



AWC Construction Services –

Construction Project Manager

Charlotte, North Carolina



About AWC Construction Services and DIRTT

AWC Construction Services is the *construction division* of Alfred Williams & Company and we offer *manufactured interior construction solutions* to our clients in healthcare, education, government, and commercial office space.

Why we do what we do

The construction industry is facing several challenges putting a strain on our economy, environment, and communities. Keeping up with demand in high-quality spaces led to significant price increases and disruptions for our clients, as well as to a rising toll on the environment and our communities through noise and excess waste. **While we are challenged with increasing demand, resources – both environmentally and monetary – are getting smaller and smaller.**

AWC Construction Services wants to provide the best possible solution for their client, and with our strong partnership with DIRTT Environmental Solution, we can do just that: offer **an alternative approach to building out a space, without falling into common construction traps of uncertain outcomes, excess waste, and budget overages.**

In short, AWC Construction Services and DIRTT exist to help our clients build their spaces in a more sustainable, cost effective, and faster way. Here's how we do it:

Using Technology to drive Construction

Technology has gotten hold of and positively impacted all aspects of our lives. Electric cars, smart phones, or smart home applications – all things we adopted to increase convenience, accuracy, and usability. Not so in construction – for decades, we have built out our spaces the exact same way. **DIRTT has changes this with a revolutionary approach: putting technology at the center of construction.**

With their patented software, ICE, DIRTT combines construction design, pricing, logistics, and manufacturing into one single platform. **The software allows accurate designs like any sophisticated architectural application, it communicates with the manufacturing floor, compiles the pricing based on real-time data, and eliminates waste, accurately calculating raw materials necessary for the job.** Imagine an architect picking up the phone and telling a carpenter exactly what pieces they will need on the job site – that's what ICE is doing with the click of a button. The "carpenter" in our case is a number of modern high-tech factories strategically placed across the US to decrease lead times for our clients.

Find more information about AWC Construction Services under www.awc-cs.com or check out the video here: <https://www.youtube.com/watch?v=YIJeleL-nOk>

DIRTT In Education



DIRTT's custom graphics and embedded technology transformed a NC county's Central Elementary School Library into an interactive place for children to learn, explore, and grow. Project completed by AWC Construction Services in 2017.



DIRTT's embedded technology were the perfect fit for a large public university, looking for a way to add high-end fit and finish to their President's Suite of the football stadium – with a timely delivery for the season opener!

Project completed by AWC Construction Services in 2017.



Be a part of one of the most dynamic construction environments in the US!

AWC Construction Services operates in an extremely dynamic environment – on many levels. Here are a few examples:

Our market reach: AWC Construction Services is the exclusive DIRTT Partner for the eastern part of North Carolina, ranging from the Winston-Salem area all the way to the coast. Headquartered in Raleigh, which for the third time in a row was honored by Forbes Magazine with a top three placement of *Best Cities for Businesses and Careers*¹, there is no shortage of great construction projects! Be it Fortune 100 companies or small start-up enterprises – Raleigh and the Research Triangle offer a lot of opportunity for AWC Construction Services!

Outside of Raleigh and the Research Triangle, AWC Construction Services performs work in the Charlotte area and the rest of North Carolina, the entire state of South Carolina, and in Nashville, TN.

Our growth rate: thanks to our growing market, AWC Construction Services is experiencing steady growth. All our verticals (healthcare, education, government, and commercial) maintain high demand for our services and as construction schedules are compressed and budgets get tighter, the market's willingness to explore DIRTT as an alternative to conventional construction increases.

A revolutionary approach: for us at AWC Construction Services, there is no doubt that building with DIRTT is the future of interior construction. It is on us to convince clients and industry partners alike that the new, technology-based way will not only produce better outcomes, it will also empower a better process. Increasing DIRTT's reach into previously uncharted territory make the new approach more impactful, and there is no year without significant innovations from DIRTT's side. A few recent examples are DIRTT's initiative to break into large timber construction (2015/2016) and the addition of Passive Optical Network (PON) technology in 2017/2018.

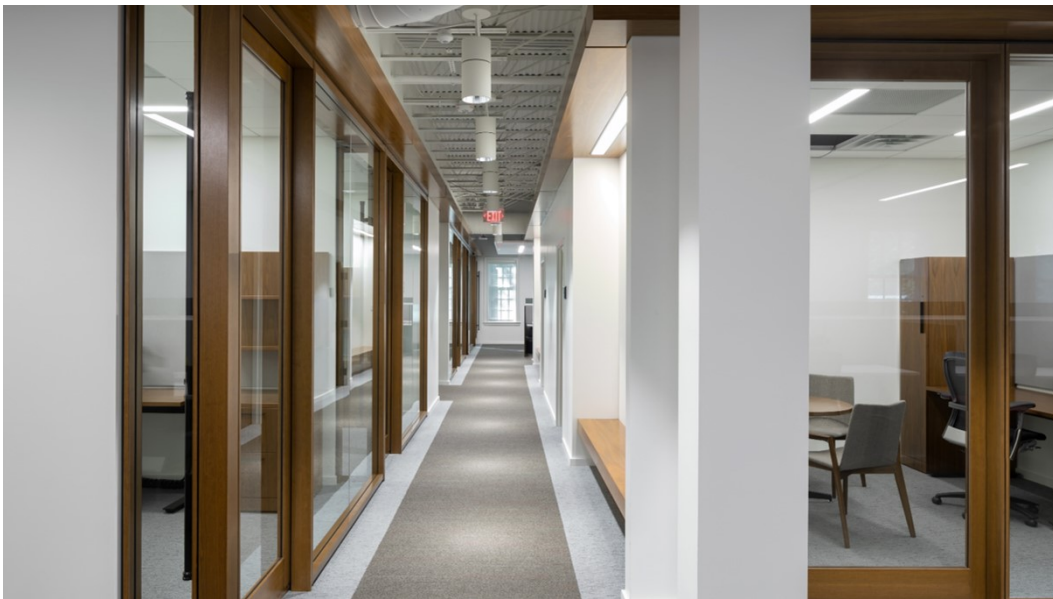
A high energy team: AWC Construction Services' team is a close-knit unit of professionals with a mission to make something happen! We thrive on the challenges that our industry throws our way – hard deadlines, challenging roadblocks, and high expectations bring out the best in us as we find ways to better serve our clients and industry partners!

