**Maintenance Technician 3 – 125 High Street**

At Tishman Speyer, we are building a better tomorrow. The firm’s visionary leadership team and on the ground experts are unparalleled in their ability to foster innovation, anticipate global and local needs, and cultivate new initiatives, such as its tenant amenities platform Zo., and its flexible space and co-working brand Studio. For us, real estate is more than buildings. We focus on the intersections that matter most. The intersection of real estate and people, real estate and technology, real estate and your local neighborhood. We build community and connection. Designing living rooms to labs, boardrooms to breakrooms, we put the customer at the center of everything we do. We build timeless communities that serve neighborhoods and cities with affordability, public space and easy accessibility.

Since its inception in 1978, Tishman Speyer has acquired, developed, and operated 420 properties, totaling 184 million square feet, with a combined value of approximately $97 billion (US). Its current portfolio includes many iconic communities and assets such as Rockefeller Center in New York City, The Springs in Shanghai, TaunusTurm in Frankfurt, and the Mission Rock neighborhood currently being realized in San Francisco.

**Summary of the Position:**

Tishman Speyer is seeking to hire a Maintenance Technician 3 to join our team at our 125 High Street property. The Maintenance Technician will assist in operating, maintaining, troubleshooting, and repairing facility equipment on all systems. The Maintenance Technician’s primary responsibilities will be in HVAC, but will be expected to assist other trades as needed (e.g., Electrical, Piping/Plumbing, and Central Plant Operations). Engineering is responsible for maintaining health and safety standards while creating a welcoming environment for our customers (tenants), visitors, and the community.

**Key Responsibilities:**

* Safely operate the facility in accordance with all applicable government and regulatory requirements.
* Identify, enforce, and assess safety hazards and risks.
* Record readings, troubleshoot, repair and make adjustments to ensure proper operation of equipment (electrical, plumbing, air conditioning).
* Upgrade and recommend enhancements to HVAC systems, electrical systems, plumbing systems, boiler systems, control systems and their support equipment.
* Participate in incident investigations.
* Operate and maintain water chillers, cooling towers, pumps, heat exchangers, air handling equipment, fans, automatic temperature controls, electrical switch gear, distribution switch boards and panels, sprinkler systems, fire alarm systems, valves, plumbing fixtures, and other mechanical and electrical equipment and systems in buildings.
* Perform preventative maintenance and monitoring reports to the mechanical, plumbing, structural, control, and fire, life and safety systems to keep building systems up to applicable standards.
* Maintain HVAC systems and equipment at optimum levels (e.g., cleaning, inspecting, and changing parts).
* Maintain cooling tower and replace ballast and bearings.
* Comply with departmental policies for the safe storage, usage, and disposal of hazardous materials.
* Respond to tenant inquiries in a timely and professional manner.
* Assist Property Management team with emergency situations (e.g., fire alarms, chemical spills, hazardous conditions) and take appropriate actions.
* Assist in removing snow and ice from the outside of buildings (where applicable)
* Perform locksmith duties, as required.
* Work on special projects as directed.
* May patrol assigned building.
* May train less experienced maintenance technicians as directed.
* Maintain a clean and safe workplace.
* Participate in on-call rotation.
* Other duties as assigned.

**Skills & Qualifications:**

* Passion for maintaining health and safety standards while creating a hospitable and welcoming atmosphere.
* Ability to perform all work using the proper personal protective equipment (PPE).
* In strict accordance, ability to perform all applicable safety policies, procedures, and practices.
* Have thorough knowledge of building systems and their respective operating sequences, strategies, and best practices.
* Demonstrate aptitude for and/or mechanical systems, as well as computer-controlled equipment.
* Working knowledge of computer applications, including BMS Controls and Microsoft Office (Excel and Word).

**Education/Experience & Certifications/Licenses:**

* High school diploma or state equivalent or an equivalent combination of education and experience from which comparable knowledge and skills may be acquired.
  + Trade school or technical high school graduate preferred.
* The following certifications are preferred for this position:
  + Universal CFC Certification

**Physical Requirements:**

* Ability to travel between floors and buildings including frequent walking, climbing, bending, kneeling, lifting, sitting, stooping, crouching, crawling and working/extending overhead indoors and outdoors with varying temperature ranges from 0 – 100+.
* Ability to use arms and hands to finger, handle, feel, or reach.
* Work at heights with A-Frame and extension ladders from 5ft to 16ft using buddy system and following all OSHA guidelines and safety precautions.
* Work in confined spaces, following all OSHA guidelines and safety precautions.
* Specific vision abilities include close vision, distance vision, color vision and depth perception and the ability to adjust focus.
* Must be able to stand for an extended period, at a minimum of 8 hours.
* Must be able to move, lift, carry, push, pull, place objects less than or equal to 50 pounds without assistance.
* Ability to understand and communicate in English, verbally and written.
* Wear Personal Protective Equipment that may be required when performing Engineering tasks safely, such as but not limited to: hard hat, safety glasses, splash-resistant face shield, welding helmet, welders’ gloves, all-purpose work gloves, chemical-resistant gloves, disposable gloves, face mask for infectious disease control, nuisance dust mask, hearing protection, standard impact-resistant safety shoes with non-slip soles, and electrically-rated safety shoes.
* Wear fall prevention/protection equipment when working at heights over 4 feet in areas without guardrails, or when performing other non-ladder work at elevations, or when working in permit-required confined spaces where retrieval equipment is required, including but not limited to body harness and lanyard in addition to other required Personal Protective Equipment.

Tishman Speyer is deeply committed to creating and maintaining a diverse workforce which promotes different views and perspectives. We expect our leaders and employees alike to champion diversity and inclusion practices. Tishman Speyer has several employee affinity and interest groups that provide employees opportunities to develop professional relationships across the business and identify opportunities for development and advancement.

We are proud to be an Equal Opportunity Employer and treat all applicants for employment equally based upon job-related qualifications and without regards to race, color, age, sex, sexual orientation, gender identity, gender expression, marital status, military or veteran status, national origin, disability, religion, or any other characteristics protected by law.