

Los Angeles Trade-Technical College Career Center | E5-413

(Visit the Career Center or email Sec@latc.edu to apply for posted positions)

Operation & Maintenance Engineering

Full Time

Job Title:	Engineer (posted 7/21)	Job Number: 5205
Hours/Days:	Shift Varies	Salary: DOE
Approximate Location:	Beverly Hills	
Requirements:	<p>Skills Requirements: All of our employees are ambassadors of our Vision, Values and culture. Our Engineer do this with all they do; English is the primary language used in our hotel. Our Engineer must feel comfortable communicating in this language; Attention to detail is critical for this role; We pride in nurturing an environment where Working Together is a must. Our Engineer are our biggest champions of this; Our hotels operate nonstop, this require flexibility from everyone on the team; Must have two to five-years of field experience in plumbing, carpentry, cosmetic repairs, air conditioning, refrigeration, boilers and hot water systems, swimming pool maintenance, electricity, electronics, small appliance repair, laundry repairs, or construction background.</p> <p>Job Description: A day in the life of our Engineer 4...it demands high levels of energy in order to keep up. They need consistency even though the days are never alike; and creativity to tackle daily adventures. Listing all of the tasks that our Engineer accomplish would be lengthy but the list below is essential to know. Our Engineer is responsible to respond to guest room calls and have the knowledge to make repairs in a timely and efficient manner. Knows Fire, Life and Safety procedures, shut off valves, fire control panel, etc. Has the ability to follow up with guest, managers and fellow associates regarding the status/progress of the work you are engaged in for them. Can accurately fill out your tracking sheet, logs and inspection sheets. Communicates to the supervisor the need for tools, supplies, materials or training to enable the execution of exceptional work. Has the ability to trouble shoot problems, equipment and evaluate situations and arrive at the most effective and efficient way to resolve the problem. Must be mechanically inclined. Above average knowledge of trades including silver soldering, soldering, brazing, welding, proper wiring methods, proper techniques for cosmetic and furniture repairs. Excellent work ethic and a great "Can Do" attitude. Perform any other job related duties as required and requested all to ensure our guests receives nothing but the best experience. Sometimes our guests have special request and our Engineer must have the ability to satisfactorily complete them. Most of these requests are fulfilled by our Engineer 4. Our hotels are truly luxury hotels. This requires preventing and correcting the imperfections and blemishes that tend to come up. Our Engineer are relied upon to report these and work with several other positions to correct. Communication is what keeps our departments running perfectly. Our Engineer must communicate with other departments and extended hotel team in order to ensure the alignment remains. The items shared are essential. However, to ensure consistency, our Engineer 4 are</p>	

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Operation & Maintenance Engineering

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provided with specifics on how we care for their department and our hotel. While performing the duties of this job, the employee is regularly required to but not limited to the following: standing, sitting, squatting, climbing, walking. Vision is a key element, close vision, distance vision, clarity and color vision are very important. There can be a lot of up close intricate work. A full range of motion is also required, there will be times when crawling, bending, twisting, reaching, working with hands over your head will be needed. There will be pulling and pushing involved of tools and or equipment. There is a need for hand strength, gripping tools, pulling wire, securing ropes, etc. Balance and agility are also important. Working on a ladder is also a requirement. The employee must regularly lift and/or move up to 50 pounds. The proper lifting techniques are to be used and proper equipment to be employed. While performing the duties of this job, the employee occasionally works in outside weather conditions. To include hot days, cold days, rainy days, overnight hours. You can be exposed to dust, fumes, odors, moisture, fluids, cleaners solvents and paints. Employee will get dirty, there are jump suits and additional uniforms for that reason. Will be exposed to uncomfortable noise levels to include: hammering, pounding, grinding, sanding, scraping, loud equipment of hand tools. If you find yourself in these condition the approved safety equipment.

