

Position: Commercial Building Engineer/Technician
Reports to: Commercial DC Portfolio Manager; VP, Engineering
Direct reports: N/A
Location: Washington, DC

Position Objective:

The Commercial Building Engineer/Technician is responsible for working directly with the property and engineering management leadership and teams in implementing and maintaining the building management system, preventative maintenance, operating objectives and quality standards. All engineers will work in a manner to protect the building asset and the value of the property. This position has a high level of customer interaction and customer service requirements.

Duties include, but are not limited to:

- Respond to maintenance requests/service tickets (i.e. plumbing, electrical or HVAC requirements of the building.) on a timely manner and record all maintenance and/or repairs performed in accordance with the guidelines established.
- Communicate escalated concerns to Chief Engineer, using best judgement in asking for assistance or additional help to resolve an issue.
- Participate in proactive and preventative maintenance programs on an on-going basis.
- Assist in the maintenance of chillers, pumps, VAVs, cooling tower equipment.
- Perform basic repairs not limited to plumbing, drywall, carpet, tile repairs and any other basic maintenance repairs across the building.
- Monitor and adjust all mechanical equipment as needed or required by the VP of Engineering such as control gauges, thermostats, diffusers and other equipment.
- Inspect generator room, fire pump room, mechanical rooms, cooling tower, all motors, house pumps and sump pumps.
- Document and report activities within the building, communicating with the property management and engineering teams for efficient and effective building operations.
- Troubleshoot, evaluate and make recommendations to upgrade maintenance equipment or implement savings opportunities whenever possible.
- Respond immediately to emergency situations, assisting as directed.

- Inspect building grounds, equipment for safety regulation and operations.
- Ensure the building is safe for pedestrian traffic always. Remove and/or treat surfaces for snow, ice or debris which may impact walkways, ramps, or entrances/exits.
- Practice safe work habits; comply with DC regulations and applicable codes and Company directives as related to building operations.
- Develop and maintain positive relationships with internal/external customers and vendors.
- Act as full member of the Building Team, fostering relationships with vendors and housekeeping staff and property managers.

Requirements:

- 2+ years minimum of building maintenance experience.
- High school diploma or equivalent is required.
- Well rounded maintenance skills; building systems; HVAC, boiler, chillers, energy management systems, plumbing, basic electric, drywall, tile, painting, etc.
- Very high level of customer service required and must have a sense of urgency.
- Ability to manage multiple priorities, able to determine escalated concerns and adjust accordingly.
- Utilize computer/phone apps for service tickets, emails & energy management
- Must be available after hours for emergency calls and arrive early for inclement weather events to secure the building, walkways, entrances/exits.
- *All candidates for consideration must submit to a background check and drug test, and produce outcomes which meet the standards of the company for hire*
- *This role requires proof of vaccination against COVID-19 and booster shot, subject to accommodation for religious or medical reasons considered on a case-by-case basis.*

This position has the following physical requirements:

- Must be able to lift up to 50 lbs. as needed
- This position does require exposure to the elements and possible inclement weather.
- Must be able to regularly walk, stand, sit, crouch, reach, kneel, crawl, climb (ladder included), push/pull, move and carry materials on a daily basis.

- Involves movement between floors and departments to facilitate work.
- Requires frequent operations of maintenance equipment and tools.

Preferred qualifications:

HVAC trade school certificate/degree preferred.

OTHER DUTIES

This job description is not designed to cover or contain a comprehensive list of activities, duties or responsibilities that are required of the employee. Other duties, responsibilities and activities may change or be assigned at any time with or without notice.

The Tower Companies is an equal opportunity employer and offers a collaborative and exciting work environment, competitive salary and excellent benefits, which include medical, dental and vision coverage, as well as a 401(k) plan.

If you're interested in this position and working for The Tower Companies, please apply via our candidate portal found on our Careers page.

No phone calls please. EOE

For three generations, the family-owned Tower Companies has maintained a commitment to responsible development and envisions a world where buildings inspire and enrich the lives of their occupants, and create positive social change. The green building leader owns, develops, and manages over 5 million square feet in the Washington, D.C. metropolitan area consisting of office buildings, office parks, lifestyle centers, regional malls, eco-progressive live-work-play communities and hotels with over 8,000,000 SF in the development pipeline. The Tower Companies built Blair Towns, the first LEED certified residential community in country. The Tower Companies is recognized as an international authority in the industry, and has been recognized for its commitment to sustainability and energy independence by numerous national organizations and federal agencies, including US Green Building Council, US Department of Energy and the US Environmental Protection Agency.