

Construction Manager/Owner's Representative/Estimator

AKS Engineering & Forestry (AKS) has immediate openings for full-time Construction Manager/Owner's Representative/Estimators in our Tualatin and Salem-Keizer, Oregon offices. These positions work closely with AKS project managers, and the whole the design and construction team. You will provide construction management to ensure infrastructure projects are built per the project schedule, budget, plans, and specifications. During AKS project design, you will also provide detailed engineer's estimates. AKS offers a collaborative and supportive work environment with an excellent benefit package and opportunities for personal and professional growth.

AKS is a multi-disciplined consulting firm specializing in civil engineering, land surveying, planning, landscape architecture, arboriculture, natural resources, and forestry with offices in Tualatin and Salem-Keizer, Oregon, and Vancouver, Washington. We have an established, broad-based portfolio of clients including land owners, real-estate developers, architects, government agencies, public service providers, timberland owners, and others. Visit our website at www.aks-eng.com for additional information about the range of services we offer and the types of projects we work on.

Ideal Candidate Qualifications:

1. 4+ years of proven working experience in the construction/engineering industry
2. Very detail oriented
3. Construction cost estimating experience
4. Good written and verbal communication skills
5. Ability to plan and see the "big picture"
6. A BS or AS degree in Construction Management, Civil Engineering, or related field

Responsibilities:

1. Manage multiple construction projects and inspection field staff while acting as the Owner's Representative
 2. Create, track, and monitor assorted construction documentation
 3. Communicate effectively and build relationships with a diverse project team including the owner, AKS project manager, construction contractor, construction inspectors, and project stakeholders.
 4. Plan project strategies, handle unexpected issues and delays, and create effective solutions to problems as they come up
 5. Create and manage budgets, including discussions with contractors, subcontractors, and the Owner, establishing good working relationships is critical.
 6. Make quick and strategic decisions in high-stress situations while balancing multiple priorities and deadlines in order to move projects forward.
 7. Understand construction methods and technologies, including interpreting contracts, technical drawings, and specifications
 8. Estimate project costs from design drawings
 9. Create a safety-oriented site, and communicate safety protocols
 10. Possess a current driver's license and safe driving record. Must be able to be insured to drive an AKS vehicle
 11. Analyze, manage, and mitigate risks
 12. Navigate challenging worksites, including in inclement weather and with uneven/unstable ground
 13. Ability to work quickly, manage multiple priorities and meet deadlines.
 14. In general, takes personal responsibility for completing quality work within budgets and timelines.
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Job Functions: Working with the AKS Project Manager, the Client, and other team members, the following tasks will be assigned:

1. Manages construction related issues, either directly or working with the AKS project manager
2. Represents AKS with the contractor, municipal agents, and client
3. Negotiates terms of agreements, drafts contracts and obtains permits and licenses
4. Prepares and negotiates cost estimates, budgets, and work timetables
5. Reports work progress and budget matters to the AKS project manager and clients
6. Prepares internal and external reports pertaining to project progress, schedules, and cost tracking
7. Performs construction cost estimates and constructability assessments
8. Ensures all changes to specifications, work scope and drawings are documented
9. Monitors construction schedule performance and investigates reasons for less than satisfactory performance
10. Confers with supervisory personnel, owners, contractors, or design professionals to discuss and resolve matters, such as work complaints, or construction problems
11. Inspects and documents the construction progress of streets, earthwork and utilities to ensure compliance with contract documents, specifications, and building codes
12. Reviews and coordinates contractors, subcontractors, field staking, and field inspectors
13. Reviews contractor billing and verifies billed quantities
14. Completes projects and special assignments as requested
15. Does what needs to be done

Working Conditions:

1. Working outdoors, sometimes with inclement weather and challenging worksites
2. Overtime as required
3. Occasional out-of-town/overnight
4. Travel for meetings and to worksites-primarily in AKS provided vehicle

Job Progression & Career Advancement: Job progression depends on:

1. Job responsibilities
2. Job performance
3. Communication skills
4. Availability of advancement opportunities

Compensation & Benefits:

1. Competitive salaries
2. Medical/dental/vision
3. Training/continuing education
4. Advancement opportunities
5. 401K with 4% matching
6. On-site workout room
7. Snack bar
8. Employee social events
9. Hamburger Wednesdays - Barbecued lunch provided for staff every Wednesday; box lunches provided for field crews
10. Company retreats and recreation
11. Company softball team (Tualatin office)
12. Company basketball team (Tualatin office)
13. Employee "lounge" (Tualatin office)

About AKS:

Since 1996, AKS has built a reputation based on integrity, hard work, personal responsibility, practicality, and exceptional client service. AKS thrives by pursuing diverse work, but also by placing significant emphasis on providing the highest level of quality and customer service. Our desire is to constantly evolve and respond dynamically to markets, employees, and client needs. We emphasize building long-term relationships with clients at all levels of our organization and this philosophy has allowed us to expand and grow. The flat organizational structure provides opportunities for career growth and firm ownership for motivated employees while eliminating bureaucracy. Our employees are treated as a valuable asset, where everyone's voice matters. We invite professionals who share these values and who want to make a difference in a company to explore this opportunity to join our team.

AKS Engineering and Forestry, LLC is an Equal Opportunity and Affirmative Action Employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability, or veteran status.

Please send resume, cover letter and references to:

AKS Engineering & Forestry

Email: applications@aks-eng.com