Washington State Convention Center Public Facilities District

Building Operating Engineer

Position Description Summary

Department:	Plant Services	Supervisor:	Plant Services Manager
Hourly Wage:	$38.10	Labor Council Rep:	I.U.O.E., Local #286

The following is a summary of the general nature and level of work performed by the staff member in this position. This description is not designed to contain, or be interpreted as, a comprehensive inventory of all duties and responsibilities. Other duties may be assigned.

Every employee at the Washington State Convention Center Public Facilities District (WSCC) works closely with our visitors and guests. We hire employees who enjoy greeting, listening and responding to these guests. Each employee is responsible for making a good first impression and knowing WSCC service standards. Consistently delivering quality service is our number one priority.

The Building Operating Engineer is responsible for the day-to-day operation, maintenance and repair of systems related to the physical plant facility, including energy management control systems (EMCS), heating ventilation and air conditioning systems (HVAC).

Essential duties include, but are not limited to the following:

- Diagnose, repair and work with subcontractors on all WSCC HVAC and plumbing equipment malfunctions.
- Schedule and perform HVAC modifications as needed for each event throughout WSCC facility.
- Operate, maintain and repair the EMCS, refrigeration, air conditioning, and ventilation systems to ensure efficient operation.
- Operate, maintain and repair furnaces, heat pumps, water heaters, thermostats, air filters, air ducts, circulation pumps, cooling towers, cabinet fans, control panels, and commercial kitchen equipment (gas stoves, ovens, deep fryers, bakery equipment, conveyers, and commercial coffee equipment).
- Inspect equipment and adjust temperature in refrigeration and air conditioning units; maintain proper water level and steam pressure.
- Operate computer systems and controls system (Siemens Apogee).
- Schedule HVAC system start and stop times based on reporting and data available from Ungerboeck Business Management System. Communicate and coordinate with WSCC Event Services Managers to maximize energy efficiency.
- Inspect equipment and safety operations for proper operation including properly tightening belts, changing filters and lubricating equipment.
- Test water, chemically treat condenser and chill water.
- Respond to emergency calls for the repair of a variety of mechanical equipment and building systems.
- Maintain records of job time and materials used. Prepare materials lists for projects or repairs as needed.
- Respond to questions and requests from visitors, other WSCC departments, and client subcontractors and provide appropriate information/directions in a patient, efficient and courteous manner.

Individuals hired into this position must serve a probationary period of three months. Union membership is not required during the application process, but will be required within 30 days of the first day of employment. The IOUE Local 286 office is located at 18 “E” Street SW in Auburn, and can be reached by telephone at (253) 351-9095.

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Education, Training, Experience and Skills

High school diploma or general education degree (GED) and at least five years experience as a building operations or stationary engineer or any equivalent combination of training and experience is required.

- Familiarity with use of Microsoft Word and Excel.
- Experience with reading mechanical (HVAC/Plumbing/Fire Protection) construction plans and documents.
- Ability to read basic mechanical specifications.
- Experience with fire pumps and wet/dry sprinkler systems.
- Basic understanding of fire/life/safety systems and typical interfacing with HVAC control schemes and programs.
- Experience with Siemens Apogee Building Automation Systems and subunits.
- Ability to read and write Siemens PPCL programs is preferred.

This position also requires the ability to:

- React to a variety of situations in a calm, productive manner and respond to multiple questions and inquiries in a professional, pleasant manner
- Effectively work in a customer service-oriented manner
- Maintain a team-oriented, working relationship with co-workers, subcontractors and guests
- Read and interpret documents such as safety rules, operating and maintenance instructions, and procedure manuals
- Write routine reports and correspondence
- Communicate effectively with co-workers, guests and clients
- Interpret a variety of instructions furnished in written, oral, or diagram form

Certificates, Licenses and Registrations

- Refrigeration Operators License – required
- Chlorofluorocarbon (CFC) certification – required
- City of Seattle Steam License – required

Application Process

- This position will remain open until filled. Review of applications will begin immediately.
- The WSCC Application for Employment and Structured Questionnaire for this position are available at the WSCC Service Entrance, located at the corner of 9th Avenue and Pike Street.
- Return these fully completed forms to the Service Entrance drop box or mail these forms to:

  WSCC Human Resources
  800 Convention Place
  Seattle, WA 98101-2350

Please Note:

- Resumes may be included, but not substituted for the Application for Employment or Structured Questionnaire.
- The applicant is responsible to submit the completed Application for Employment and Structured Questionnaire. Providing incomplete documentation may delay action or disqualify you.
- The final hiring process involves employment reference checks and a criminal background check.
- If accommodations are required to complete the application and/or interview process, please contact Human Resources at (206) 694-5038.

