

OPERATING ENGINEER

SALEM, NH AT JLL

- **Date Posted:**

5/11/2019

JOB DESCRIPTION

Performs the installation, maintenance, repair and operation of mechanical, electrical and power generation equipment and systems to support the critical environment.

Operates systems in a safe and efficient manner in accordance with government regulatory compliance and standard operating procedures.

Ability to quickly learn building control, electrical and UPS systems, utilizing on the job training, operations manuals and documentation.

Performs predictive, planned, preventative and routine maintenance as well as equipment rounds and service requests as directed. Performs maintenance in accordance with the JLL Preventative Maintenance Program. Assist with the development and improvement of preventative maintenance programs, schedules, work instructions, SOP's and operational procedures.

Inspects and repairs pumps, fans, valves, and motors ensuring proper operation of the client equipment and systems.

Performs all duties in a safe manner and in accordance with established work standards and practices.

Performs visual and operational inspection of associated equipment and interprets specifications, blueprints and job standards to perform assigned duties.

Establishes work procedures to meet production schedules.

Recommends measures to improve production methods, equipment performance and quality of product, suggesting changes in working conditions and use of equipment to increase efficiency

of department, shop, or work crew.

Determines and/or assists with analyzing and resolving work problems and achieving work goals

Maintains time and production records and customer service requests. .

Must be comfortable and flexible enough to work with a wide-ranging and changing scope of responsibilities while adhering to the constraints of procedures put in place to minimize the risk for human error.

Team player with the desire to foster teamwork to help create a positive working environment.

Control the daily operation of all mechanical equipment in the physical plant and buildings

Performs maintenance and repairs to the Mechanical, Plumbing, Structural, Furniture, Fire, Life Safety, and Control systems for the facility to keep these systems up to applicable standards

Monitors and maintains responsibility for tenant services, preventative maintenance, purchasing and inventory control, contracted maintenance, general maintenance and technical proficiency

Monitors operation and maintains refrigeration, water cooling and air conditioning equipment, boilers, heating, ventilating and hot water equipment, pumps, valves, piping and filters, other mechanical and electrical equipment

Performs and/or completes all tenant service requests accurately and expediently.

Be able to evaluate building systems to monitor and to improve performance to operate efficiently.

Complies with all policies and procedures established for the building, including safe storage, usage, and disposal of hazardous materials while maintaining a clean and safe workplace

Periodically acts as the on-call engineer as requested by supervisor.

Actively participates in emergency response procedures, technical and safety training programs.

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