

# JOB OPENING AT O'BRIEN360

## Job Title: Experienced Commissioning Engineer

O'Brien360 is seeking a new member to contribute to our growing Commissioning group. Our team is passionate about bridging the gaps between as-designed, as-built, and operational performance in the built environment. Our work includes mid- and high-rise multifamily, small commercial, and municipal projects pursuing above code rating system certifications, aggressive energy performance goals, and persistent, reliable performance. While following industry standard commissioning protocols, our team takes a mindful approach to how and when to provide technical assistance, project tools, and process improvement. Internally, we strive for seamless collaboration to provide fully orchestrated delivery of O'Brien360's combined services. If this sounds interesting to you, then read on:

- Are you a natural problem solver and tinkerer who is equally at home figuring out how something works as you are with documenting observations in a clear and organized way?
- Do you like to make connections with intersectional topics, such as energy, sustainability, health, comfort, and durability?
- Do you like to contribute to continuous improvement?
- Do you have the confidence to figure things out on your own when needed, and the interpersonal skills and interest to effectively collaborate with internal and external team members?

If you've answered yes to the above questions, then please read through the application instructions – we look forward to meeting you!

## Company Summary

O'Brien360 is a 33-year-old sustainability consultancy based in Seattle integrating sustainable building expertise, thoughtful analysis, and a collaborative approach to catalyzing positive outcomes in the built environment. From project conception to occupancy, O'Brien360 delivers value and performance to clients across the entire project arc.

## Responsibilities

- Lead, manage and execute the commissioning process on multiple new construction, existing building (retro-commissioning) multifamily and commercial projects simultaneously, on time, and within budget.
- Perform building audits, ASHRAE Level 1 and 2 or to the level needed for compliance with building performance standards or assess facility conditions.

- Contribute to the project team in positive collaboration with owners, designers, contractors, and other stakeholders.
- Develop owner's project requirements (OPR), current facilities requirements (CFR), and O&M plans.
- Review project specifications, design documents and submitting for conformance with the OPR and commissioning requirements.
- Develop and execute commissioning plans in accordance with industry best practices and project guidelines.
- Develop, distribute, collect, and document commissioning construction checklists and functional performance tests.
- Prepare and maintain records of site observations, testing processes and checklists.
- Provide strategic guidance to ensure projects meet client goals, project success factors and manage risks.
- Witness and perform on-site functional performance testing of various building systems.
- Effectively document commissioning procedures, assumptions, and results.
- Produce complete and accurate reports/presentations suitable for both lay and technical audiences.
- Identify and evaluate new technology skills or market opportunities to enhance service delivery or market position.
- Supervise commissioning staff and provide feedback, guidance and mentoring to staff.

## Requirements/Qualifications

- 3-5 years' related work experience
- Experience designing, modeling, installing, inspecting, commissioning, maintaining or operating building mechanical systems in various building and system types.
- Bachelor's degree in construction, design, engineering, or building science technology or equivalent technical or vocational training, apprenticeships, or on-the-job training experience.
- Be able to conduct site inspections and field work, including carrying up to 50 lbs. upstairs, climb ladders, walk on roofs, and maneuver through construction job sites safely.
- Strong verbal and written communication skills, especially in clearly communicating technical information.
- Ability to interact on a professional level with design and construction professionals and handle difficult situations with diplomacy.
- A strong work ethic and efficient work style, including the ability to work well both independently and collaboratively.
- Motivated to advance both personal and company knowledge in the field of building commissioning.

- Ability to work efficiently *and* effectively with computer programs to compile well organized documents, using the following programs:
  - Proficiency with Microsoft Office, including advanced skills with Excel, Word
  - Proficiency with PDF editing using Bluebeam
  - Experience with Smartsheet and Egnyte or other cloud-based file sharing and project management programs
  - 
  - Familiarity with AutoCAD

**Experience and credentials that are also valuable:**

- Experience with BlueRithm or other commissioning-specific field reporting software.
- Certified by an ANSI/ISO/IEC 17014 accredited organization to implement the commissioning process.
- Registered Professional Engineer (PE) or Engineer in Training (EIT)
- Knowledge and understanding of building energy codes, specifically Washington State/Seattle Energy Code, California Title 24, and ASHRAE Standard 90.1.

**Hybrid Work Environment:**

We currently offer a hybrid work model of in office, field, and remote work. For the first three months, this person will work a minimum of 3 days a week in the office or in the field with other commissioning team staff. The following skills are especially important for success in this hybrid environment:

- Be able to engage effectively with clients and other staff through online tools, including chat, email, telephone, and video conferencing.
- Be conscientious of your screen presence when on video conferencing, maintaining a professional appearance and background.
- Be able to work independently and be accountable to other team members and the company.
- Be comfortable with setting up your computer and home workstation, and troubleshooting computer issues, with the assistance of our remote IT personnel.
- Be transparent and proactive with your team or supervisor about issues with your home work environment so that they can be quickly addressed.

O'Brien360 can provide training opportunities for related professional credentials for the candidate who has a passion for sustainable building work and the right mix of project management experience and technical knowledge needed to deliver at service levels expected at O'Brien360.

**Benefits and Job Details**

- Salary range: \$87,000 - \$130,000, annually
- Full time

- Hybrid work model of office and remote depending on individual situations and team needs. Our office is in a LEED Gold historic building in downtown Seattle.
- Company-paid health and dental insurance, plus employee paid Aflac insurance available.
- Paid time off starting at 3 weeks, 11 paid holidays and 8 hours of paid volunteer time per year.
- Company paid ORCA pass, plus Zipcar account for company travel.
- Generous company contributions to 401K after 6 months.
- Minimum of \$500 per employee per year towards professional development.
- Minimum of \$250 per employee per year towards matching donations.
- Allowance for home office set up

## Application Instructions

To apply, please send a single file, in PDF or Microsoft Word format to [info@obrien360.com](mailto:info@obrien360.com). Please use your full name (last name first) as the file name and use “Experienced Commissioning Engineer Job Application” as your email subject.

This file should be no more than 3 pages and include:

- a cover letter that describes how you heard about the job, why you are interested in it, and why you are strong candidate.
- a one-page resume that highlights your relevant experience
- three references (email address and telephone number)

The position will be open until filled. We look forward to hearing from you!

### ***Equal Opportunity Statement:***

*O'Brien360 strives to create an inclusive, co-operative workplace. No employee of the company will discriminate against an applicant for employment or a fellow employee because of race, creed, color, religion, gender, national origin, ancestry, age, sexual preference, veteran status or any physical or mental handicap. This policy applies to all employment practices and personnel actions.*