

## **Dalad Realty**

### **HVAC Technician Level II**

Dalad Realty is a local commercial real estate firm located in the Rockside Road/Independence area. We are seeking an experienced Mobile HVAC Technician Level II to service it's portfolio of office and light industrial buildings.

Employer will provide uniforms, work van, and most tools. This is a full time position with health insurance, 401-k, vacations, disability, overtime over 40 hours and a market competitive wage. Valid Driver's License, references, and completion of substance abuse screening are required. Applicant must be in good physical condition as this job requires standing for long periods, repetitive heavy and awkward lifting, twisting and reaching, climbing ladders, working in confined areas, using power tools, and working both indoors and outside in all weather conditions

### **Qualifications and Relevant Experience**

#### Repairs & Maintenance

- Reasonable experience maintaining, repairing, and replacing roof top package units and split systems four (4) tons to (50) fifty tons
- Reasonable experience maintaining and repairing roof top DX cooling units up to 100 tons
- Experience maintaining and repairing low pressure boilers serving fin tube systems
- Some experience maintaining and repairing smaller centrifugal chillers and related central plant equipment including chilled water and condenser water pumps, cooling towers, and other components of a closed loop cooling system.
- Proven experience maintaining pumps, motors, VFD's, exhaust fans, cooling towers, other hydronic systems
- Good understanding of air balancing principles and ventilation standards associated with multi zone VFD and VAV systems

#### Computer Skills

- Able to document all repairs and maintenance into company's on line work order system
- Work with an email system and search on line for documentation and purchasing options
- Generate Purchase orders, time sheets, other correspondence all on line
- Operate and troubleshoot digital HVAC Controls Systems, including Andover Continuum, Novar, and Trane. Install and upload controllers, manage and change settings within these systems, perform diagnostics online and monitor systems performance

#### Other Skills

- Basic electrical diagnostics and repairs
- Basic plumbing skills
- Brazing and soldering
- Controls and Instrumentation training
- Basic Sheet metal work
- Blueprint and Schematics

## **Primary Functions**

- Complete and document quarterly PM's on all assigned units and systems on timely basis - belt changes, coil cleaning, filter changes, topping off refrigerants, cycling systems, tighten electrical connections, etc., all to verify proper operations.
- Maintain accurate up to date records of all HVAC activities, generate purchase orders, work to spend available repair and replacement funds efficiently through bidding and pricing multiple options
- Respond to HVAC systems in need of repair, conduct diagnostics, purchase parts and make repairs as needed.
- Create a reasonable parts and supply inventory at each building, and purchase necessary supplies to keep repair parts and stock on hand.
- Monitor temperature control in multiple buildings using a web connected mobile laptop
- Assist the on-site maintenance techs with ongoing temperature control issues
- Replace equipment and components as needed using in house resources or manage contractors and engineers as required to accomplish a successful project
- Dalad Realty is an affiliate of the Dalad Group. To submit your resumes for consideration e-mail to [kmasters@daladgroup.com](mailto:kmasters@daladgroup.com) or mail to 6055 Rockside Woods Blvd, Independence, Ohio 44131