

# U.S. Mission – Bogota

VACANCY ANNOUNCEMENT NUMBER: 035-2016

**OPEN TO:** All Interested Candidates / All Sources

**POSITION:** Realty Assistant

**OPENING DATE:** **Wednesday, April 20, 2016**

**CLOSING DATE:** **Wednesday, May 4, 2016**  
By no later than 4:00 P.M. Eastern Standard Time

**WORK HOURS:** Full-time; 40 hours/week

**SALARY:** Ordinarily Resident (OR): FSN-8 Annual Salary \$39,538.411 COP  
Not-Ordinarily Resident (NOR): FP-6 Annual Salary \$46,093 USD  
\*Final grade/step for NORs will be determined by Washington.

U.S. Citizens who are not USEFMs (see definitions Section) if hired will be paid under the Local Compensation Plan (LCP) Annual Salary \$39,538.411 COP.

**ALL ORDINARILY RESIDENT (OR) APPLICANTS (See Appendix A for definition) MUST HAVE THE REQUIRED WORK AND/OR RESIDENCY PERMITS TO BE ELIGIBLE FOR CONSIDERATION.**

The U.S. Mission in Bogota, Colombia is seeking eligible and qualified applicants for the position of Realty Assistant in the General Services Office (GSO).

**NOTE: Due to the high volume of applications received, we will only contact applicants who are being considered. Thank you for your understanding.**

## **BASIC FUNCTION OF POSITION**

The realty assistant negotiates, amends, and drafts residential and functional leases for all agencies at the embassy under inventory valued at \$13,000,000.00 annually. Negotiates changes to existing leases based on research in and knowledge of the local real property market. The realty assistant prepares waivers for leases to be sent to Washington when required. Assists in the preparation of the Real Property Application report required by the Office of Building Operations in Washington. The employee may serve as the back-up of the Senior Realty Specialist (Housing Supervisor) as needed.

## QUALIFICATIONS REQUIRED

Applicants must address each required qualification listed below with specific and comprehensive information supporting each item. Failure to do so may result in a determination that the applicant is not qualified. **Addressing this information in a cover letter is highly recommended.**

**1. EDUCATION:** College degree in business administration or equivalent in Law, accounting, or economics is required. **Attach a copy of transcripts and/or degree certificates to be eligible for consideration.**

**2. EXPERIENCE:** Must have at least two years of work experience in real estate, realty marketing or contracting including negotiation.

**3. LANGUAGE:** Please see below instructions for **Language requirement\*\***. **All applicants must attach a copy of valid language test results in the non-primary language (English and/or Spanish) to the application of employment to be eligible for consideration.** For recruitment purposes the United States Mission Colombia will only accept the language tests administered by AVANTI Language School SAS, the Foreign Service Institute (FSI) and other Official U.S. Government Language testing institutes.

- **English Level IV (Fluent)** is required.
- **Spanish Level IV (Fluent)** is required.

#### **4. SKILLS AND ABILITIES:**

- Must possess excellent interpersonal and negotiation skills for relationships with colleagues, landlords, real estate agents, and contractors **(This will be tested)**
- Must have good computer skills, including the use of Microsoft Word and Excel **(This will be tested)**

**FOR FURTHER INFORMATION:** The complete position description listing all of the duties and responsibilities may be obtained on our website at <http://bogota.usembassy.gov/hr.html> and/or by contacting the Human Resources Office at [AskHRBogota@state.gov](mailto:AskHRBogota@state.gov)

**SELECTION PROCESS:** When qualified, applicants in the following hiring preference categories are extended a hiring preference in the order listed below. Therefore, it is essential that these applicants accurately describe their status on the application. Failure to do so may result in a determination that the applicant is not eligible for a hiring preference.

#### **HIRING PREFERENCE ORDER:**

- (1)** AEFM / USEFM who is a preference-eligible U.S. Veteran\*
- (2)** AEFM / USEFM
- (3)** FS on LWOP\*\*

\* **IMPORTANT:** Applicants who claim status as a preference-eligible U.S. Veteran must submit a copy of the most recent Member Copy Four (4) of the DD-214, Certificate of Release or Discharge from Active Duty, and, if applicable, a letter from the U.S. Department of Veterans Affairs. If claiming conditional eligibility for U.S. Veterans' preference, applicants must submit proof of conditional eligibility. If the written documentation confirming eligibility is not received in the HR office by the closing date of the vacancy announcement, the U.S. Veterans' preference will not be considered in the application process. Mission HR's decision on eligibility for U.S. Veterans' preference after reviewing all required documentation is final.

\*\* This level of preference applies to all Foreign Service employees on LWOP.