¹ <https://www.forbes.com/best-places-for-business/list/>

DIRTT In Commercial



DIRTT's custom graphics are the focal point of this Executive Search company in Raleigh.
Project completed by AWC Construction Services in 2017.



DIRTT was the only manufactured interior construction solution for this client, trying to perfectly match finish selections of their built environments.
Project completed by AWC Construction Services in 2018.

The Position of Construction Project Manager

The position of Construction Project Manager (PM) is vital to the success of our business. While project delivery and execution are considered the prime responsibilities of our PM, it is important to understand how PMs are embedded in all aspects of the project life-cycle, from design to project delivery. In their role, PMs work closely with our construction account managers and designers, and manage our in-house and contracted installation/construction crews to deliver superior solutions and services for our construction clients

Specific Responsibilities:

Teamwork and General Responsibilities

- Participate in team and construction meetings and report on project delivery status, scope challenges, delays, and upcoming and missed deadlines
- Establish and maintain relationships to AWC Construction Services' vendors in manufactured (pre-fab) interior construction solutions (e.g. field techs, supervisor, technical experts);
- Understands the full breadth of AWC Construction Services' product offerings as well as building codes, OSHA regulations, and ADA requirements;

Early project Phases (design & sales)

- Work with construction account managers and designers to help quote construction project delivery and establish project scopes for client communications;
- Collaboration with the design team members throughout the preconstruction phases. Includes coordination of the prefab scope of work as it relates to the remaining trades to insure no gaps or overlaps in the project documents and budget;
- Development of ROMs (rough order of magnitude) budgets early in the design process. Includes analyzing drawings and performing a take-off to provide a detailed budget. Must have a good understanding of unit costing and square foot costs.
- Continued budget development for defined scope of work as project progresses through the design. Will be responsible to reconcile budgets throughout the Preconstruction phases whether the contract is a GMP or negotiated contract.
- Review of all project documents including drawings, specifications and technical documents from each trade/manufacture to insure constructibility and coordination.

Project Execution and Delivery

- Work with vendors' manufacturing representatives and project managers to coordinate shipping and deliveries;

- Work with Alfred Williams & Company operations team to fulfill clients' warehousing and logistics needs;
- Manage in-house and contracted work crews for installation, including all aspects of job preparation, project-related training and preparation (e.g. safety and security), invoicing, etc.
- Work closely with General Contractors and other sub-trades on projects to coordinate scope expectations and integration, either as a subcontractor to a General Contractor or direct-sell to end-user;
- Coordinate with other trades on site (e.g. electricians, AV-vendors, etc.) to ensure seamless project delivery;
- Attend project and construction meetings to represent AWC Construction Services;
- Works closely designers to develop solution quotes, plans and designs, construction drawings, and solution orders;
- Manage deficiencies, change orders, and punch list items and resolutions with our vendors;
- Responsible for the oversight of all installations including site visits, kick-off meetings with install crews, punch with crews and clients, and the successful completion of each project in a timely manner.
- Responsible for all warranty work including placing orders, scheduling install with crews and clients, and insuring successful completion.
- Works within the DIRTT team, to insure timely communication to the client for all aspects of PM.
- Manages the project management process using software to allow visibility for the team of all outstanding projects/warranty work.

Post-Project Activities

- Tracks project progress and works with Account Managers and Customer Administrators to compile and send out project invoices
- Performs all activities related to General Contractors' pay application process, including collection of lien waivers from vendors and subcontractors, coordination with Alfred Williams & Company's Accounts Receivable Department, and communication with contractor's finance department to resolve issues
- Manages outstanding subcontractors' invoices and ensures timely billing from AWC Construction Services' subcontractors
- Reviews subcontractors invoices and works with Accounts Payable department to ensure timely payment of subcontractor's billings

Job Requirements

- A 4-year college degree or similar education;



- Highly organized individual with the ability to work on multiple high-complexity projects simultaneously;
- At least 3 years of construction related project management experience (e.g. PM, Project Engineer)
- Strong work ethic with the ability to work the occasional late hour and travel within the Carolinas for work
- Excellent team player.

AWC Construction Services Benefits and Other Information

As part of Alfred Williams & Company, AWC Construction Services offers competitive benefits to all salaried employees. Benefits include company sponsored healthcare coverage with a number of elective choices, a 401(k) plan with company matching, competitive time off (with seniority bonuses), and participation in the company's incentive payout plan.

The location of this position is Charlotte, North Carolina and the expectation is to manage project over our territory in Western North Carolina (approx. Winston-Salem to the Tennessee state line) and the State of South Carolina. Availability to travel and occasional weekend work are expected.

For questions or applications, please contact Debbie Alcaraz (dalcaraz@alfredwilliams.com) or Nicholas Hofer (nhofer@awc-cs.com).