



Senior Commissioning Engineer or Specialist

Cornerstone currently has a rewarding opportunity for a Senior Commissioning Engineer / Specialist in the following regions: the Greater Boston Area and the DC/MD/NoVA Area.

If you've been looking for an opportunity to work out of a home office with travel (mostly by car) to project sites, this may be a great opportunity for you!

Everyone at Cornerstone is passionate about delivering a high quality, customized commissioning process that ensures facilities meet their full range of user, budget, functionality, and system requirements. Our success is realized through the talent of our dedicated employees, and internal culture of support, cross-training and collaboration. We are committed to creating an environment that is accessible and informative—the type of environment where employees grow and thrive.

Qualifications

The successful Senior Commissioning Specialist / Engineer candidate will have ten or more years of construction project management experience with mechanical, electrical, plumbing (MEP) and building automation systems, including design, controls systems integration and implementation, troubleshooting, testing, adjusting, balancing and facility operations.

This person will have **hands-on building automation controls commissioning**, and equipment start-up and operations experience.

- Having a PE license is a plus, but not required.
- Electrical systems experience a plus.
- Project management and leadership experience is a must.

Job Description

1. Independently lead and manage building commissioning projects from award to close-out and turnover to client. This includes:
 - a. Performing reviews of MEP design documents, drawings and specifications, building controls system sequences and equipment submittals.
 - b. Reviewing MEP system controls sequences and participating in meetings to clarify and improve them.
 - c. Actively participating in design review meetings with owners, architects and engineers.
 - d. Generating pre-functional checklists and performing pre-functional checks of installed equipment.
 - e. Performing construction site visits to identify and document discrepancies, including generating site visit reports summarizing each visit through all project phases within two (2) days.
 - f. Writing system-specific functional performance test scripts from design control sequences.
 - g. Leading and completing functional performance testing with support from installing contractors, as applicable.
 - h. Possessing thorough knowledge and understanding of building automation systems (BAS) and being able to use and manipulate BAS independently from contractors/owner personnel.
 - i. Demonstrating in-depth knowledge and understanding of systems and equipment to the extent that when issues arise, you're able to offer solutions.
 - j. Leading and documenting commissioning meetings.
 - k. Performing, documenting and troubleshooting integrated system tests (aka, system failure scenarios).
 - l. Generating and maintaining Commissioning Issues Reports with a focus on expediting issues resolution.
 - m. Verifying equipment and system start-up work, and supporting documentation.

- n. Proficiently generating all supporting Cx documentation including commissioning plans, commissioning specifications, and write commissioning reports
2. Demonstrate exceptional communication skills in all situations:
 - a. Maintain a high level of transparency and open communication in a virtual and remote work environment to the extent that everyone knows where your projects stand at all times.
3. Demonstrate exceptional project management skills:
 - a. Manage time and budget for each project to ensure tasks are being completed in a timely manner, with enough planning to avoid delays, ensure client and company needs are being met and avoid cost overruns.
 - b. Provide clear, transparent and regular updates on project statuses.
 - c. Train junior-level staff (cx specialists & cx engineers) to increase their technical knowledge of commissioned systems.
 - d. Delegate project tasks as needed to co-workers by:
 - i. Leading others on projects. Transfer knowledge to those helping with project work.
 - ii. Proficiently managing project information on client and firm project servers.
 - e. Manage multiple projects of varying sizes and complexities.
 - f. Coordinate commissioning activities into a master construction schedule.
4. Must have fully developed technical competencies related to Building Mechanical, Electrical, Plumbing and building automation control systems:
 - a. Be able to read and understand MEP and architectural construction documents, plans, specifications, etc.
 - b. Be able to perform and collaborate with hands-on troubleshooting of MEP and BAS controls systems.
 - c. Specifically, have knowledge of systems related to research laboratories, vivaria and/or high-performance building applications.

Travel requirements

Cornerstone serves clients throughout the US. The successful candidate will work out of a home office in New England or the Metro DC/MD/NOVA Area and be able and willing to travel to project sites regularly to complete work.

Candidate must have:

- Dependable high-speed internet and cell service.
- During the first six months of employment, travel is expected up to 50% of the time.
- Ability to travel; multi-day trips will be required as project work demands.

What types of people does Cornerstone employ?

- Those with integrity and humility.
- Team-oriented with a strong work ethic.
- Those who are interested in, and have the ability to learn, adapt and apply learnings.
- Hands-on, with a “go the extra mile” mindset.
- Self-directed, not requiring substantial oversight.
- Excellent troubleshooting skills and attention to detail.
- Good people skills, and strong oral and written communication abilities.

We Offer

Comprehensive benefits including health, disability, and life insurance; 401k plan with 4% company match; a flexible home office / remote work environment that helps maintain a good work-life balance.

Salary plus bonus for this position falls within the \$92,000 to \$120,000 range annually, plus benefits, commensurate with experience.

To Apply

Submit a **cover letter** that specifically addresses how your skills and experience match this position, **and a current resume**. Please send to info@cornerstonecx.com. Prior to interviews, successful candidates will be asked for samples of field reports and other documentation they've authored.