



Building Specialist

This person is a true crafts man. They work with their tools and are responsible for construction site supervision -working with the project manager- to deliver on-time and on-budget superior quality commercial construction projects with short durations. The most successful person in this role can effectively prioritize and **handle pressure** in a fast-paced environment while remaining **flexible** and keeping a positive attitude at all times. Interfacing with clients is critical as a Building Specialist, requiring the highest levels of customer service.

The Building Specialist utilizes Lean construction processes such as production planning, Last Planner System, 8 Wastes of Lean, and 5S to deliver successful outcomes. This person builds effective relationships with team members, internal and external customers, suppliers, design partners, and trade partners. They consistently support and uphold the O’Shea Way Culture, Processes, and Values at all times; this person strives to create an exceptional construction experience for clients and every stakeholder.

Responsibilities

- **Work independently** on projects in client facilities, **with tools**, through scopes of construction that may range from footings, foundations, framing, hanging doors, casework, suspended ceilings, etc.
- Provide daily planning, organization, leadership, mentorship and supervision to several construction projects at once.
- Create a safe, clean, and productive environment on the jobsite through the use of **Keep It Safe – Keep It Clean – Keep It Lean** principles.
- Build and continually reinforces a positive, **healthy and respectful jobsite culture**.
- Manage risk on the project by ensuring **compliance** with **OSHA** safety regulations and all O’Shea safety processes, procedures, site specific safety plans, safety audits and inspections, Let’s Talk Safety, discipline, enforcement, coordination with Safety Consultant, and safety metrics.
- **Inspect jobsite daily** to proactively identify any safety or construction issues.
- **Lead and coach** trade partners through Daily Huddles, Weekly Work Plans, Pull Plans, and other regular onsite planning meetings at the proper times.
- **Coordinate** and **communicate** daily with the project manager, trade partners, architect/engineer, and/or clients on matters pertaining to schedules, milestones, action dates, and costs.
- **Manage** trade partners and resources.
- Complete regular progress **reports** and review trade partners’ daily reports.
- Create and manage project schedules and trade partner **sequencing**.

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- Ensure implementation of **quality control plans**, including safety audits, project logs and maintaining a thorough understanding of specification requirements.
- **Ensure adherence** to building plans, specifications, codes, and regulations.
- Coordinate and **track** project tools and equipment.
- Ensure **timely and accurate completion** of cost coding, job closeout and job warranty work.
- Oversee inspection systems, final inspections, testing, and punch lists.
- Always **represent O'Shea** in a highly professional manner to all internal and external clients, customers, stakeholders, and the public.
- Consistently **uphold** the O'Shea Way processes and procedures as well as the O'Shea mission and core values.

Skills

- Highly **skilled carpenter**.
- A construction professional that dresses the part, speaks the part, acts the part, and intentionally leads by **learning, growing**, and being **accountable**.
- **Highly effective interpersonal** and management skills with the ability to **lead a diverse group** on commercial construction projects.
- Ability to **build** and maintain a **healthy team** culture on the jobsite, recognizing that “We build People that build things for People”.
- Competent in leading teams and individuals through any variation in projects.
- Genuine understanding of LEAN, Last Planner, production planning, & Wastes and “Keep it Safe – Keep it Clean – Keep it Lean” concepts.
- Ability to read and fully understand construction **specifications**, drawings, and notes.
- Excellent **communication** skills, including running meetings and public speaking defined by clarity in project planning and strategy.
- Strong attention to detail and a strong adherence to personal organization.
- Capacity to prioritize, and **handle pressure** in a fast-paced environment while remaining **flexible** and keeping a positive attitude at all times.
- Strong analytical and **problem-solving** skills.
- Working knowledge of construction scheduling, cost and quality control, and project logistics.
- Advanced MEP/FP systems knowledge and other complex construction means and methods.
- Proficient with permitting and compliance.
- Able to generate flow on a project, removing roadblocks along the way.
- Capability to utilize project management technology onsite.
- An ideal team player: Humble, Hungry and Smart.

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Qualifications

- Minimum **10 years hands-on** experience in commercial and/or industrial construction with project scopes upwards of \$3M or more.
- Minimum **3 years leading multiple trades** on ground-up or interior renovations up to \$1M.
- High school diploma or equivalent.
- **Proven success** with construction scheduling, cost and quality control, project logistics and project schedules.
- Successful use of Lean construction practices required, Last Planner System preferred.
- **Track record** of proven leadership and teamwork within a diverse stakeholder environment.
- Expert knowledge of standard practices in **Construction Management Codes** and best practices.
- 30-Hour **OSHA** training certification required and solid understanding of construction/OSHA-related laws and regulations.
- CPR, First Aid
- Must be fluent in English.

Working Conditions

Field environment and construction work sites where the employee will be exposed to moving mechanical parts, high precarious places, fumes or airborne particles, outside weather conditions, risk of electrical shock, moderate to very loud noise. Ability to climb permanent and temporary stairs, ability to climb ladders and negotiate work areas under construction. Standing, sitting, walking, lifting, carrying, reaching, handling, hand/eye/foot coordination, repetitive motions, talking, hearing. Occasional lifting/carrying up to 50 pounds.

****O'Shea Builders is an equal opportunity employer.*

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