Job Title:	Maintenance Technician (posted 7/21)	Job Number: 5192
Hours/Days:	Shift Varies	Salary: DOE
Approximate Location:	Greater Los Angeles	
Requirements:	<p>Skills Requirements: OUR IDEAL CANDIDATE has experience in an Apartment Maintenance or Facilities Maintenance role. Has the ability to participate in an on-call emergency rotation, responding in an appropriate and timely manner. Has basic computer skills (email and internet). Must have an eye for detail - someone who takes great pride in the quality of their work, and is passionate about providing exemplary customer service!</p> <p>Job Description: The Maintenance Technician is responsible for the upkeep and maintenance of apartment homes, buildings and grounds, and performs highly diversified duties to include but not limited to: repairing flooring, drywall, appliances; troubleshoot and repair plumbing, electrical, safety and security systems (lighting, locks, smoke/CO2 alarms, etc.), and HVAC systems; painting (interior and exterior); and cleaning (sweeping, mopping, garden/yard upkeep, etc.). The Maintenance Technician is responsible for conducting all job duties in accordance with company policy and all safety protocols, and supports the overall objective of meeting the expectations of the Client, based on the respective operating capital budget and management agreement.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Maintenance Supervisor (posted 7/21)	Job Number: 5191
Hours/Days:	Shift Varies	Salary: DOE
Approximate Location:	Azusa/Huntington Beach/Long Beach/Los Angeles	
Requirements:	<p>Skills Requirements: OUR IDEAL CANDIDATE has experience in an Apartment Maintenance or Facilities Maintenance supervisory role. Is a self-motivated leader, possessing the ability to positively influence, motivate and lead a team. Has the ability to participate in an on-call emergency rotation, responding in an appropriate and timely manner. Is proficient in MS Office (Word, Excel), Google Apps (Gmail, Sheets, Docs, Drive), and property management-related software (i.e.: Yardi, RealPage, etc.). Must have an eye for detail - someone who takes great pride in the quality of their work, and is passionate about providing exemplary customer service and growing and developing your team! MINIMUM REQUIREMENTS for consideration:</p> <p>Minimum 2 years' experience in a similar leadership role, preferably within Residential Property Management. Experience in hotel maintenance, facilities maintenance, or construction will also be considered. High School Diploma or equivalency certificate required. Valid Driver's License and insured operable vehicle (NOTICE: If driving is required for the position, a status check and driving record search will be conducted, post-offer). Must be proficient in speaking, reading, and writing in English.</p> <p>Job Description: The Maintenance Supervisor will lead and mentor the maintenance team, and assist with and oversee the maintenance and capital improvement needs of an assigned FPI managed site, with the overall objective of meeting the expectations of the Client, based on the respective operating capital budget and management agreement.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Utility Engineer (posted 7/21)	Job Number: 5184
Hours/Days:	Monday-Friday	Salary: \$18/hr.
Approximate Location:	Santa Monica	
Requirements:	<p>Skills Requirements: Able to converse clearly, positively and professionally in English. Read and understand verbal and written instructions in English; Requires frequent walking, standing, lifting bending reaching, twisting. Also requires ability to ascend stairs and ladders; Projects a professional image by meeting all DE dress code standards. Uniform to be provided.</p> <p>Job Description: Assist chief engineer with projects and respond to tenant work orders; Respond to tenant service requests and complete work orders in a timely and professional manner; Change ballasts, light bulbs and light tubes and needed; Assist Chief Engineer with inspection of all common area lighting, sprinkler systems, fire prevention systems and fire extinguishers regularly; Be familiar with the operation and maintenance requirements of all equipment; Make recommendations to the Chief Engineer and Property Manager for needed repairs and improvements to the property; Immediately report any mechanical problems or vandalism to the Chief Engineer; Assist Chief Engineer and Property Manager with special projects as needed; Ability to exercise good judgment and professional demeanor interacting With building management, tenants and vendors. Team player attitude.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Field Inspector Technical (posted 7/21)	Job Number: 5182
Hours/Days:	Monday-Friday	Salary: \$62k/year
Approximate Location:	Anaheim	
