



Building Engineer – Commercial Office & Industrial Property

Our Tempe, AZ based commercial real estate development and property management organization is in search of highly motivated, personable, and experienced commercial real estate building engineer, with a specialty in heating, ventilation and air conditioning (“HVAC”) to serve the facilities maintenance needs of our landlord clients (“Clients”) and our tenants and vendors (“Customers”).

The Employer

Metro Commercial Properties, Inc. (the “Company”) is an entrepreneurial commercial development and property management company established in Tempe, Arizona in 1985. We develop and manage Class-A office, flex and warehouse property for large insurance and pension fund institutional investors in the greater Phoenix MSA and select southwestern cities. Metro Commercial Properties promotes a fun and supportive work atmosphere and encourages a healthy work/life balance.

Job Description

- Organize and institute effective property maintenance programs for Client real estate to ensure efficient systems operation, cost effective maintenance, a safe Customer environment and high owner and tenant customer satisfaction.
- Work with the Senior Property Manager to procure, manage, and enforce vendor contracts for landscaping, mechanical, electrical, fire/life safety, and plumbing system contracts.
- Efficiently operate buildings systems to minimize the consumption and cost of utilities.
- Respond in a timely manner to tenant service calls and provide maintenance as needed to the building systems, envelope, structure and grounds to ensure tenant climate comfort and satisfaction.
- Maintain accurate service logs and maintenance records; file reports and inspections as required to comply with Company policy and all applicable laws.
- Work with the Senior Property Manager to effectively and accurately budget property maintenance costs, and to track all variances against budget.
- Work with the Senior Property Manager to develop Company standards/policies regarding maintenance procedures, health/life safety procedures, and standards of conduct / customer service.
- Assist with project management of tenant improvement and building capital improvement programs.

Requirements

- 5+ years experience in commercial property / facilities maintenance.
- EPA Universal certification for the handling of refrigerants.
- Strong written and verbal communication skills and customer service skills a must.
- Advanced knowledge of central plant HVAC systems, including chillers, cooling towers, variable speed drive air handlers, variable air volume ducting systems, and direct digital control thermostats and energy management systems.
- Proven troubleshooting and repair skills with water-source heat pumps, including but not limited to replacement of compressors.
- Advanced knowledge of commercial building systems including elevators (both high speed traction and hydraulic), electrical systems (including back-up generators and UPS), and plumbing systems.
- Leadership skills, strong organizational habits, and managerial capabilities and/or experience.
- Ability to interpret blue prints and schematics
- Familiarity with basic OSHA regulations and ADA codes.

Compensation Package

- Competitive salary / wage with incentive compensation structure.
- Base Salary: Commensurate with experience
- Variable Comp: Year-end goal-based performance bonus
- Benefits: Company paid medical insurance for employee
401(k) plan with 4% employer match
Company subsidized dental and vision plans
Paid Personal Time Off (vacation / sick leave)

Contact: Email resumes to mbrook@mcpaz.com or fax to 602.452.2571.