



Horizon House

JOB OPENING-POSTED 1-15-2019

To apply, please log on to the website at www.horizonhouse.org and click on the “Careers” tab for instructions. For current employees, please log in to your PayNW account and click on to “Our Company” and choose “Search for Jobs” to apply. Rate of Pay: union scale, based on experience

Title: Senior Engineer
Supervisor: Chief Engineer
Status: Full Time

Dept: Facilities
Effective Date: 5/15/05; Revised 11/18/2017
Grade 18: Non-exempt/Union

Summary:

Under the direction of the Chief Engineer and/or assigned Lead, the Engineer 1 is responsible for the proper utilization of materials and equipment to perform complex and major corrective maintenance, preventive maintenance, highly skilled and detailed renovation and construction services and other such work as assigned. Duties are performed throughout the campus at Horizon House under all types of weather conditions. This position usually works independently with minimal direct supervision. This position may be assigned to Renovations, or Maintenance or a combination of both areas.

Essential Job Duties:

1. Performs preventive and corrective maintenance on HVAC systems, equipment, boilers and heating apparatus, control systems and cooling towers and appliances.
2. Performs installation or major complex repairs or preventive maintenance, repair and maintain all make-up air units and exhaust fan units.
3. Maintains and troubleshoots HVAC systems. Install and replace contactors, transformers, thermostats, and filters. Ductwork is included.
4. Trouble shoots and repairs all kitchen equipment, including ice machine, refrigerators, coolers, and gas-fired cooking equipment as required.
5. Repairs and maintains healthcare equipment including, but not limited to, therapy tubs, wheelchairs, hospital beds, and various life support equipment.
6. Responds immediately to all life safety system alarms and failures (incl. smoke alarms and emergency pull cords).
7. Operates the building automation system and trouble shoots its components as required.
8. Installs and troubleshoots low voltage/high voltage electrical equipment.
9. Installs and modifies and repairs wiring circuits, outlets, fixtures, etc.
10. Installs, repairs, solder, braze, etc., plumbing fixtures and associated piping.
11. Performs preventive maintenance and repair of washers, dryers and ironer in laundry room.
12. Carries out independently, complex, major corrective and preventive maintenance on buildings, systems and equipment throughout the campus.
13. Orders materials needed and/or required carrying on shop or maintenance work as directed.
14. Reads plans and blueprints; determines scope of work and materials needed.
15. Installs and maintains, repairs and troubleshoots telephone equipment and Cable TV as necessary.
16. Performs licensed locksmith tasks, and maintains integrity of Master System, includes TESA system.
17. Installs and constructs partition walls of sheetrock and finishes walls as directed.
18. Installs and repairs complex and major plaster elements as required.
19. Designs and installs shelving units. Performs cabinetry level building and assembly of counter tops, etc.
20. Trains other technicians as directed.

Secondary Job Duties:

1. Observes safety rules and regulations.
2. Maintains records on work performed. Write reports as required.
3. Drives company vehicle(s) as requested with appropriate license.
4. Attends in-service training and education sessions as assigned.
5. Other duties as assigned.

Job Requirements:

Reads, writes and speaks English. Be able to follow written and oral instructions in English. Be able to speak clearly and communicate concisely over the radio. Performs basic arithmetic. Represents Horizon House by showing a positive, courteous attitude to visitors, residents, vendors, and staff at all times. Knows and carries out policies and procedures dealing with emergencies and all other situations. Must have the ability to work in close cooperation with residents, subordinates, peers, and management. Deals with multiple priorities/demands. Able to work independently displaying good time management and using a high level of judgement and common sense. Demonstrates regular, predictable, and dependable attendance.

Confidentiality Requirements:

Employee accesses, uses and/or discloses Protected Health Information, as defined by HIPAA, only to the extent minimally necessary to accomplish essential job functions. Employee practices appropriate safeguards to prevent unauthorized access, use and/or disclosure of PHR (paper, electronic and oral) within his/her work area.

Experience/Knowledge/Education/Specialized Training Required:

1. High school graduation or GED.
2. Possesses a minimum five years experience in the renovations, construction or building maintenance services field.
3. Licensures or accreditation of local, state or federal authority in any one of Electrical, Refrigeration, Plumbing, Locksmithing, Asbestos Abatement or Handling or CFC certification highly desirable.
4. Demonstrates knowledge of carpentry, plumbing, electricity, cabinetry, carpet and vinyl repair.
5. Demonstrates knowledge of power and non-powered tools used in making repairs.
6. Demonstrates ability to troubleshoot complex building maintenance problems.
7. Must possess a valid State of Washington Drivers License.

Material/Equipment Directly Used:

Various building materials and the tools for applying or installing them. Two-way radio, carts, elevators, telephone, fire panel.

Physical and Environmental Requirements:

1. Overall, physical demands on this job are classified as Medium-Heavy.
2. Predominately a standing and walking position, on a variety of work surfaces for up to 8 hours out of any 8-hour day.
3. Lifting is ordinarily up to the 25-pound range occasionally, with intermittent lifting up to 50 pounds. May also be lifting in excess of 50 pounds.
4. Bending, twisting, kneeling and squatting, depending on specific work assignment.
5. Frequent handling, grasping and reaching.
6. Work environment is Horizon House's commons areas, apartments, Health Center, and maintenance shop with possible hazardous work environment due to equipment failure, electric shock, and heavy lifting.
7. May be exposed to weather elements of heat and cold for brief periods of time.
8. May be exposed to paint, paint thinner, wall paper paste, carpet glues or other similar construction chemicals
9. Will wear protective clothing, gloves when handling hazardous materials.
10. May be exposed to unpleasant odors and sights.
11. Must be willing to be on call during off duty hours and respond to emergencies when assistance is needed.
12. Must be willing to work overtime without prior notice, should the situation demand.
13. May be exposed to cleaning solutions, dust, vapors, and some blood borne pathogens.