Requirements:	<p>Skills Requirements: LED/T8, T12 and exterior lighting new installation / retrofitting skills and experience; Lighting, electrical, and control systems experience; Basic Knowledge of HVAC and refrigeration systems; Strong attention to detail; Strong problem solving, conceptual thinking, planning and analytical skills; Ability to learn and use company software programs / apps to complete work as necessary; Outstanding client facing and interaction skills; Ability to stand and climb up and down ladders for extended periods of time (Up to 8 hrs. /day); Ability to work individually or collaboratively in a positive team environment; Ability to meet deadlines including paperwork and reports; Proficient in Microsoft Office, specifically Word, Excel and Outlook; Ability to communicate effectively, both verbally and in writing with customers, clients and employees. Education, Training & Certifications: High school diploma or equivalent required; Familiarity with OSHA standards and certifications - OSHA 10 certification highly preferred; Minimum 2 years related lighting and auditing experience required; Valid driver's license and clean driving record required. Physical Demands and Work Environment: Office Environment. Required to sit, stand, walk, talk and hear; Ability to lift up to 25 lbs; Ability to stand and climb up and down ladders for extended periods, scaffolding and lift equipment; Ability to work individually or collaboratively in a positive team environment; Valid driver's license and clean driving record required.</p> <p>Job Description: Responsible for troubleshooting lighting and electrical systems; Maintain service records and reports; Conduct pre-installation inspections to document the existing lighting, HVAC, and refrigeration equipment; Conduct post-installation inspections to verify installation of energy efficiency upgrades; Capture existing location and technical information in a survey tool; Tabulate and input inspection findings into an internal tracking database; Report on findings on a daily and/or weekly basis.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Service and Install Manager (posted 7/21)	Job Number: 5181
Hours/Days:	Monday-Friday	Salary: \$83k/year
Approximate Location:	Anaheim	
Requirements:	<p>Skills Requirements: Minimum of 2 years of lighting, HVAC, mechanical, or refrigeration experience required; Minimum of 2 years managing trade contractors mentioned above; Ability to carry out systematic data tracking and reporting processes; Superior verbal, written and interpersonal communication skills; Proficient in Microsoft Office, specifically Excel, Word, and Outlook; Superior verbal, written and interpersonal communication skills; Strong personal commitment to the mission, vision, goals and values of Willdan and its clients; Proven ability to develop strong working relationships, collaborate with internal staff, customers, and contractors; Detail oriented and analytical; Demonstrated excellence in managing multiple projects effectively, with a high degree of accuracy and in a timely manner; Flexibility and willingness to take on additional projects and responsibilities as needed. Physical Demands and Work Environment: Office Environment. Required to sit, stand, walk, talk and hear; Ability to lift up to 10 lbs; Ability stand and climb up and down ladders for extended periods if time (up to 8hrs./day); Ability to work individual or collaboratively in a positive team environment; Valid driver's license and clean driving record; High School Diploma or Equivalent required; Minimum of 2 years lighting and auditing experience required; Associates degree or better preferred.</p> <p>Job Description: Responsible for overseeing project installations within their territory; Manages contractor productivity/quality/safety protocol of work in the field; Support/schedule field technicians; Manage backorder material with material vendor; Do walkthroughs on projects before, during and after installation; Maintain or exceed forecasted margin for all projects; Train contractors and provide oversight to ensure projects are completed in the Willdan way; KPI compliance on program's project tracker report; Additional duties include pre confirming scheduled audits; maintain server filing system electronically; Communicate findings/discrepancies to ESRs and Sales Managers that required additional follow up; Assist in process improvements to ensure quality within and across programs; Other duties beyond the above may be assigned; Addresses customer service complaints and feedback; seeks solutions to prevent future occurrences; Actively mentored by Deputy Program Manager to continue skill development; Provides clear and effective communication with all customers including team members, stakeholders, cross-functional groups, etc.; Engagement in any and all areas critical to program success.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Operator Boiler (posted 7/6)	Job Number: 5169
Hours/Days:	Monday-Friday	Salary: \$Negotiation w/ Union Contract
Approximate Location:	Wilmington	
