



## An Exciting and Rewarding Career Opportunity

# Southern Nevada Regional Housing Authority

Announcement Number	Job Title
25-001	<b>Construction Inspector</b>
Number of Openings	Compensation (Depending on Experience, DOE)
One (1) (Full-Time, 7 AM to 6 PM, Mon-Thurs or Tues-Fri.)	\$61,600.45 (Step 1) - \$98,477.39 (Step 20) annually <i>The typical starting range for this position is between \$61,600.45 and \$67,995.20 DOE.</i>

Opening Date	Closing Date
<b>January 15, 2025</b> <i>Applications are reviewed on a rolling basis.</i>	<b>February 5, 2025 (or until filled)</b> <i>The closing date may be earlier based on the number of applications received.</i>
To Apply and Required Documents	Conditions of Employment
<p>This position is open to both internal and external applicants. Applicants should:</p> <ul style="list-style-type: none"> <li>▪ Complete an application online - to apply, click <a href="#">here</a></li> <li>▪ Submit a cover letter and resume</li> </ul> <p style="text-align: center;"><b>Incomplete applications will not be considered.</b></p> <p><i>*Applicants who meet minimum qualifications are not guaranteed an interview.</i></p>	<p>Upon a conditional offer of employment, the candidate <b>must</b> successfully:</p> <ul style="list-style-type: none"> <li>▪ Complete a background investigation which may include: <i>(education, criminal history, credit, fingerprints, and DMV)</i></li> <li>▪ Pass a workplace drug test within 72 hours*</li> <li>▪ Possess a valid State of Nevada driver's license</li> <li>▪ Possess a clean driving record</li> </ul>

**\*As a federally-funded employer, although legal in the state of Nevada, marijuana is restricted under Federal guidelines.**

Employee Benefits
<p>Pay is only part of your generous compensation package for our premier agency. Employees enjoy a 3-day weekend; free parking; 2 weeks vacations (years 1 and 2); 13 sick days; 13 paid holidays, including your birthday; medical, dental, and vision insurance – 100% employer paid (employee only); health and dependent care flexible spending accounts; life and long-term disability insurance (employer paid); 457B Deferred Compensation Plan; Public Employee Retirement System (PERS) – 100% Employer Funded or Employee/Employee-Funded (50%/50%); Employee Assistance Program (EAP); and a host of voluntary employee benefits options. Under the Public Service Loan Forgiveness (PSLF) program, student loan forgiveness is available to qualified individuals.</p>

Overview
<p>The Southern Nevada Regional Housing Authority (SNVRHA) is recruiting a <b>Construction Inspector</b> to join our team. SNRHA provides affordable housing to low- and moderate-income households through its public housing programs. Our team comprises 200+ committed and caring professionals who support our mission and the clients and communities we serve. Our success is built upon the contributions of our valued employees. To learn more, please visit us online - <a href="http://www.snvrha.org">www.snvrha.org</a>.</p> <p>If relocating from out-of-state, more than its famous strip, which provides endless entertainment opportunities for locals and tourists, Las Vegas, Nevada also offers a family-friendly environment with terrific neighborhoods, affordable living, warm weather, outdoor wonders (hiking, climbing, snow-skiing, boating, sightseeing, and more), professional sports, and world-class restaurants. Las Vegas is home to the University of Nevada, Las Vegas (UNLV) and a few hour's drive to beach destinations in Southern California, the Grand Canyon in Arizona, and national parks and ski resorts in Utah. Nevada is among the most tax-friendly states in the U.S., with residents enjoying no state income tax, county income tax, inheritance tax, and lower property taxes.</p>

Position Summary
<p>The <b>Construction Inspector position</b> manages and administers rehabilitation projects. Employees in this classification perform professional-level work. The position is responsible for successfully ensuring the quality of all development and/or modernization work being conducted for the Housing Authority, whether the work is performed by contract or forced account labor, and with or without the services of an architect/engineer. The duties listed below illustrate the various types of work performed. The omission of specific statements regarding duties does not exclude them from the position if the work is similar, related, or a logical assignment associated with this position. The position <b>must</b> adhere to the confidentiality standards of the Privacy Act of 1974, {USC § 552A} as amended.</p>

**Southern Nevada Regional Housing Authority (SNRHA) is an Equal Opportunity Employer**

*SNRHA prohibits discrimination and harassment without regard to race, color, national origin, religion, sex, sexual orientation, gender identity or expression, age, disability, protected veteran status, genetics, or any other characteristic protected by federal, state, or local laws.*

**Construction Inspector**

## Duties and Responsibilities

This announcement summarizes typical job functions and does not exhaustively or comprehensively list all duties and responsibilities. This position is accountable for performing the following duties and responsibilities, with or without reasonable accommodation.

