



University City Science Center Job Posting: Operating HVAC/Controls Engineer

The Operating HVAC/Controls Engineer is responsible for the daily inspections and evaluations of existing Building Automation Systems. The Operating HVAC/Controls Engineer will also perform high-quality preventative maintenance functions in the areas of electrical, plumbing, life safety systems, and HVAC as necessary. The Operating HVAC/Controls Engineer will interact with tenants in generating and completing work orders in a courteous, professional, and least disruptive manner. This position will also monitor and inspect the work of contractors and outside vendors. The Operating HVAC/Controls Engineer will monitor the safety and comfort of our tenants and respond to emergency situations as necessary.

The Operating HVAC/Controls Engineer will review set points, evaluate system performance, troubleshoot, and make repairs to all devices and equipment associated with the network based HVAC Environmental Controls consisting of multiple proprietary systems and control points, such as building level network/ field level network controllers, air-handler units, chilled and hot water systems, circulating water pumps, variable frequency drives, relay motor starters, temperature/humidity/static censer, pressure transducer, electric and pneumatic actuators, air-compressors, and lighting control relays.

The Operating HVAC/Controls Engineer has internal contacts with the entire administrative staff and external contact with tenants, service contractors, government agencies, and the community and is expected to represent UCSC in a professional manner. This position has access to sensitive UCSC information and equipment and is expected to handle such information and equipment with integrity and professionalism. The Operating HVAC/Controls Engineer will report to the Chief Engineer and participate in department/company activities as necessary.

Key responsibilities of this role include:

- Maintains safe working conditions, identifies and corrects or reports unsafe conditions in work area.
- Operates hot water boilers, centrifugal water-cooled chillers controls, and ancillary equipment; manages pressure, temperatures, and flow of steam system, feed-water, building automation systems, and distribution system.
- Operates and maintains one or more systems which provide facility with such services as heat, humidification, steam or high temperature water, or electricity.
- Responsible to start up, regulate, repair, and shut down equipment.

- Observes and interprets readings on gauges, meters and charts which register various aspects of the system's operation; adjusting controls, including direct digital building controls, to ensure safe and efficient operation of the system and to meet demands for the service provided.
- Maintains logs for various aspects of the system's operation, manages an alarm management program for all BAS systems.
- Keeps the machinery and equipment of the system in good working order.
- May direct and coordinate activities of others as well as supervise technical personnel. • Troubleshoot Control System problems
- The successful candidate will have experience in operations and maintenance of facility building systems. The individual must have a strong background with HVAC, electrical, life safety systems, controls, mechanical, and plumbing/piping systems.
- The Operating HVAC/ Controls Engineer performs day-to-day system operations and routine preventive and corrective maintenance of facility infrastructure. Assist with monitoring operations, conducting routine and on-going assessment of the building systems operations and performance. The position requires an awareness of critical environment operating practices and protocols and routinely conducts hands-on maintenance work on a variety of critical and non-critical facility systems and equipment.
- At the direction of Chief Engineer, and maintenance manager maintains equipment such as heat exchanger, HVAC, electrical, plumbing and hot water systems. Monitors operation, adjusts, and maintains chilled water, and air conditioning equipment; hot water boilers, and ventilating and domestic hot water heaters; pumps, valves, piping and filters; other mechanical and electrical equipment; record readings and make adjustments where necessary to ensure proper operation of equipment.
- Receive and execute work orders for preventative and corrective maintenance on facility systems and building physical structure. Consult with supervisor to order necessary materials to complete all maintenance and perform necessary work.
- Respond immediately to emergency situations (fire, evacuation, equipment failure, etc.) and customer concerns.

The successful candidate will have 5+ years/10,000 hours related work experience; strong experience with electrical and mechanical building systems is required. Experience working in healthcare facilities preferred, but not required.

High School diploma or equivalent; technical training of at least 800 hours.
2-year technical degree preferred.

The Science Center offers a comprehensive employee benefit package which includes Medical, Dental, Short and Long-Term Disability, Flexible Spending, Life Insurance and 403(b) with a significant company match.

We are an Equal Opportunity Employer

Interested candidates should forward a resume and salary requirements to: Human Resources, University City Science Center 3675 Market Street, Suite 400 Philadelphia, PA 19104 or email resumes@sciencecenter.org.

About the Science Center

Located in the heart of uCity Square, the Science Center is a mission-driven nonprofit organization that catalyzes and connects innovation to entrepreneurship and technology commercialization. For 50+ years, the Science Center has supported startups, research, and economic development in the life sciences, healthcare, physical sciences, and emerging technology sectors. As a result, graduate firms and current residents of the Science Center's incubator support one out of every 100 jobs in the Greater Philadelphia region and drive \$13 billion in economic activity in the region annually. By providing resources and programming for any stage of a business's lifecycle, the Science Center helps scientists, entrepreneurs and innovators take their concepts from idea to IPO – and beyond.

For more information about the Science Center, go to www.sciencecenter.org