

Position Title:	Lead Operating Engineer
Location:	Atlanta, GA
Reports To:	Chief Engineer
FLSA Type:	Non-Exempt

Position Summary

The Lead Operating Engineer is responsible for the HVAC system and all mechanical equipment within the building. The position works very closely with the Chief Engineer to ensure that the building systems are functioning properly.

Primary Functions

1. Monitor the operating condition and control parameters of all HVAC and mechanical equipment.
2. Promote and maintain energy efficiency for building operations to include but not limited to electrical, water and gas consumption.
3. Supervise and monitor the chiller maintenance contractor, the emergency generator contractor and the water treatment contractor.
4. Participate in and supervise routine repair and emergency maintenance operations of HVAC and mechanical systems.
5. Perform unscheduled maintenance calls, including routine plumbing emergencies, minor equipment malfunctions, hot/cold calls, electrical and lighting repairs, and minor structural repairs (ceiling, ceramic / vinyl tile, floor, door, etc.)
6. Monitor all building equipment to ensure a comfortable building climate.
7. Perform and coordinate preventive maintenance and maintain records on all building equipment.
8. Responsible for changing ceiling tiles, light bulbs, filters, ballasts, etc.
9. Proactively conduct tours to look for deficiencies and coordinate/initiate repairs. (Such as stained ceiling tiles, slamming doors, broken restroom equipment, etc.)
10. Respond to emergency calls after hours on a rotating basis.
11. Promote and maintain a safe work environment.
12. Perform other duties as required.

Requirements (Experience, Education, Competencies)

Experience

Must have five years' experience in HVAC maintenance with an emphasis on preventive maintenance, centrifugal chiller operations, energy management, generator operation and troubleshooting techniques.

Education & Training

High school education or equivalent

Universal Refrigeration Certification

Formal Technical Training in HVAC desired

Competencies

1. Strong electrical, plumbing and HVAC skills.
2. Ability to read electrical and mechanical schematics.
3. Experience in compressor change out.
4. Good verbal and written communication skills.
5. Ability to prioritize work and to be a self-starter as well as a motivated team player.
6. Valid driver's license and satisfactory driving record.
7. Good trouble shooting skills.
8. Ability to lift 50 to 100 pounds.
9. Ability to climb ladders.
10. Ability to pass a drug screen and a criminal background check.