

## Job description

# Facility Condition Assessment Professional

Roth IAMS is looking to grow Our Team!

We are seeking experienced and passionate **Facility Assessment professionals (Mechanical, Electrical discipline)**. We are also seeking **FCA experts** with experience providing **Energy Audits (EAs), Equipment Inventory and Barcoding and/or Detailed ADA Assessments**.

**Imagine** working for a company that values its employees as much as its clients. **Imagine** taking a job and wanting to finish your career with that same company. **Imagine** a company that hires and invests in **full-time** professionals as opposed to relying on contract employees. **Imagine** a place where collaborative, passionate and consistently curious professionals come together to tackle the world's deferred capital renewal and maintenance backlog crisis. **Imagine** your career.....better.

**Roth IAMS** is an industry leader in providing world-class solutions in Asset Management/Capital Planning including FCAs, ADA Assessments, EAs and Capital Asset Database Management. We provide expertise to a wide variety of sectors, including higher education, K-12 education, municipal/local and state-level governments, healthcare, institutional, industrial, recreational and hospitality.

We are seeking skilled candidates that truly believe in the core values we, as a company, practice every day.

- **Collaborative** – only by understanding each other and our uniqueness can we tailor the best solutions for our clients;
- **Passionate** – our love for what we do and why we do it drives us towards excellence;
- **Consistently Curious** – we are always seeking knowledge and challenging the status quo.

### ***Working with Us:***

**Roth IAMS** is an equal opportunity employer. We celebrate diversity, equity and inclusion in creating a welcoming and empowering environment for all employees.

## Collaborative ❖ Passionate ❖ Consistently Curious

- We promote a collaborative and integrated approach across all our projects that result in successful and meaningful outcomes for our clients;
- We are committed to the efficient and effective delivery of our services through a focus on the development of our people, tools, and templates;
- Our employees are challenged with diverse and unique project work and are empowered to develop client relationships through delivery of high-quality service and demonstrated trust and respect;
- Our company culture provides many opportunities to engage in team building social activities;
- The growth of the business will provide challenging opportunities and increased responsibility for driven and proficient individuals!

### ***What we offer:***

- Opportunity to work from home 60-70% of the time with up to 30% travel to client sites across the country;
- Travel is in 1 week increments and is fully reimbursable;
- Competitive compensation package;
- Comprehensive Health Benefit Plan;
- 401K Matching;
- Bonus program;
- Generous vacation entitlement; and
- Summer hours and Christmas shutdown.

### ***What you offer:***

- Graduate of relevant College or University-Level Engineering, Mechanical, Electrical, Architectural, Civil/Structural or Building Science related Program(s);
- Related industry experience (> five years preferred);
- Excellent technical writing skills are required. Reporting is to be concise, follow company report formats and be based on project-specific evidence;
- Excellent organizational and time management skills to ensure projects are delivered on time and on budget;
- Effective, responsive communication (verbally and written) with the Project Team and Clients;
- Knowledge of building components including the ability to describe and provide replacement costing;
- Knowledge of FCA Methodology and ASTM Uniformat II Classification System;
- Knowledge of construction materials and products, material deterioration mechanisms and repair and restoration methods;

## Collaborative ❖ Passionate ❖ Consistently Curious

- Knowledge of municipal, state and/or national building and fire codes;
- Proficiency in Microsoft Word and Excel is required;
- Proficiency in Capital Planning software such as SLAM CAP, VFA. facility, Asset Planner, etc. is an asset;
- Knowledge of ASHRAE 90.1, EnergyStar, Federal Energy Incentive programs, ADA are considered assets;
- Must be willing to work at heights, including climbing ladders and accessing rooftops;
- A valid driver's license and access to insured vehicle for travel to project sites are required (work related mileage is reimbursed);
- Ability to travel for up to a week at a time is required (work related expenses are reimbursed).

### ***What you will be working on:***

- Independently carry out Roof, Envelope, Structural and Architectural building systems on-site visual assessment, investigation and/or Mechanical & Electrical building systems on-site visual assessment, investigation, and/or Site Surface and underground infrastructure systems on-site visual assessment, investigation; including liaison with clients as needed;
- In most cases, utilize proprietary software for data collection and reporting – such software includes but is not limited to: SLAM CAP, VFA, facility, and AssetPlanner;
- Independently review drawings for quantity take-offs and prepare multi-discipline FCAs, reserve fund studies, capital planning projects, technical/building audits or other investigative reports complete with observations, conclusions, recommendations, and repair budgets;
- Maintain a high level of product quality; technically, grammatically, and as per company master report formats. All written reports to be proofread first by you, then peer reviewed by the Project Manager or other designated Peer Reviewer. Ensure draft documents are prepared to the level expected by the Project Manager and Peer Reviewer (treat your work as if there was no peer review and that the Client will be evaluating your competency directly). Plan and schedule sufficient time for the reviewer;
- Since we are committed to our clients, you must be responsive during and outside of normal business hours (cell phone and VPN network access will be provided);
- Be cognizant of and/or manage time and project costs to ensure project profitability;

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- Assist and/or manage planning of projects through to completion;
- Assist and/or manage field review/testing and data collection and preparation of Energy audits (ASHRAE Level 1 & 2) or BOMA BEST audits complete with observations, conclusions, energy savings calculations, recommendations, budgets and options analysis;
- Assist and/or manage field measurements and data collection and preparation of ADA Audits complete with observations, conclusions, non-compliances, recommendations, and budgets;
- Complete inventory of building systems, including collecting relevant information, such as Make, Model, Serial Number, etc, and applying an equipment tag containing a bar code or QR code.
- Assist and/or manage Facility Usage review and comparison of existing spaces against design standards.

Please note that the description above is not a comprehensive listing of activities, duties or responsibilities that may be required of the employee and other duties, responsibilities and activities may be assigned or may be changed at any time with or without notice.

If you're ready to make a change and want to become part of a rapidly growing company, please apply. We thank all candidates for their submissions, however only successful candidates will be contacted for interviews.

Roth IAMS is committed to accommodating applicants with disabilities throughout the recruitment and hiring process. If you require any accommodation to apply or interview for a position with Roth IAMS, please reach out to [Careers@rothiams.com](mailto:Careers@rothiams.com) or directly to the recruiter you are working with. We are dedicated to work with you to best meet your needs.