



The Wharf is a \$2 billion, world-class, mixed-use waterfront development located on the Washington Channel of the Potomac River. Situated along the District of Columbia's Southwest Waterfront, The Wharf is adjacent to the National Mall with a development area that stretches nearly one mile, across 24 acres of land and 50 acres of water from the Municipal Fish Market to Fort McNair. When complete, it will feature more than 3 million square feet of new residential, office, hotel, retail, cultural, marina, and public uses including waterfront parks, promenades, piers, and docks.

The first phase of The Wharf will open in October of 2017 and celebrate its grand opening with a six-month long series of events and public activities beginning on October 12. More information about The Wharf is available at www.wharfdc.com.

Officials from Hoffman-Madison Waterfront (HMW), the developer of The Wharf, are now actively searching for a full-time **Facilities Engineer** to join The Wharf Association team.

Facilities Engineer Position

About the Job:

The role of the Facilities Engineer at The Wharf is a rare combination of mechanical specialist; systems trouble-shooter; problem solving expert; service specialist and able repairman. The Facilities Engineer maintains the integrity of all mechanical systems of the Community Association—performing a variety of functions in an urban, mixed-use, waterfront environment. The Facilities Engineer is responsible for putting into action policies and procedures that ensure a safe and efficient waterfront neighborhood. The Facilities Engineer is accountable for the operation, maintenance and repair of all common areas mechanical systems—including water treatment, exterior lighting systems, filtration systems, maritime safety equipment, plumbing and lighting systems of specialty fountains, energy management, fire protection/safety, HVAC systems, operations of Association buildings and more. This is a dual role that is shared between The Wharf Project Association and Hoffman-Madison Waterfront. The success of all engineering procedures and preventative techniques will be measured by operational and financial goals. This is a full-time, salaried position based in Washington DC and this role will report to the Executive Director of The Wharf Association.

Primary Responsibilities of this important role include:

Mechanical Systems – 75%

You will be responsible for the efficient operation and perform or supervise the maintenance and repair of all Common Area mechanical systems. You will immerse yourself into understanding all mechanical systems and instill your knowledge in managing the maintenance contracts of several mechanical systems within the Common Areas of The Wharf. By establishing best practices, it will ease troubleshooting and repair of complex mechanical and electrical systems. You will inaugurate policies and protocols for maintaining Community Association equipment that extends its life and sustains operational efficiency.

Facilities Engineer Position—page 2:

Systems include:

Duplex sanitary and dewatering pumps
Oil-minder sump pumps
Irrigation systems
Four complete and separate fountains (each with separate 10 point controller)
Gray water system supplying P3A and P2 -includes booster pump system, primary bag filtration, secondary UV filtration, and dye station
Digital/Addressable Siemens fire alarm system
4000amp Main garage switchgear
300KV emergency generator (P3A roof)
250KV Co-generation plant (P2 roof)
5-zone dry pipe sprinkler system, including air compressors
Garage circulation fans
Pepco vault ventilation fans

Operational Excellence – 10%

You will cultivate partnerships of trust among the Wharf team by implementing work order protocols and completing work in a timely manner. You will demonstrate a thorough knowledge of all equipment and systems. You will remain current with latest technology trends. You will implement a distinct emergency plan and work with Director of Wharf Security to establish a chain of command in a time of crisis.

Consulting and Collaboration Services – 10%

You will collaborate with Wharf building engineers within the multi-building, mixed-use neighborhood to demonstrate partnership and impart your knowledge of equipment and systems as it may interface with other building systems and garage operations. You will act as an expert on the mechanical systems within The Association property and show a willingness to share that knowledge and assist other building teams as necessary to maintain a world-class waterfront neighborhood.

Other – 5%

The Wharf Association team is dynamic, efficient and productive. It is also collaborative, and therefore, all members of The Wharf Association are expected to pitch in where necessary, including some weekends and holidays.