## **\*\*LANGUAGE REQUIREMENT**

**Primary Language:** In order to meet the language requirement, all applicants **MUST** indicate in their application or in a cover letter their primary or native language. A language test will not be required in the applicant's native language unless requested by the selecting office.

**Secondary Language(s):** When two or more language requirements are stated in the Vacancy Announcement, language tests are required for those languages that the applicant does not identify as the primary, first-spoken, or native language. If an applicant claims fluency in multiple languages, the applicant must identify **ONE** and only **ONE** language as primary, first-spoken or native. **ALL** applicants are required to prove proficiency in any other language listed in the Vacancy Announcement that is not indicated by the applicant as the primary language.

## **LANGUAGE TESTING PROCEDURES**

Most of the positions at the U.S. Embassy require specific levels of both Spanish and or English. All applicants seeking a Mission Colombia local position must attach copy of a valid language test results in the non-primary language (English and/or Spanish) to the application of employment (DS-174 form) to be eligible for consideration.

**The application form with the test result(s) must be submitted before the job announcement's closing date; otherwise the application will be deemed "not eligible".**

For recruitment purposes the United States Mission Colombia will only accept the language tests as follows:

### **English:**

Test administered by *AVANTI Language School SAS*, the Foreign Service Institute (FSI) and other Official U.S. Government Language testing institutes.

### **Spanish:**

Test administered by *AVANTI Language School SAS*, the Foreign Service Institute (FSI) and other Official U.S. Government Language testing institutes.

Failure to include the required language testing scores will result in the applicant being deemed ineligible for the position.

Language test results are valid for **one year**.

If applicants do not have a valid language score from one of the above mentioned Language Institutes, they may contact the following Institute to be tested in **English and/or Spanish** as required:

**Avanti Language School:** Carrera 21 # 87 – 24 Polo Club, Bogota, Colombia. Applicants must request a language test by writing to [academic@avantilanguageschool.com](mailto:academic@avantilanguageschool.com) - For further information please contact **PBX: 634-6637** or mobile **321-463-6470**. Cost of language test is the applicant's responsibility.

**\*\* Failure to include the required language testing scores will result in the applicant being deemed ineligible for the position. \*\***

## **ADDITIONAL SELECTION CRITERIA:**

1. Management may consider the following when determining successful candidacy: nepotism, conflicts of interest, budget, and residency status.
2. Current OR employees serving a probationary period are not eligible to apply. Current OR employees with an Overall Summary Rating of Needs Improvement or Unsatisfactory on their most recent Employee Performance Report (EPR) are not eligible to apply.
3. Current NOR employees hired on a Family Member Appointment (FMA) or a Personal Service Agreement (PSA) are not eligible to apply within the first 90 calendar days of their employment, unless they have a When Actually Employed (WAE) work schedule.
4. The candidate must be able to obtain and hold a **Non-Sensitive Local Security Certification**.
5. **Candidates who are EFMs, USEFMs, AEFMs, or MOHs must have at least one year remaining on their sponsor's tour of duty to be considered eligible to apply for this position.**

## **HOW TO APPLY: Applicants must submit the following documents to be considered:**

1. **Universal Application for Employment (UAE) (Form DS-174)**, which is available on our website or by contacting Human Resources. (See "For Further Information" above);
2. **Any additional documentation** that supports or addresses the requirements listed above:
  - AVANTI or U.S. Government Language test results
  - Transcripts and/or Degree
  - Professional License (If required)
  - Driver's License (If required)

## **WHERE TO APPLY:**

**Human Resources Office**  
American Embassy Bogotá  
Carrera 45 No. 24 B-27 **(Post 2)**

Or e-mail your application to: [\*\*jobvacanciesbogota@state.gov\*\*](mailto:jobvacanciesbogota@state.gov) this e-mail address is a *mail box* only, and emails sent will not receive a response.

**If the application is sent via email please don't follow up with a hard copy. Questions should be directed to the Human Resource Office POC mailbox [AskHRBogota@state.gov](mailto:AskHRBogota@state.gov)**

**EQUAL EMPLOYMENT OPPORTUNITY:** The U.S. Mission provides equal opportunity and fair and equitable treatment in employment to all people without regard to race, color, religion, sex, national origin, age, disability, political affiliation, marital status, or sexual orientation. The Department of State also strives to achieve equal employment opportunity in all personnel operations through continuing diversity enhancement programs. The EEO complaint procedure is not available to individuals who believe they have been denied equal opportunity based upon marital status or political affiliation. Individuals with such complaints should avail themselves of the appropriate grievance procedures, remedies for prohibited personnel practices, and/or courts for relief.

