



LEAD BUILDING ENGINEER – San Antonio, TX

To apply, please submit a resume to Rachel Autwell at RAutwell@Welltower.com

JOB SUMMARY

As a Lead Building Engineer within our Outpatient Medical portfolio, you'll be at the forefront of maintaining and enhancing the value of our healthcare properties. You will be responsible for providing oversight and assistance for Building Engineers and/or Senior Building Engineers, ensuring their performance meets our high standards. Your duties will include performing, scheduling, and guiding engineers in the maintenance, repair, operation, and general upkeep of properties, prioritizing safety, and adherence to Welltower's Safety Policies. You'll collaborate closely with Operations and Property Management, providing them with regular updates and essential information to facilitate effective building management and contribute to the overall satisfaction of our tenants. This role will be accountable for a portfolio of assets and surrounding in the San Antonio metro area. Welltower offers a competitive wage, annual cash bonus, mileage reimbursement, and much more!

KEY RESPONSIBILITIES

- Assists the Operations and Real Estate Managers as required by performing special requests/projects.
- Assists the Operations Manager in the prioritization and tracking of Preventative Maintenance tasks and work order management for assigned properties. Provides ongoing feedback to associates to ensure work is in compliance with specifications and maintains a high level of tenant satisfaction.
- Provides input to the Real Estate Manager for the formulation of building budgets for assigned properties.
- Provides initial and ongoing training of Associates as directed by managers.
- Works with Sub-Contractors and Vendors to ensure work is aligned with Welltower expectations, to include avoidance of disruptions our tenant's business operations.
- Assist in monitoring and coordinating capital improvement, tenant build out and property renovation projects as required.
- Schedules and performs general building, mechanical, electrical, plumbing, and HVAC maintenance, service, troubleshooting and repair.
- Completes and assists associates in a timely, accurate production of all required paperwork and reporting.
- Assists in the implementation, training and ensures compliance of the company Safety Policies.
- Have working knowledge in order to support property emergency preparedness plans.

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- Performs special requests/projects.

WORK ENVIRONMENT

- Machines, tools, equipment and electronic devices required in this job, explaining the purpose of each and the percentage of time used.
 - Hand tools, including hand held power tools, used in the repair and maintenance of building components and systems. Associates can expect to use these tools 60% of the time.
- Adverse working conditions that an associate in this job would be regularly (80% or more of work time) exposed to in the normal course of the job (extreme noise, weather, hazards, fumes, etc.)
 - Works inside and outside buildings. Works in various weather conditions, with electricity, rotating equipment, heights, various maintenance chemicals, i.e. paints, adhesives, solvents and water treatments.
- Physical effort required in performing daily duties, e.g. heavy lifting, bending, climbing, etc.
 - Ability and willingness to climb ladders and scaffolds. Ability to repeatedly lift and carry heavy loads (up to 50 lbs.). Ability to squat and/or bend. Ability to safely operate hand tools.

TRAVEL

Travel is primarily local during the business day, although some out-of-the-area and overnight travel may be expected.

MINIMUM REQUIREMENTS

- Experience: 7 years hands-on experience in the installation, maintenance, troubleshooting, and repair of building mechanical systems, including HVAC, plumbing, and electrical systems preferred. Some prior personnel supervisory experience preferred.
- Education: High school education or GED required. EPA Universal refrigerant certification required or the ability to become certified or other Mechanical Trade certification in related field.

ADDITIONAL ELIGIBILITY REQUIREMENTS

- Valid drivers' license.

Applicants must be able to pass a pre-employment drug screen.



WHAT WE OFFER

- Competitive Base Salary + Annual Bonus
- Generous Paid Time Off and Holidays
- Employer-matching 401(k) Program + Profit Sharing Program
- Student Debt Program – we'll contribute up to \$10,000 towards your student loans!
- Tuition Assistance Program
- Employee Stock Purchase Program – purchase shares at a 15% discount
- Comprehensive and progressive Medical/Dental/Vision options
- Summer Hours Program
- And much more! <https://welltower.com/newsroom/careers/>

ABOUT WELLTOWER

Welltower, an S&P 500 company headquartered in Toledo, Ohio, is driving the transformation of health care infrastructure. The Company invests with leading seniors housing operators, post-acute providers, and health systems to fund the real estate and infrastructure needed to scale innovative care delivery models and improve people's wellness and overall health care experience. Welltower, a real estate investment trust ("REIT"), owns interests in properties concentrated in major, high-growth markets in the United States, Canada, and the United Kingdom, consisting of seniors housing, post-acute communities, and outpatient medical properties. More information is available at www.welltower.com

Welltower is committed to leveraging the talent of a diverse workforce to create great opportunities for our business and our people. EOE/AA. Minority/Female/Sexual Orientation/Gender Identity/Disability/Vet