



<https://www.farneke.com/job/senior-engineer/>

## Sr. Engineer / Engineer

### Description

Facilities engineers are responsible for planning, implementing, and maintaining the infrastructure and equipment of buildings and facilities. They perform analyses of operational processes, resource allocation, energy use, and safety processes, and recommend and implement improvements.

### Responsibilities

Facilities Engineer will take responsibility for the facility maintenance provisions, ensure that day-to-day tasks are undertaken and lead the team.

They will oversee the planning and scheduling of all resources required to deliver the Facilities maintenance service including parts, labour, and the input of the specialist service delivery partners.

Once tasks are completed the facilities engineer will audit all services to ensure that workmanship is of the highest standards.

They will have input into the development of the maintenance procedures and protocols including method statements, permits to work, and appropriate supporting risk assessments. Where required, they will also act as the Approved / Authorised Person for conducting Risk Assessment and signing off Method Statements and Permits to Work.

The role requires a degree of flexibility and hands on technical completion of planned and reactive maintenance. They must but not limited to:

- In-depth knowledge of MEP equipment's and elements.
- Integrate and communicate effectively with other technical staff as required.
- Manage and supervise the daily activities of the technical team.
- Ensures optimal usage of manpower and resources.
- Oversees and carries out maintenance and repair of equipment.
- Prepare and provide management reports in a timely manner as and when required Provide and prepare estimates and quotations for small project works as and when required Preparation of competency assessment and issuing of standing Instructions
- Plan, coordinate and supervise in house staff, consultants and specialist service contractors on the building services.
- Provide technical support to the project on all Facilities Systems
- Understanding on policies, procedures, and protocols for the Facilities services (inc. Permit to Work System and Emergency Procedures)
- Support the Maintenance activities of the department by providing specialist engineering knowledge and advice, associated with the full range of building services.
- Responsibility for the delivery of all planned and reactive tasks in accordance with the Service Level Specification requirements
- Strong knowledge in Chiller or district cooling system along with Building Management System
- Aware of Emergency Response and Contingency plan
- Perform Annual Maintenance Contract review management

### Hiring organization

Farnek Services LLC

### Industry

Facilities Management

### Date posted

02/22/2024

- Project managing- Provides technical oversight, coordinates work through project meetings, monitoring progress against schedules.
- Review's service reports, inspection reports and assists in resolving field construction problems.
- Monitor's engineering aspects of facility start-ups; ensures project start-up plans and required documentation are completed and coordinated with operations and maintenance department personnel.
- Aware about Procurement procedures
- Ability to apply engineering principles and techniques to solve engineering problems.
- Coordinate with external parties regarding the Facilities Services
- Responds to all reactive maintenance within the specified service level agreements and operational policies.
- Aware of all local authority requirements.
- Arrange, coordinate, and manage 3rd Party Inspections with external parties as per authority requirements.
  - Elevators & Escalator
  - Fire Certificate – Dubai Municipality
  - Gas Safety Certificate
  - 5 Year Electrical test and certification
  - Annual Generator Load Testing
  - BMU Test and Certification
  - Domestic Water quality test including legionella and bacteria test
  - Swimming pool and water feature test including legionella and bacteria test
  - Swimming pool and water feature water quality test monthly
  - Water tank 3rd party certificate
  - Boiler and Calorifier 3rd party inspection
  - Etc.
- Ensuring drills are conducted as per facility requirement
- Transition and DLP management wherever applicable
- Ensuring energy management initiatives are implemented and its monitoring on daily basis.
- Utility management by monitoring the utility consumption.
- Performing quality management ensuring all the observations are accomplished on time.
- Ensure all the events requirements are delivered on time
- Ensuring required stock is available as part of inventory as part of inventory management.
- Carrying out risk assessments and develop Method Statements to ensure all operatives and tasks are carried out safely
- Provide analysis and comment technically upon maintenance feedback from both in-house and specialist service providers
- Ensures all work is to be performed as per HSE regulations, municipal by-laws, government legislation and Building codes.
- Develop and deliver a training matrix of basic maintenance skills to support the development of Technicians into multi-skilled Technicians
- Develop and ensure delivery of regular toolbox talks to the technical team.
- Ensure personnel issues and attendance records of their team are dealt with in an appropriate manner.
- Aware of MEP system sequence of operation, standard operating procedures.
- Mindful of building fire cause & effect interface with MEP system.
- Ensures that Planned Preventative Maintenance tasks are carried out in accordance with the schedule, frequency and task lists and provides reports on any works required thereafter.
- Responds in a prompt and efficient manner to all reactive issues and help desk requests.
- Carries out site inspection on a random basis to monitor the benchmark of work

and  
schedule.

