

## Overview

**Brookfield Properties** is a fully-integrated, global real estate services company, providing industry-leading portfolio management capabilities across the real estate investment strategies of Brookfield Asset Management, a global alternative asset manager. Brookfield Properties develops and manages premier real estate with a focus on maximizing the tenant experience and investment performance. We are committed to integrating leading-edge real estate technologies which keep us at the forefront of innovation and sustainability – benefiting not only our tenants and business partners, but also the communities in which we operate.

We are searching for a talented **Engineer Lead** to be based out of **Cambridge, MA**.

The Lead HVAC Engineer provides direction of daily activities conducted by the Engineers. The Lead Engineer manages the daily, weekly and monthly work schedules using various tools including the CMMS program, construction schedules and corporate directives. The Lead Engineer provides guidance to the engineering staff on repairs and maintenance of the building systems and equipment, as well as trouble shooting assistance on complex systems issues. Performs all duties related to the HVAC Energy Management System, and Steam Plant Operation.

## Responsibilities

- At the direction of the Chief Engineer, oversees the planning & scheduling of repairs and maintenance of mechanical equipment, including heating and air conditioning equipment, boilers and boiler support equipment, motors, pumps, air compressors, and lab specific systems. Administers CMMS PM and Work Order system ensuring work orders are completed in a timely manner. Uses reporting capabilities to identify work order trends for open WOs, on hold WOs and trouble areas. Uses various productivity enhancing tools such as Palm Pilots, Blackberry, PDAs or similar devices as part of the daily routine to complete preventative maintenance task, work order request and or BAS alarm response & management
- Interfaces with tenants regarding their maintenance or HVAC operations needs. Responds to tenant calls in a courteous and efficient manner. Schedules and coordinates systems shutdown notifications with tenant contacts. Includes tenant operating shutdown procedure and notification requirements into schedules
- Schedules, manages, and administers the operation of life safety and fire protection systems insuring required monthly, quarterly, semi-annual and annual life safety inspections are completed and documented. Ensure completion of daily rounds, inspections, logs and reading are completed and reviewed for compliance and stable operating conditions. Reviews building automation system (BAS) alarm screens and primary operating parameters, addresses as prescribed
- Works with contractors to manage shutdowns tie ins and systems coordination for TI projects, tenant specific activities and inspections

## Qualifications

- A high school diploma and vocational training is required
- Professional licensing requirements vary based on location, but may include HVAC, steam engine, electrical, pipefitter, plumbing, waste water, steam and high pressure vessels, and/or stationary engineering

- Certification requirements vary based on location, but may include Facilities, Energy Management, LEED, ACM Awareness, NFPA, BOMA, AFE, and/or IFMA
- At least 6-10 years in and years experience working on complex mechanical, electrical & HVAC systems. Including maintenance, repair and troubleshooting
- 1 to 2 years with supervisory responsibilities providing work leadership to a small team of 4 or more engineers preferably in a laboratory or medical research environment
- The successful candidate will require strong mechanical system knowledge with an analytical approach to systems operations, maintenance and repair. The position requires the use of Microsoft Office Suite including Microsoft Outlook E mail, CorrigoNet CMMS software, SAP Enterprise and various building automation software systems such as SiemensInsight

*Equal Opportunity Employer: Minorities/Religion/Sex/Protected Veterans/Disability/Sexual Orientation/Gender Identity/Marital Status/Pregnancy/Age/National Origin/Genetic Information*  
**Drug free workplace**

Apply Here: <http://www.Click2Apply.net/bmz8qrdy3kzyvb56>

PI109398412