- Work with architects, the Director of Development/Modernization, the Deputy Director of Development/Modernization, and the Construction Manager during project reviews and assist in establishing necessary work items as required.
- Perform cost estimating in accordance with the Housing Authority policy and procedures.
- Review plans and specifications for new construction or modernization before bid advertisement as required.
- Provide technical expertise to assist the Director of Development/Modernization, Deputy Director of Development/Modernization, and Construction Manager in the pre-bid conference and the pre-construction conference as required.
- Conduct daily inspections at Housing Authority job sites. Suggest changes or corrections where new construction or rehabilitation is performed to ensure work quality and progress.
- Perform inspections with an architect, assist in establishing punch list items, and inspect for completion of said items in accordance with Housing Authority policy and procedures.
- Keep an accurate daily personal log while attending job sites.
- Conduct periodic and random interviews with contractor employees to ensure the contractor's adherence to specified wage rates as required.
- Perform inspections with municipal and/or government officials, architects, professional contractors, engineers, and/or HUD representatives as required.
- Attend job and construction progress meetings with the architect, professional, engineer, and/or contractor as required.
- Follow and comply with HUD Public Housing Modernization Standards and HUD Housing Quality Standards.
- Detect work items and materials on the job site that do not comply with plans and specifications, local building codes, or in keeping with Housing Authority standards.
- Support the relationship between SNRHA and the constituent population by demonstrating courteous and cooperative behavior when interacting with clients, visitors, and SNRHA staff.
- Communicate clearly and knowledgeably with architects, professionals, engineers, contractors, contract workers, and/or Housing Authority staff in pre-bid conferences, pre-construction conferences, and at the job site to provide adequate and competent supervisory inspection services.
- Adhere to the confidentiality standards of the Privacy Act of 1974. {U.S.C. §552A} as amended.

*This position is eligible for participation in the collective bargaining unit (SEIU), which represents certain Southern Nevada Regional Housing Authority employees.*

## Minimum Qualifications

Minimum qualifications are intended to identify applicants most likely to perform successfully. Applicants who meet minimum qualifications are not guaranteed an interview; however, they are further assessed to determine how well (s) they meet the position's minimum qualifications and the agency's immediate needs. Applicants must possess the following:

- High School or GED with one (1) year of college course work that emphasizes building, plumbing, electrical and heating, air condition and ventilation, and mechanical engineering supplemented by three (3) years of experience in construction management, capital improvement planning, facility management or other closely related fields.

**SNRHA utilizes Criteria for online employment testing. Successful candidates will be invited via email to participate in the testing for further consideration in the recruitment process. Failure to participate in the testing is considered a withdrawal by the candidate.**

## Preferred Qualifications

Preferred qualifications are desired above and beyond minimum qualifications that demonstrate additional education, experience, training, or other credentials. Preference may be given to applicants who possess the following preferred qualifications:

- Associate's Degree with four (4) years of demonstrated work experience.
- Demonstrated experience working within a public housing authority or similar government organization.

## Knowledge, Skills & Abilities

- SNRHA policies and procedures
- All phases of construction; building codes; concept of architectural design; mechanical, electrical, and plumbing systems.
- Construction cost estimating.
- Drafting and design.
- Equal Opportunity Employment requirements.
- Americans with Disabilities Act and the Uniform Federal Accessibility Standards.
- OSHA Safety Codes
- Negotiation strategies and techniques
- Labor laws, statutes, and federal wage standards as applicable with the times.
- Perform Mathematical calculations including" addition, subtraction, multiplication, and division; calculating decimals, fractions, and percentages.
- Perform computer keyboard and data entry functions, Microsoft Office software, Internet access, and other software that may be utilized to perform the job.

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## Screening and Selection

Applicants who meet minimum qualifications may be further considered. Minimum qualifications are used as a first step in identifying applicants who may perform satisfactorily on the job. Applicants who “meet” minimum qualifications are further assessed to determine how well they meet the minimum qualifications for the position. Evaluation factors include but are not limited to a cover letter, resume, writing samples, pre-employment testing, panel interviews, references, performance evaluations, and background investigation.

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## Reasonable Accommodation

If you require a reasonable accommodation to participate in our hiring process, contact our Human Resources Department (702.477.3170).

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**Construction Inspector**