

building ONE consulting, llc

Position Opportunity

Project Manager

Building One is looking for an established professional in the field of architecture or engineering to operate in the role of Project Manager. The position involves review of a variety of aspects of building development projects during design, construction, and occupancy. The Project Manager is expected to work with significant autonomy simultaneously on several projects assigned. Individuals in this role must manage their time effectively to meet project deadlines while being flexible enough to shift priorities to meet client needs. Building One provides services on projects across the United States. This position requires travel by airplane out of the region to visit project sites, which will include overnight stays.

A little about us.

Building One is a construction consulting firm that provides technical expertise to architects, owners, investors, and contractors. We are primarily based in Denver, CO, but we have additional remote employees and our business is nationwide. We are a small company in which all our employees wear many hats. Much of our work is highly technical, and our employees regularly engage in research to improve our knowledge in a variety of construction and design subjects. Our culture is one of collaboration, intellectual curiosity, technical expertise, and integrity. This position is based in Denver, Colorado.

A little about you.

The Project Manager position requires an excellent understanding of building science and building codes. Knowledge of the project delivery process, construction administration process, and an understanding of typical construction contracts is also required. Candidates must be able to review contracts, budgets, and schedules. Candidates should have an interest in the “technical side” of architecture and a drive to understand all types of building systems. Lifelong learners will find excitement in our culture of regular knowledge sharing. While graphic skills are beneficial, this role does not involve design. Project Managers regularly review drawings and produce written reports, so you must have strong technical knowledge of building design and enjoy technical writing. The ability to communicate effectively with contractors, developers, consultants, municipal officials, and project investor/equity partners is critical to the role.

A little more detail.

Building One employs Project Managers with varying degree of specific field knowledge to manage specific project requirements. We provide a range of third-party consulting including expert level consulting services in the areas of building enclosure/waterproofing and accessibility. Building One typically contributes to projects through drawing review during the design process and by providing observation and reporting during construction. Some of the specific Project Manager responsibilities and assignments include, but are not limited to:

- Provide pre-construction drawing reviews and reporting,
- Monitor construction quality on-site,
- Construction project site visits and reporting,

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- Complete property condition assessments,
- OAC attendance and participation,
- Owner representation in new, redevelopment and CIP projects,
- Complete reserve studies,
- Oversee plan reviews and site visits,
- Project management, and
- Other miscellaneous consulting projects completed by company.

Building One works on projects nationwide. To perform site observation visits, this position could require as much as 40% of work to occur outside the region. Plane travel and overnight stays paid for by the company should be expected to occur on a regular basis. Project Managers will arrange for their own travel within company guidelines. The employee will wear company supplied personal protection equipment when on site.

Minimum Position Requirements: (Please do not apply without all of the following qualifications.)

- Minimum 5 years of experience in building design and/or construction.
- Strong written communication skills. (Authorship of reports in narrative format is required in this position.)
- Proficiency in Microsoft Suite applications (Word, Excel, Outlook).
- Ability to communicate effectively to clients and coworkers in both verbal and written formats.
- Ability to travel regularly for work.
- Ability to track multiple tasks on various timelines simultaneously while working largely autonomously to meet client needs.

Preferred Candidate Attributes: (Any/all of these are considered beneficial but not required.)

- Architectural or Engineering professional licensure, current, but not required to be in the state of Colorado.
- Verified experience with waterproofing, building envelope, and roofing.
- Specific knowledge or experience in construction project budgets, construction quality, and draw review monitoring.
- Experience with pre-construction peer reviews or experience in a Owner Representation role.
- Additional certifications related to accessibility, code compliance, or project management.
- Experience in consulting work of a similar nature.

Starting annual salary commensurate with candidate's qualifications and experience. (\$90,000-\$100,000)

To Apply:

Please send resume and cover letter to dana.barton@building-one.com. Please use your cover letter to describe how your unique abilities will fit with the team at Building One. Responses without cover letter will not be considered.