Details of this role include, but are not limited to:

- Overseeing all mechanical system details, including service procedures and techniques indicative of best-in-class work
- Demonstrating a thorough knowledge of all systems and mechanical equipment and strictly follow inspection and service procedures outlined in the preventative maintenance programs
- Possessing knowledge to safely and efficiently operate all Association equipment, tools and motorized vehicles
- Supervising and managing work of third-party vendors installing and operating Wharf ice rink
- Inspecting all areas of the Association property for deficiencies, safety hazards, and operational failings
- Supervising the work of third-party vendors (technicians, engineers and utility workers)
- Administering work-order system and completing work assignments in a timely manner to prevent backlogs and prevent inefficiencies
- Creating operational and safety procedures for all mechanical systems

Facilities Engineer Position—page 3:

Details of this role, continued:

- Assisting Security Director in technical execution and maintenance of property security standards and protocols
- Balancing individual, team and ownership needs while maintaining operational efficiencies
- Administering inventory control programs to ensure adequate spare parts and necessary material inventories
- Responding to after-hours emergencies such as fire, flooding, severe weather, ice and snow events, power outages, and other related situations including clean-up activities
- Instituting and administering policies and procedures established by ownership
- Managing work areas, equipment rooms and common areas in a clean, organized and safe manner
- Staying constantly connected to the heart of The Wharf Association's work—finding ways to continually improve the quality of The Wharf experience for everyone who works, lives, visits or comes to play and be entertained at the waterfront

Supervisory/Budgetary Responsibilities:

- The incumbent will staff and supervise vendors and third party suppliers as needed to complete work successfully and efficiently
- The incumbent will be responsible for tracking budgets and managing day-to-day financial operations of engineering function

Work Environment/Physical Demands and Other Requirements:

- Must be able to create a thoughtful work schedule which will include a shifting schedule of extended hours which may include evening, weekend, and holiday work as required
- Must be able to demonstrate exemplary team building skills and respect of others
- Must be able to regularly use arms and reach to perform tasks
- Must be able to stand and walk reasonable distances for several hours as required to manage the mechanical systems of the waterfront neighborhood
- Must be able to lift, move and carry at least 20 pounds
- Must be able to occasionally lift, move and carry 50+ pounds
- Must be able to sit, stoop, crouch, kneel, crawl, balance and climb stairs and ladders
- Must be able to occasionally work in very confined areas
- Must have specific vision abilities including close vision, distance vision, color vision and depth perception
- Must be able to talk, hear and required to taste and smell

Required Experience, Education, or Licenses or Certifications:

- Comprehensive training and certification in HVAC or Operating Engineering Technologies and or equivalent job-related training and experience
- Strong technical and problem-solving skills
- A minimum of five, preferably ten years of field experience
- Familiarity with OSHA, NEC NFC, and Life Safety Codes
- Ability to coordinate work efficiently and able to optimize the performance of others
- Strong computer skills necessary to operate and diagnose problems associated with Building Automation Systems

Facilities Engineer Position—page 4:

Required Abilities:

- Strong organizational skills, calendar management, independent problem solving, detail-oriented, with the ability to prioritize and multitask
- Professional written and verbal communications skills
- A drive for personal growth and self-improvement through continuing education and seminars
- A high degree of professionalism when responding to inquiries

Non-Essential Functions:

- Assist in the technical training and upgrading of skills of less-qualified personnel
- Pursue personal development objectives recommended by ownership
- Assist in the administration of the Association's impairment and loss-prevention programs

Base Salary, Bonus Potential and Benefits:

The Annual Base Salary for this role within The Wharf Association will be commensurate with experience, within a base salary range of **\$110,000 to \$125,000**. The Facilities Engineer is a **performance based position with a 15% bonus target per annum**, in addition to the annual base salary. Performance Bonuses are paid semi-annually. **The Wharf Association offers a competitive benefits package**. To apply for the position, please email your resume to information@pnhoffman.com.

Facilities Engineer will be required to perform other duties as requested, directed or assigned.

An Equal Employment Opportunity:

The Wharf Association provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability or genetics. In addition to federal law requirements, The Wharf Association complies with applicable District of Columbia laws governing nondiscrimination in employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment, including recruiting, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation and training. The Wharf Association expressly prohibits any form of workplace harassment based on race, color, religion, gender, sexual orientation, gender identity or expression, national origin, age, genetic information, disability, or veteran status.