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Washington State Convention Center Public Facilities District

Structured Questionnaire

Building Operating Engineer

Name:	Date:

Please type or clearly print your answers to the following questions on a separate sheet of paper (do not exceed four pages).

This position will remain open until filled. Review of applications will begin immediately.

1. Describe your building engineering experience and work history, including formal education and specialized training or certificates you have received. Please describe the types of facilities in which you have worked.

2. What experience have you had working as a building engineer for a company, campus or large building? Please describe the types of activity, the amount of required preventative maintenance, and types of repairs to equipment performed, and your experience with building automation systems.

3. The Building Operating Engineer will work closely with WSCC departmental staff, tenants, clients, and contract staff on an on-going basis. Highlight your experience working with similar groups and situations. Provide an example of a problem you have encountered with one of these groups and describe your response.

4. Please describe your experience with Building (HVAC) Controls Systems. Please indicate which systems you have worked with and if you have any programming experience with the systems.

5. Please describe your experience with centrifugal chillers. Please indicate chillers you have worked with and the refrigerant type.

6. Please describe any other technical skills and experience you have, or in which you consider yourself to be proficient and would add to your qualifications as Building Operating Engineer.

7. Why are you interested in working as a Building Operating Engineer at the WSCC?

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Washington State Convention Center Public Facilities District

Applying for Employment

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Applicant Name:	Position Title:

1. Before Applying

Obtain a copy of the recruitment announcement for the position in which you are interested. Recruitment announcements are available on the Washington State Convention Center Public Facilities District (WSCC) website at **www.wscc.com** (under employment information), and at the Service Entrance located at 9th Avenue and Pike Street.

Compare your education and experience with the requirements listed on the recruitment announcement. If you meet the requirements, proceed with the application process. The recruitment announcement will also contain general, relevant information about the position such as some of the duties, requirements and special conditions.

2. What We Need from You

- Complete the Application for Employment and Structured Questionnaire by typing or printing clearly in ink
- Read instructions carefully and provide all requested information
- Start with your most recent experience and work backwards
- Emphasize your experience and education that relates directly to the requirements on the position announcement and summarize all other experience
- You may include a resume with your application packet if you wish
- Submit a separate Application for Employment and Structured Questionnaire for each recruitment announcement unless otherwise instructed
- Sign your application(s) at the bottom of page 2
- Legible photocopies may be submitted for other positions but must contain an original signature and current date

3. Where Do I Submit My Application Forms?

You may return the application forms either by mail or in person. Applications submitted electronically will not be accepted as an original signature on the document is required.

- Mail to: WSCC Human Resources
  800 Convention Place
  Seattle, WA 98101-2350
- Drop box: WSCC Service Entrance
  9th Avenue and Pike Street

4. What Happens After We Receive Your Application Forms?

- You will receive a letter acknowledging receipt of your fully completed and signed application
- If you are selected for an interview, you will be contacted by the WSCC Human Resources department
- If accommodations are required for the interview, please contact Human Resources at (206) 694-5038
- Positions remain open until filled, unless otherwise specified or withdrawn

Washington State Convention Center Public Facilities District

Application for Employment

Washington State Convention Center Public Facilities District is an Equal Opportunity Employer

Human Resources: (206) 694-5038
Job Line: (206) 694-5039
Washington Relay Service: (800) 833-6388

If you are selected for an interview and accommodations are required, please contact Human Resources at (206) 694-5038.