- Coordinates with other teams and ensures satisfactory completion of work.
- Submits accurate timesheets for the operational staff.
- Carries out routine inspections for the jobs accomplished by Technicians and Service Partners.
- Ensures that both the quality and the quantity of the jobs are in line with Service Level Agreements/KPIs.
- Promotes a safe work environment and proper use of Personal Protective Equipment.
- Receives and complete work orders to include records concerning time, labour and materials for each task.
- Responds to emergency situations during and after hours for to resolve the emergency requirements.
- Requires flexibility and understanding that all maintenance staff may be required to perform duties outside their normal area of expertise to meet the mission and goals of the Facility Services
- Study building plans and inspect structures to assess material and to establish the sequence of pipe installations, and to plan installation.
- Locate and mark the position of pipe installations, connections, passage, fixtures instructions, using measuring instruments such as rulers and measuring tape.
- Knowledge of materials, methods, and involved in the construction or repair of houses, building, of other structures.
- Implements and monitors a preventive maintenance program to assure cost effective maintenance and a scheduled maintenance program to provide maintenance by manufacturers specifications.
- To provide skilled journey level work and supervision in the installation, replacement, adjustment, repair, and planned maintenance necessary to maintain reliable and functionally efficient operations of air conditioning and refrigeration systems.
- Provides advice and guidance on air conditioning and refrigeration issues, supervision of the continuous evaluation and repair of refrigeration equipment as well as water cooling, and air systems, as well as to the installation, replacement, inspection, adjustment, repair and routine cleaning to refrigeration and air conditioning, and controlled environmental systems.
- Retains familiarity and knowledge of various valves, pumps, air controls and handling units, coils, compressors, condensers, pipes, pneumatic and electrical controls, pressure gauges, sliding door.
- Responsible for planning, scheduling, and supervising the work of air conditioning and refrigeration, technicians, work crews and for carrying out skilled tasks in accordance with best practices.
- Ability to interpret work from blueprints, sketches, control schematics, wiring diagrams, and sequence of operation interpretations.
- Supervise, train, and evaluate assigned staff; assign, distribute, and coordinate work.
- Inspect, diagnose malfunctions, and make field repairs to electrical equipment.
- Install and maintain control and protection panels used to operate electrical, pneumatic, hydraulic, and mechanical equipment.
- Record data, indicate equipment status, and activate supervisory control; maintain and repair automatic control valves and associated control functions.
- Maintain accurate records of work performed, materials used, and associated costs; prepare diagrams and complete requisitions for required parts and equipment.
- Determines work requirements and sequence of masonry/tile assignments through

review

of work orders, plans, or drawings.

- Carry out project activities adhere to Risk Assessments and Standard Operating Procedures.
- Conform to all necessary internal and/or external approvals before, during and after project work including Permit to Work and Lockout / Tag Out procedures.
- Maintain up to date knowledge through technical training provided by the Supervisor for the safe and efficient operation of all project duties.
- Participate in the Health, Safety & Risk programs including toolbox talks, health safety and environmental training related to work activities especially electrical safety and working at heights.
- Use safe systems of work when working with all building services electrical equipment.
- Maintain strong customer relations.
- Excellent troubleshooting skills.
- Use hand and power tools
- Inspect the scaffolding as per the requirement for safe usage as an add-on skill.
- Licensed MEWP operator as an add on skill.
- Create an inspiring team environment with an open communication culture
- Set clear team goals
- Delegate tasks and set deadlines
- Oversee day-to-day operation
- Monitor team performance and report on metrics
- Motivate team members
- Discover training needs and provide coaching
- Listen to team members' feedback and resolve any issues or conflicts
- Encourage creativity and risk-taking
- A keen eye for detail.

## **Requirements**

- In-depth knowledge of MEP equipment's and elements.
- Aware of all the authority requirements to manage a facility.
- Flexibility, excellent attention to detail and ability to identify key issues.
- Able to work under stringent deadlines and high-pressure environment.
- Technically competent with a clear technical understanding of buildings Mechanical, Electrical and Plumbing services, and its associated equipment.
- Knowledge of tools, equipment, and materials common to the MEP trade.
- Skills in the installation, repair & maintenance of all types of plumbing work, etc.
- Installation of electrical wirings, equipment, machines, or programs to specifications
- Performs skilled A/C controls maintenance work in the repair, installation, and alteration of controls for refrigeration, air conditioning, etc.
- Especially must have knowledge of troubleshooting of sliding door, gate barriers MV panel, SMB & DB panels, etc.
- Proficient and able to demonstrate a complete understanding of MEP planned maintenance and repair services.
- Technical and safety awareness with a clear understanding of electrical safety, permit to works, processes, procedures, use of electrical tools and associated test equipment.
- Excellent troubleshooting skills.
- High level of physical fitness and the ability to lift heavy equipment.
- Good communication and interpersonal skills.
- Flexibility to work long shifts and overnight.

**Note: Hospitality experience is required.**

**Contacts**

**Send your cv to : [recruitment@farnek.com](mailto:recruitment@farnek.com)**