

POSITION DESCRIPTION

BUSINESS TITLE: Head BMS Engineer, Mechanical Operations
EMPLOYMENT GROUP: IUOE 882
JOB FAMILY: Trades - IUOE 882
JOB CODE: 320117
VP/FACULTY: VP Finance, Resources & Ops.
DEPARTMENT: Building Operations
PAY GRADE: 10
SALARY LEVEL:

JOB SUMMARY

The Head BMS Engineer, Mechanical Operations has overall responsibility for the supervision, organization and direction of the Building Management Systems Operations Centre including BMS Engineers engaged in computer-based remote control monitoring and optimization of campus wide building mechanical systems and regulatory equipment, ensuring safety, comfort and efficiency. The position also participates in the commissioning of new systems and equipment.

ORGANIZATIONAL STATUS

Reports to the Mechanical Operations Manager

WORK PERFORMED

Provides overall supervision, organization and allocation of the work of BMS Engineers engaged in building system alarm management and response, stop/start of systems to provide clearance for work by others, troubleshooting system/equipment malfunctions, resolving campus hot/cold space issues, and ensuring for critical system and equipment inspections.

Motivates employees and proactively initiates resolution of any staffing issues that arise. Openly encourages team members to voice their ideas and concerns. Utilizes strengths of team members to ensure optimal performance.

Develops and maintains cooperative and productive working relationships with team members and leads by example, fostering a cooperative and respectful work environment for their crew.

Conducts and documents crew talks to review and implement new procedures and revisit existing procedures, policies and safety talks.

Participates in training workers and apprentices; and may assist in the selection of applicants to fill vacancies.

Analyzes and resolves more complex malfunctions, determines priority repairs, escalates issues, and provides expertise and guidance, through responsible Trade Heads, to other trades and power engineers servicing and or troubleshooting BMS controlled equipment.

Participates in the commissioning, training and troubleshooting of new systems and equipment including steam boiler plants, chilled water systems, laboratory ventilation systems, compressors, fans, various pumps, and all pressure vessels within UBC's major research facilities. Provides input to the development, implementation, and maintenance of energy management guidelines and building time of day programming.

Oversees the remote monitoring of systems and equipment to optimize performance including trend data analysis and critical alarm notification management while ensuring safe operation and compliance under the Power Engineer, Pressure Vessel and Refrigeration Safety Regulation (PEBPVRSR).

Reports system problems and requests, co-ordinates and assists others in making repairs and initiates service requests to minimize service interruptions.

Liaises and communicates with stakeholders to ensure the efficient delivery of service and actively solicits ideas and opinions to assess service, solutions or alternatives to determine ways to improve service.

Carries out any other related duties as required in keeping with the qualifications and requirements of positions in this classification.

CONSEQUENCE OF ERROR

Close attention is required to identify and correct mechanical problems that could result in serious safety and financial concerns and/or loss of service to the University. Makes decisions regarding the organization and allocation of trades work and acceptability of work performed. Errors in judgement could result in damage to University assets and/or an unsafe work environment, thereby increasing the chance of injuries.

SUPERVISION RECEIVED

Reports to the Mechanical Operations Manager

SUPERVISION GIVEN

Supervises and organizes the work of BMS Engineers.

QUALIFICATIONS

- BC 3rd Class Power Engineer Certificate of Competency.
- 7 years of related experience in a building systems environment including some at a supervisory level.
- Valid B.C. Class 5 driver's license.
- Knowledge of automated building control systems.
- Knowledge of Computerized Maintenance Management Systems an asset.
- Ability to maintain records and write reports
- Ability to read and interpret documents such as blueprints, safety rules, operating and maintenance instructions, and procedure manuals.
- Ability to adapt to changing workload priorities, effectively reprioritizing or deferring tasks in line with operational and strategic goals.
- Ability to effectively train, supervise, and motivate employees.
- Ability to communicate effectively both verbally and in writing.
- Ability to provide quality service to customers and effectively resolve complaints in a courteous, calm, and patient manner; exercising sound judgment.
- Ability to develop and maintain cooperative and productive working relationships with team members and to lead by example; fostering a cooperative and respectful work environment for their crew.