## Appendix A - DEFINITIONS

**Eligible Family Member (EFM):** An EFM for employment purposes is defined an individual who meets **all** of the following criteria:

- U.S. Citizen or not a U.S. Citizen; **and**
- Spouse or same-sex domestic partner (as defined in 3 FAM 1610); or
- Child, who is unmarried and under 21 years of age or, regardless of age, is incapable of self-support; **or**
- Parent (including stepparents and legally adoptive parents) of employee, spouse, or same-sex domestic partner, when such parent is at least 51 percent dependent on the employee for support; **or**
- Sister or brother (including stepsisters and stepbrothers, or adoptive sisters or brothers) of the employee, spouse, or same-sex domestic partner when such sibling is at least 51 percent dependent on the employee for support, unmarried, and under 21 years of age, or regardless of age, incapable of self-support; **and**
- Listed on the travel orders or approved Form OF-126 of a sponsoring employee, i.e., a direct-hire Foreign Service, Civil Service, or uniformed service member who is permanently assigned to or stationed abroad or, as appropriate, at an office of the American Institute in Taiwan; **and**
- Is under chief of mission authority.

**U.S. Citizen Eligible Family Member (USEFM):** A USEFM for employment purposes is an individual who meets all of the following criteria:

- U.S. Citizen; **and**
- Spouse or same-sex domestic partner (as defined in 3 FAM 1610) of the sponsoring employee; **or**
- Child of the sponsoring employee who is unmarried and at least 18 years old; **and**
- Listed on the travel orders or approved Form OF-126 of a sponsoring employee, i.e., a direct-hire Foreign Service, Civil Service, or uniformed service member who is permanently assigned to or stationed abroad or, as appropriate, at an office of the American Institute in Taiwan; and resides at the sponsoring employee's post of assignment abroad, or as appropriate, at an office of the American Institute in Taiwan; and is under chief of mission authority; **or**
- resides at an Involuntary Separate Maintenance Allowance (ISMA) location authorized under 3 FAM 3232.2; **or**
- Currently receives a U.S. Government retirement annuity or pension from a career in the U.S. Foreign Service or Civil Service.

**Appointment Eligible Family Member (AEFM):** An AEFM is an individual who meets **all** of the following criteria:

- U.S. Citizen; **and**
- Spouse or same-sex domestic partner (as defined in 3 FAM 1610) of the sponsoring employee; or
- Child of the sponsoring employee who is unmarried and at least 18 years old; **and**
- Listed on the travel orders or approved Form OF-126 of a sponsoring employee, i.e., a direct-hire Foreign Service, Civil Service, or uniformed service member who is permanently assigned to or stationed abroad or, as appropriate, at an office of the American Institute in Taiwan (AIT); **and**

- Is under chief of mission authority; **and**
- Is residing at the sponsoring employee's post of assignment abroad or, as appropriate, at an office of the American Institute in Taiwan; **and**
- Does NOT currently receive a U.S. Government retirement annuity or pension from a career in the U.S. Foreign Service or Civil Service.

**Member of Household (MOH):**

An individual who accompanies or joins a sponsoring employee, i.e., sponsor is a direct hire employee under Chief of Mission authority, either Foreign Service, Civil Service, or uniformed service member who is permanently assigned to or stationed abroad at a U.S. mission, or at an office of the American Institute in Taiwan. A MOH is an individual who meets the following criteria:

- (1) Not an EFM and therefore not on the travel orders or approved through form OF-126 Foreign Service Residence and Dependency Report of the sponsoring employee; and
- (2) Officially declared by the sponsoring U.S. Government employee to the Chief of Mission (COM) as part of his or her household and approved by the COM; and
- (3) Is a parent, grandparent, grandchild, unmarried partner, adult child, foreign born child in the process of being adopted, father, mother, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, or half-sister who falls outside the Department's current definition of Eligible Family Member 14 FAM 511.3. A MOH may or may not be a U.S. Citizen.

**Not Ordinarily Resident (NOR)** – An individual who meets the following criteria:

- An EFM, USEFM or AEFM of a direct-hire Foreign Service, Civil Service, or uniformed service member permanently assigned or stationed abroad, or as appropriate, at an office of the American Institute in Taiwan; or
- Has diplomatic privileges and immunities; and
- Is eligible for compensation under the FS or GS salary schedule; and
- Has a U.S. Social Security Number (SSN); and
- Is not a citizen of the host country; and
- Does not ordinarily reside in the host country; and
- Is not subject to host country employment and tax laws.

**Ordinarily Resident (OR)** – An individual who meets the following criteria:

- A citizen of the host country; or
- A non-citizen of the host country (including a U.S. citizen or a third-country national) who is locally resident and has legal and/or permanent resident status within the host country and/or who is a holder of a non-diplomatic visa/work and/or residency permit; and/or
- Is subject to host country employment and tax laws.