Requirements:	<p>Skills Requirements: Minimum of (1) year experience as a boiler operator; Understanding of required personal protective equipment and comprehension of boiler safety; Must have an active Unlimited Steam Engineer license issued by the city of Los Angeles; Apply and understand: Chemical water treatment, pumps and control, wastewater systems, cooling tower systems; Must be able to troubleshoot and address Boiler issues as required and limited to license; Ability to communicate with all levels of personnel (verbal/written in English); Must have basic computer skills; Available to work flexible; weekend hours based on production demand.</p> <p>Job Description: The Boiler Operator is responsible for the daily operations and maintenance of steam generation system, boilers and other equipment. This includes but is not limited to the operations and service of boilers, steam generators, waste water systems, retort cooling systems, chemical water treatment, and water filtration system. Specific Responsibilities Include: Must be fully committed to meeting manufacturing goals in the areas of safety, quality and production; Daily operations/shutdown, monitoring, repair/maintenance and servicing of high pressure steam boilers, steam generators, retort cooling systems, pumps, motors, oil heaters, gas controls, emergency power generators, forced draft systems, Ph controls, safety devices, chemical feeding, water filtration system, boiler controls, waste water control systems and recording devices; Complete all required documentation including gauge readings, water test results, etc; Maintain housekeeping practices inside and outs of waste water and boiler; Wash down floor inside and outside retainment wall; Maintain all motor bearings and gearboxes. Grease all motor bearings and check gearbox oil; Verify and lubricate all chains and belts; Inspect and notify management of any discrepancies with hoses and pipes; Report any equipment malfunction and unsafe practices immediately to Supervisor on duty; Observe a good and professional relationship with others (internal and external) while in promises; May be required to supply hand tools; Perform other duties as assigned.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Maintenance Mechanic (posted 7/6)	Job Number: 5167
Hours/Days:	Monday-Friday	Salary: \$Negotiation w/ Union Contract
Approximate Location:	Wilmington	
Requirements:	<p>Skills Requirements: Minimum (5) years of experience as maintenance mechanic electrician; Must have knowledge and understanding of electrical; 1-5 years of industrial maintenance experience required; Must know and practice LOTO; Previous experience within high-speed industrial environment in a food or beverage manufacturing environment; Programmable Logic Control (PLC) knowledge preferred; Understanding of preventative, corrective, and predictive maintenance methods; Knowledge of basic math, metric system, mechanical and industrial instrumentation; Must be able to read and comprehend electrical diagrams schematics and blue prints; Ability to communicate with all levels of personnel (verbal/written); Must have basic computer skills; Knowledge of general-purpose tool box with proper tools to maintain and service equipment; Available to work flexible; weekend hours based on production demand.</p> <p>Job Description: Maintenance Mechanic-Electrician is responsible to maintain, troubleshoot and repair a variety of electrical and mechanical equipment. This position requires proficiency in multiple skill clusters, such as electrical controls, mechanical systems, welding, fabrication and manufacturing processes. The employee will perform medium to high-level machine systems troubleshooting and repair including retort cooling system, can washer, conveyor, gear motor and ink jet system. Specific Responsibilities Include: Troubleshoot equipment problems and perform immediate repairs and preventative maintenance on operating and material handling equipment, efficiently and on a timely manner to ensure daily production requirements are met. Main responsibility is to maintain seamers; Overhaul and install new equipment; Rebuild, weld and fabricate parts; Perform electrical and mechanical repairs throughout the facility, maintain working area clean and free of debris; Generate part requests to ensure adequate inventory; Complete all projects issued from work orders as assigned; Complete all required reporting and documentation promptly; Perform mechanical and maintenance related assistance (i.e., equipment set-up, repairs, construction, piping installation) as assigned; Report any equipment malfunction and unsafe practices immediately to Supervisor on duty; Observe a good and professional relationship with others (internal and external) while in promises; May be required to supply hand tools; Perform other duties as assigned.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Mechanic - Seamer (posted 7/6)	Job Number: 5166
Hours/Days:	Monday-Saturday	Salary: \$Negotiation w/ Union Contract
Approximate Location:	Wilmington	
