



Come Join Us!

We are Colliers International.

From commercial real estate brokers to marketing professionals, IT experts and more, our career opportunities come in all shapes and sizes. But with one common goal – to help the best and the brightest exceed their potential. We're completely focused on helping our employees fulfill their career dreams. We push each other to be better than we thought we could be. We go the extra step for our clients and partners, creating memorable experiences that enhance and grow our relationships. And we have a lot of fun along the way.

The **Building Engineer I** is responsible for self-performing, organizing, promoting and facilitating training with safety concepts to achieve efficient building maintenance and operation. This employee works with other building engineers in providing the highest quality service for satisfactory and timely resolutions for all tenants and property management issues.

Location: Huntsville, AL

KEY RESPONSIBILITIES

The successful candidate will be able to demonstrate core competencies in the following areas:

- Understand and operate building HVAC systems
- Understand the refrigeration cycle and EPA refrigerant management guidelines when troubleshooting and making repairs.
- Understand building electrical systems and practice OSHA safety guidelines. Know the difference between AC and DC power and able to trouble shoot single phase and three-phase circuits.
- Understand the operation of the fire alarm life safety systems and have the ability to provide training to other engineers and property management staff members.
- Assist with fire alarm system maintenance. Understand local codes and NFPA standards for buildings.
- Adhere to energy management program. Ensure all guidelines are taken to operate the systems in the most efficient manner.
- Understand and interpret mechanical, electrical, plumbing, structural, and architectural drawings, as required.
- Ensure the preventive maintenance, building operation and energy management control is within design capabilities.
- Respond to tenant requests in a timely manner and resolve building related issues with minimal disruption.
- Repair locks, doors, hinges, lighting and other minor building repairs.
- Capable of maintain the lock and key distribution with accurate inventory and record keeping for key control
- Assist property manager with overseeing contractors with outsource services pertaining to major building systems (i.e. water-cooled chillers, generators, lighting, electrical, fire alarm and fire suppression systems).
- Respond to emergencies such as fire alarms, major water leaks, power interruptions, elevator entrapments, medical emergencies and inclement weather.
- Read and record operating condition of building systems (i.e. water-cooled chillers, generators, fire suppression systems, and fire pump).
Read and record tenant submeters and submit readings to property manager.
- Participate in an on-call emergency schedule for evening, weekend, and holiday coverage.
- Maintain adequate stock of supplies and materials; assure workshop/storage areas are organized, clean and safe.
- Other duties as required.

REQUIREMENTS

The successful candidate will possess the following required degrees, certificates or competencies:

Education:

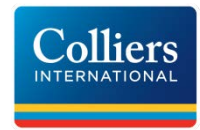
- High School Diploma or General Education Degree (GED)

Experience:

- Minimum of 4 – 6 years' experience in commercial building maintenance and operation
- A certified and credited trade school degree in HVAC or other industry related trade

Skills, Knowledge, Abilities:

- Achieved CFC universal certification
- Must have valid driver's license



- Must qualify through E-Verify certification
- Know the various types and operation of industrial tools and test equipment.
- Know the theory and operation of heavy equipment such as chillers, boilers, generators, electrical switchgear, pumps, fans, and air handling equipment that is integral to office buildings.
- Understand basic operation of MS Windows computers, MS office, and web-based work order system & iOS smartphones.
- Understand the operation of the building automation and life safety systems as appropriate.
- Is customer service orientated
- Possess good mathematical, written and verbal communication and interpersonal skills.
- Visual acuity is required for reading, inspection and analyzing data. The ability to distinguish colors is necessary for troubleshooting electrical and mechanically.
- Be able to access areas that will require climbing ladders, walking up and down stairs, stooping, kneeling, crawling, reaching, standing, pushing, pulling, grasping, and feeling.
- Must be confident in a work environment that is subject to extreme internal and external temperatures for periods of time; subject to hazards being in the proximity of moving parts, electrical currents, moderate to loud noise levels, scaffolding, lifts, ladders and working under high pressures and temperatures, and exposed to chemicals.
- Be able to lift up to 50 pounds.
- Be able to perform each essential duty satisfactorily.

COMPENSATION AND BENEFITS

Competitive wages including a full range of health benefits, vacation plan, 401K plan and other benefits are available.

Colliers International provides equal employment opportunity to all persons. No employee or applicant for employment will be discriminated against because of race, creed, origin, marital status, sexual orientation, age, otherwise qualified disabled or veteran status or any other characteristic protected by law.

CONTACT:

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