Position Title:

Instructions

- Carefully read the job announcement relating to the position for which you are applying
- Provide all information requested either by entering the individual fields on the online PDF form or by printing legibly in ink
- Be sure to complete all forms, including signatures and dates as indicated. An incomplete application may delay action or disqualify you
- Please return all required materials as indicated on the job announcement

Last Name	First Name		Middle Initial
Street Address	City	State	Zip Code
Home Phone ( ) -	Message Phone ( ) -	E-mail Address	

Are you currently a Washington State Convention Center (WSCC) employee? ☐ Yes ☐ No

Have you previously worked for WSCC? ☐ Yes ☐ No

Are you 18 years or older? ☐ Yes ☐ No

Can you provide documentation that authorizes you to work in the United States of America? ☐ Yes ☐ No

If a driver's license is required for the position, final approval for employment will be subject to a review and approval of your motor vehicle records. If this position requires a license, do you have a valid Washington State Driver's License? ☐ Yes ☐ No

How did you learn of this employment opportunity? ☐ Current WSCC employee ☐ Friend ☐ Job Fair ☐ Job Line ☐ Newspaper ☐ WSCC website ☐ WSCC lobby kiosk ☐ Other

High School	Location (City & State)			Graduate/G.E.D. ☐Yes ☐No
College or University	Location (City & State)			Graduate ☐Yes ☐No
Degree Title	Major			Credit Hours
Other Training	Location (City & State)			
Other Training	Location (City & State)			
Other Training	Location (City & State)			
Other valid professional licenses and certificates	Type of License	Issuing State	Registration No.	Expiration Date
Names of relatives employed by WSCC	Department/Division		Relationship	

Have you been convicted of a felony within the past 10 years? ☐ Yes ☐ No
If yes, for what were you convicted?
Note: A conviction will not necessarily bar you from employment and will be considered only if it relates reasonably to the job duties.

Previous Employment: This section must be completed in detail. A resume will not substitute for a completed WSCC application unless the job posting so indicates. Beginning with your present or most recent employment, list work experience gained during the past 10 years. Include any periods of self-employment, U.S. military service, and any job-related volunteer experience. If more than one position has been held with the same employer, list each separately. If additional space is necessary, please attach additional sheets.

Job Title		Employer's Name and Address	
Supervisor's Name			
Supervisor's Phone Number ( ) -	Employer's Phone Number ( ) -	Number of employees supervised by you	
Dates Employed (Mo./Yr.) / to /		Hours per week	Last Salary $
Duties		Reason for leaving or considering change	
Job Title		Employer's Name and Address	
Supervisor's Name			
Supervisor's Phone Number	Employer's Phone Number	Number of employees supervised by you	
Dates Employed (Mo./Yr.) / to /		Hours per week	Last Salary $
Duties		Reason for leaving	
Job Title		Employer's Name and Address	
Supervisor's Name			
Supervisor's Phone Number ( ) -	Employer's Phone Number ( ) -	Number of employees supervised by you	
Dates Employed (Mo./Yr.) / to /		Hours per week	Last Salary $
Duties		Reason for leaving	
Job Title		Employer's Name and Address	
Supervisor's Name			
Supervisor's Phone Number ( ) -	Employer's Phone Number ( ) -	Number of employees supervised by you	
Dates Employed (Mo./Yr.) / to /		Hours per week	Last Salary $
Duties		Reason for leaving	

I certify that all statements on my application materials are true to the best of my knowledge. I understand that false statements shall be sufficient cause for elimination from further consideration or, if employed, for disciplinary action up to and including termination. Unless otherwise indicated, I agree and give my consent that any person, firm, or organization listed hereon is authorized to furnish WSCC with reference material concerning my character, past employment, or any other information requested. Further, I understand that at the time of hire I will be required to provide documentation that authorizes me to work in the United States of America.

Printed Name Signature _____ Date

- Be sure to complete all forms, including signatures and dates as indicated. An incomplete application may delay action or disqualify you
- Unless otherwise instructed, please return your application forms to the WSCC Service Entrance located at the corner of 9th Avenue and Pike Street or mail to: WSCC Human Resources Department, 800 Convention Place, Seattle, WA 98101-2350

Washington State Convention Center Public Facilities District

Authorization to Release Reference Information

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Notice to Employment Applicant

This form is used to obtain relevant information from references to be used in considering your candidacy for employment with the Washington State Convention Center Public Facilities District (WSCC). We may contact individuals for information beyond the list of references that you may provide us, including current or previous employers, supervisors, co-workers, and others.

Reference Information Release Authorization Statement

With my signature below, I, , authorize WSCC to contact current and previous employers, supervisors, co-workers, and others regarding my employment and education history, including, but not limited to, training, knowledge, work experience, and performance, in order to obtain information that may be used in evaluating my candidacy for employment.

