scope of the position.



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