



FACILITIES MANAGEMENT TECHNICIAN

ERES COMPANIES

Position to be based out of our Midland, TX office

COMPANY OVERVIEW

Founded in 2014, ERES Companies is one of the fastest growing and unique real estate firms in the world. Unlike other commercial real estate service providers, ERES provides a truly vertically integrated approach to meet a multitude of real estate needs seamlessly controlling projects from start to finish. Leveraging the comprehensive power of our service lines, we are enabled to research, analyze, and provide the most efficient, cost-effective solution available for our client's real estate investments. This translates to peace of mind in knowing that their needs, timeline, and budget are being considered at every phase of their project. Our collective commitment to excellence, hard work, and creativity has resulted in a rapid firm expansion that has led ERES to complete thousands of successful projects both domestically and internationally, represent over five million square feet of commercial space and more than \$1 billion in real estate value, and manage over 6,500 multifamily and industrial units.

Our sophistication and expertise, combined with our small company values and client-centered approach, have provided us opportunities to partner with best-in-class, global corporate clients, including several Fortune 500 companies, in solving some of their largest and most challenging real estate issues. ERES is currently comprised of over 150 dedicated professionals working tirelessly to provide the finest all-inclusive real estate services in key secondary and tertiary markets across the globe. Always opportunistic about expanding operations, we have nine domestic and international office locations in Denver, CO (headquarters), Sarasota, FL, Williston, ND, Bozeman, MT, Fort Worth, TX, Houston, TX, Midland, TX, New York, NY, and Neuquén, Argentina.

THE OPPORTUNITY

Job Summary

This position requires the incumbent to work at heights, use hazardous chemicals and materials, undertake lifting of at least 50 pounds and other physically demanding tasks as well as travel across a number of sites/locations. The Facilities Management Technician works as a member of the team, providing services to both commercial and residential properties under the direction of the Asset Services Supervisor.

You must be a motivated individual who takes pride in a job well done and ensures that all cleaning is carried out with a high level of safety and efficiency. As a Company we are committed to achieving high standards for our clients. Punctual, reliable and trustworthy individuals are valued here. Employee are required to perform scheduled and unscheduled cleaning services and may work shifts before and after business hours.

Essential Duties and Responsibilities

- **Preventative/Scheduled Maintenance Programs:**
 - Schedule maintenance to appliances, boilers, HVAC units, hot water heaters, etc. (HVAC certification / experience required)

- Perform maintenance on all site equipment based on the operating manuals and the manufacturer's recommendations.
- Assemble/maintain separate accurate preventative maintenance records, including date of inspections/repairs. List maintenance for each piece of equipment.
- **Repair Projects:**
 - Electrical repairs on items such as appliances, fixtures, switches, outlets, intercoms, circuits, emergency lighting, etc.
 - Plumbing repairs such as replacing fittings, clearing stoppages, replacing faucets, etc.
 - Miscellaneous repairs of such things as broken glass, tiles, carpet, screens, garbage disposals, fixtures, appliances, locks, etc.
- **Site Custodial Work:**
 - Custodial work for the site's common areas, including sweeping, mopping, buffing, vacuuming, trash removal, window cleaning, etc.
- **Site Grounds Work:**
 - Grounds work, as needed, including mowing lawns, raking leaves, snow removal, etc.
- **General Site Administration:**
 - Provide feedback concerning any unacceptable conditions in units visited for any reason, including for repairs, extermination, etc.
 - Establish and maintain a good working relationship with the ERES team.
- **Construction** - Construction may include, but is not limited to, the following services:
 - Framing, insulation, drywall (tape, texture, finish)
 - Roofing
 - Floor installation
 - Concrete/flatwork
 - Tenant improvement buildout
- **Safety:**
 - Perform all work with forethought as to risk avoidance and within the safety of staff and tenants alike in mind
 - Notify Direct Supervisor of any incidents or situations that may result in an insurance claim on the site.
 - Assure compliance with all fire and safety codes and regulations and make precautionary repairs, etc., where risks begin to appear
 - Perform or supervise periodic testing/inspections of all fire alarms, smoke detectors, fire extinguishers, and private hydrants.

Position Requirements: Skills & Experiences

- Minimum one year of previous experience in facilities management maintenance, other building maintenance, construction or related trade is preferred.
- Working knowledge of plumbing, electrical, and appliance repair.
- Strong attention to detail, organizational, time-management and problem-solving skills.
- Demonstrated superior customer service skills including the ability to manage difficult customers and/or situations.
- Professional verbal and written communications.
- Ability to read, write, understand, and communicate in English.
- General Computer knowledge.
- Ability to work independently.
- Ability to be on-call to respond to after-hour emergencies.

- Ability to work a flexible schedule to include weekends, evenings, and holidays.

Position Requirements: Physical Demands & Work Environment

- The employee must meet physical demands in order to successfully perform the essential functions of this job.
- Employee must frequently lift, push, pull and/or move up to 150 pounds.
- While performing duties of this job, the employee is frequently required to stand, walk, or sit; use hands to finger, handle or feel; reach with hands and arms; and talk or hear.
- The employee is also occasionally required to work both from ground level to 20-30 feet on a ladder or lift.
- Technician is occasionally required to climb or balance and stoop, kneel, crouch, or crawl and work from various positions.
- Knowledge of and compliance with relevant occupational health and safety regulations and standards associated with maintenance operations and construction services is required.
- Perform all activities in compliance with Company Safety policies.
- Customer centric disposition; polite and courteous manner and in accordance with the Company's Code of Conduct
- Ability to read and interpret building and site plans.
- Must be able to work in extreme weather conditions.
- Must have a valid U.S. Driving License for the state in which services are to be performed; own a reliable vehicle and provide proof of insurance.

EEO STATEMENT

Energy Real Estate Solutions, LLC is an equal opportunity employer and committed to developing and maintaining a diverse workforce. Energy Real Estate Solutions, LLC strongly believes in equal opportunity for all, without regard to race, color, religion, creed, age, sex, pregnancy, family responsibility (e.g. child care, elder care), national origin or ancestry, citizenship, marital status, sexual orientation, gender identity or expression, transgender status, veteran's status, genetic information, or status as a qualified individual with a disability, protected leave status or any other protected characteristic in accordance with applicable law. The company also endeavors to make reasonable accommodations for known physical or mental limitations of otherwise qualified employees and applicants with disabilities unless the accommodations would impose an undue hardship on the operation of our business. Equal employment opportunity will be extended to all individuals in all aspects of the employment relationship, including recruitment, hiring, promotion, transfer, training, discipline, layoff, recall and termination.

SUBMISSION

Cover letters should clearly outline relevant experience and its applicability to this role. Qualified candidates may submit a resume and cover letter to Kate Waggoner at kate.waggoner@erescompanies.com.