

Portfolio Property Management Global, LLC (PPM-Global), is a dynamic U.S.-based property management firm established in 2005. Headquartered in Boca Raton, FL, with regional offices in North Carolina, Michigan, Nevada and Washington, D.C. PPM-Global manages a diverse, 5 Million plus square foot portfolio of income-producing properties spread out across seven states, coast to coast; and across all income property sectors from retail and office to multi-family and industrial properties. PPM-Global's management expertise is practiced in some of the nation's most competitive markets and has resulted in it winning eleven "The Outstanding Building of the Year" (TOBY) awards from local chapters of Building and Office Managers Association (BOMA).

www.ppm-global.com

PPM-Global is experiencing rapid growth and is currently seeking a talented Maintenance Engineer to join our Cary, North Carolina team.

We have a strong company culture based upon the strong belief that:

- We will succeed in everything we do
- We actively seek and seize opportunities; ones that others miss
- We work together as a team
- We have always and will always hold true to our ethics

Our top performing Maintenance Engineers are committed to our five success factors: Creativity, A Sense of Urgency, Prioritization, Communication and Accountability in every aspect of their role within PPM-Global.

Position Summary

The Maintenance Engineer will be responsible for operating, inspecting, and maintaining all HVAC, mechanical, electrical and plumbing equipment and systems in assigned facilities to obtain most efficient operating results and life expectancy. Assures that equipment is being maintained in an energy efficient, safe manner and down time is reduced to a minimum by anticipation of necessary repairs and keeping records of past operating experiences. Performs inspections and repairs to assigned property interior and exterior areas, including walls and flooring, installed fixtures, roofing systems, etc.

Position Responsibilities

- Performance of ongoing preventive and repair response work orders on facility mechanical, electrical and other installed systems, equipment, and other components.
- Maintain, operate, and repair all HVAC systems and associated equipment, electrical distribution equipment, plumbing systems, building interior/exterior repair, and related grounds as it pertains to assigned buildings.
- Perform assigned facility inspections and due diligence efforts, reporting on as found conditions impacting satisfactory client occupancy and operations.
- Respond effectively to all emergencies.
- Prepare and submit to management summary reports listing conditions found in the performance of assigned work, and recommend and/or suggest action to be taken.
- Study and become familiar with the various items of equipment, and the methods required to use them properly, that are required in everyday activities. This to include building automation systems, fire / life safety systems, and any other building related equipment.
- Comply with all safety procedures, maintaining good housekeeping and safety of work areas. Recognize danger and safety hazards and propose methods to eliminate them.
- Maintain compliance to State, County, or City Ordinances, Codes, or Laws.
- Must be willing and able to support any afterhours building related activity as required.
- Attend periodic training seminars.
- Other assigned operational tasks as may be typically expected of the Maintenance Engineer

role.

Experience & Education

- Minimum of three (3) years of technical experience in all aspects of building engineering with a strong background in technical aspects of packaged HVAC, plumbing electrical equipment repair and maintenance and overall system design and application.
- Must possess and maintain a valid North Carolina state driver's license.
- Proven verbal and written communication skills.
- Ability to establish strong interpersonal relationships with team members, tenants, contractors and vendors.
- Strong organization skills, ability to prioritize work and attention to detail.
- Ability to adapt to change within the organization and the needs of the client.
- Must possess and provide own basic hand tools required to perform assigned work scope.

We offer competitive base salaries, a strong bonus potential and 100% employer paid benefits for full-time employees and their dependents. Benefits include: medical, dental, vision, life insurance, short and long-term disability benefits, 401(k), paid holidays and paid time off. If you are interested in joining an organization that is committed to developing their employees, creating a culture of engagement and is focused on long-term growth, please apply online at <http://ppm-global.balancetrak.com/102011>.