



PROJECT MANAGER – Critical Environments/Construction/Facilities

Location: TX – Austin

TSS is a leading service-provider offering a comprehensive suite of services for the planning, design, deployment, maintenance, refresh and take-back of End-User/Client/Enterprise systems, including the mission-critical facilities they are housed in. We provide a single-source solution for enabling technologies in data centers, operations centers, network facilities, server rooms, modular data centers, security operations centers, communication facilities and the infrastructure systems that are critical to their function.

About TSS:

TSS designs, deploys, equips and manages data center and other technology environments for enterprise companies, colocation providers and technology company partners. With the increasing proliferation of data, IT environments must become highly responsive engines that adapt to market changes and technology evolution. We encourage initiative, creativity, and innovation, and there is plenty of room to grow as we expand our team and service offerings.

TSS is seeking a project manager to manage and direct a portfolio of design, construction and facility maintenance projects in coordination with our major channel partners. The project manager is the direct interface between our customers, sub-contractors, end users and the project management team for each project, and is accountable for the successful completion of the projects while ensuring a high level of customer service. The role is hands-on, customer-facing, and leverages performance management and technical principles to accomplish the work.

The project manager will have the ability to develop and leverage long-term relationships with customers, vendors and other parties and take ownership of our design, construction and facility maintenance projects. They will monitor and follow-up on project procurement, control and scheduling, ensure project scope, meeting minutes, job safety, quality assurance and change order requests are in compliance with contract documents. Monitoring, controlling and updating project schedules, owner contracts and construction contracts, the project manager will also serve as a technical source of information on project plans, specifications, and requests for information. This position will require regular travel to facilities throughout the United States for both project deployments and facility reviews.

Duties and Responsibilities:

- Overall hands-on oversight of deployment and maintenance of modular data center installations and maintenance.
- Monitor and report on Commissioning process, verifying the Commissioning Plan and all necessary test sheets and documentation
- Assist to identify early warning of construction, Mechanical and Electrical risks and issues and resolution

- Preparation of project cost estimates in accordance with project requirements. Become familiar with each estimate to fully support its integrity.
- Review and monitor all design and construction phase documents for conformity with the budget, schedule and prime contracts.
- Prepare instructions and coordinate bidding process; review subcontractor bids for conformance, qualifications and financial factors.
- Negotiate and prepare subcontracts, contract purchase orders, change orders and change order requests.
- Confer with relevant personnel to provide input for pre-bid and master project schedules, and ensure the preparation of the detailed construction phase projects.
- Monitor all outstanding customer change orders and change order requests.
- Prepare monthly forecasts, cost reports, billing forecasts and monthly job status reports for in-process projects.
- Assure all project activities and closeout efforts are executed after proper planning has been done to conform to standards and specifications.
- Travel approximately 20%

Knowledge and Skills Required:

- Knowledge of LEAN construction building concepts for data center and technical facilities
- Familiarity with modular data centers a plus
- Experienced in managing both the design and construction phase of a project
- Extensive knowledge of mechanical and electrical systems required
- Must have technical knowledge, scheduling and organizational skills
- Leadership of bid process and project forecasting is required
- Excellent verbal, written and facilitation skills; including the ability to influence, negotiate and explain complex processes to clients and staff
- Excellent MS Office skills and ability/drive to learn new software systems
- Travel approximately 20%
- Salesforce experience a plus

A 4-year college degree in Construction Management, Engineering or related field. A minimum of 5-7 years of experience in construction or facilities management, preferably with data center or other technology facilities, is required. Track record of successful project completion required.

Benefits:

TSS offers a competitive salary, bonus opportunity, rich medical benefits programs including health, dental, vision, paid holidays, paid life insurance, 401K, paid short/long-term disability and TSS stock options, a fun but professional atmosphere and too much more to mention!