I knowingly and voluntarily release WSCC, its board of directors, its individual employees, and all of my former or present employers, their individual employees, and other individuals, from any and all unknown claims for damages or other relief arising out of this request for and receipt of information to the extent permitted by law.

A photocopy of this signed Authorization is as valid as the original and shall be provided to anyone from whom information is requested in determining my qualifications.

Printed Name	Signature	Date

Professional References (supervisors, co-workers, subordinates):

Name	Company/Position	Telephone
Name	Company/Position	Telephone
Name	Company/Position	Telephone
Name	Company/Position	Telephone
Name	Company/Position	Telephone

Washington State Convention Center Public Facilities District

Voluntary Applicant Questionnaire

This information will be used by Human Resources for statistical purposes only

The board of directors of the Washington State Convention Center Public Facilities District (WSCC) has been and remains firmly committed to a policy of equal employment opportunity and nondiscrimination on the basis of race, creed, color, national origin, sex, marital status, sexual orientation, gender identity, genetic information, age, religion, veteran status, military service, disability or any other status protected by law. WSCC is committed to a policy of equal employment opportunity in the workplace.

The purpose of this questionnaire is to effectively monitor outreach efforts to create a broad applicant pool. Completion of this questionnaire is entirely voluntary and its contents will remain confidential. The Applicant Questionnaire will be detached from the other materials in the application package and will be kept in a separate statistical file which is not used in the hiring process. The information contained within will not be considered when making hiring or other employment decisions, nor will it be shared with any WSCC representative making these decisions. Failure to provide this information will not affect the status of your application. If you do not wish to provide this information, please check the box below, sign the form and return it with your application.

Last Name	First Name	Middle Initial
Gender ☐ Female ☐ Male	Date of Birth (MM/DD/YYYY)	

Ethnicity/Hispanic Origin

Hispanic origin includes all persons of Mexican, Puerto Rican, Cuban, Central American, South American or other Spanish culture or origin, regardless of race. It does not include persons from Portuguese speaking cultures such as Portugal or Brazil. The Spanish/Hispanic/Latino question is about ethnicity, not race.

Are you of Hispanic Origin? ☐ Yes ☐ No

Race Information (check all that apply)

☐ **American Indian/Alaskan Native:** A person having origins in any of the original peoples of North and South America (including Central America), and who maintains a tribal affiliation or community attachment.

☐ **Asian:** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand and Vietnam.

☐ **Black/African-American:** A person having origins in any of the Black racial groups of Africa.

☐ **Native Hawaiian/Other Pacific Islander:** A person having origins in any of the original peoples of Hawaii, Guam, Samoa or other Pacific Islands.

☐ **White/Caucasian:** A person with origins in any of the original peoples of Europe, the Middle East or North Africa.

Disability Information

For data reporting purposes, a disability, as defined under the Americans with Disabilities Act, is a physical or mental impairment which substantially limits one or more major life activities. A physical or mental impairment is defined as any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more body systems, such as neurological, musculoskeletal, special sense organs, respiratory, cardiovascular, reproductive, digestive, genitourinary, immune, circulatory, hemic, lymphatic, skin and endocrine. The regulations also cover any mental or psychological disorder.

Do you have a physical or mental condition that substantially limits any of your major life activities? ☐ Yes ☐ No

☐ **I do not wish to provide this information.**

Printed Name	Signature	Date

Washington State Convention Center Public Facilities District

Veteran's Preference

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Last Name	First Name	Middle Initial

Eligibility for veteran's preference is defined in RCW 73.16.010 as honorably discharged soldiers, sailors and marines who are veterans of any war of the United States, or of any military campaign for which a campaign ribbon shall have been awarded, and their widows or widowers, shall be preferred for appointment and employment. Age, loss of limb, or other physical impairment, which does not in fact incapacitate, shall not be deemed to disqualify them, provided they provide the capacity necessary to discharge the duties of the position involved: PROVIDED, that spouses of honorably discharged veterans who have served connected permanent and total disability shall also be preferred for appointment and employment.

Are you a military veteran eligible for veteran's preference?

- ☐ No
- ☐ Yes

Are you a widow/widower of a military veteran eligible for veteran's preference?

- ☐ No
- ☐ Yes

Are you a spouse of an eligible military veteran with a service connected permanent and total disability?

- ☐ No
- ☐ Yes

Applicants claiming veteran's preference eligibility may be required to provide documents to verify eligibility, such as a DD 214 or NGB 22.