Requirements:	<p>Skills Requirements: Minimum (5) years of experience as maintenance mechanic electrician; Minimum (3) years of experience in welding & fabricating; Minimum (3) years of experience as seamer mechanic; 1-5 years of industrial maintenance experience required; Must know LO/TO; Previous experience within high-speed industrial environment; Programmable Logic Control (PLC) knowledge preferred; Understanding of preventative, corrective, and predictive maintenance methods; Must be able to read and comprehend electrical diagrams schematics and blue prints; Ability to communicate with all levels of personnel (verbal/written); Must have basic computer skills; Available to work flexible; weekend hours based on production demand.</p> <p>Job Description: Maintenance Mechanic is responsible to maintain, troubleshoot and repair a variety of electrical and mechanical equipment. This position requires proficiency in multiple skill clusters, such as electrical controls, mechanical systems, welding, fabrication and manufacturing processes. The employee will perform medium to high-level machine systems troubleshooting and repair including retort cooling system, can washer, conveyor, gear motor and ink jet system. Specifically, it will be responsible for all the daily operations, maintenance, and service of production seamers. Specific Responsibilities Include: Troubleshoot equipment problems and perform immediate repairs and preventative maintenance on operating and material handling equipment, efficiently and on a timely manner to ensure daily production requirements are met. Main responsibility is to maintain seamers; Overhaul and install new equipment; Rebuild, weld and fabricate parts; Perform electrical and mechanical repairs throughout the facility, maintain working area clean and free of debris; Generate part requests to ensure adequate inventory; Complete all projects issued from work orders as assigned; Complete all required reporting and documentation promptly; Perform mechanical and maintenance related assistance (i.e., equipment set-up, repairs, construction, piping installation) as assigned; Report any equipment malfunction and unsafe practices immediately to Supervisor on duty; Observe a good and professional relationship with others (internal and external) while in promises; May be required to supply hand tools; Perform other duties as assigned.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Building Engineer (posted 6/29)	Job Number: 5150
Hours/Days:	Monday-Friday	Salary: \$32.40/hr.
Approximate Location:	Los Alamitos	
Requirements:	<p>Skills Requirements: At least 4 years of solid building preventative maintenance, routine maintenance and safety experience and a track record of results; High school graduate and vocational courses; Mechanical ability and familiarity with at least three certificates in HVAC, electrical plumbing, pumps, heating and ventilation, etc; Each certificate must be equivalent to completion of a semester course in a community college, vocation school or ROP or equivalent program; Valid driver's license and the ability to be insured and use of personal vehicle (subject to mileage reimbursement); Solid communication skills and the ability to interface effectively with tenants and employees within different departments of the organization.</p> <p>Job Description: Daily Building Operations: Source and qualify vendors, including procurement of multiple bids for projects as directed; Monitor and log vendor performance for on-site activities; Coordinate tenant improvements with Property Manager, Tenant(s), and Vendors; Timely reporting of all pertinent events and activities; Maintain effective communications and good working relationships with all internal and external customers (PMB/RES Staff, tenants and building visitors, hospital administration and staff, vendors, etc.); Conduct and document regular, formal building inspections and follow through with corrective measures as needed; Identify and document any building problems or deficiencies that may affect building operations or create liability; Maintain an adequate, on-site stock of supplies and repair parts using RES ordering and inventory maintenance standards and systems; Monitor and direct the operation of building systems to optimize tenant comfort and safety; Arrange personal and staff work hours to provide adequate coverage for normal workdays, Sundays, holidays and emergencies, as directed by the Director of Building Services and/or Portfolio Manager and/or Senior Property Manager; Respond to tenant service calls and provide Director of Building Services and/or Portfolio Manager and/or Senior Property Manager with written/verbal response; Respond to emergency calls during off-duty hours; Perform plumbing repairs such as plugged sewer lines, urinals, commodes, faucets and water valves; Repair and/or replace light fixtures, ballasts, motors, breakers, switches and receptacles; Perform minor repairs to doors (including hardware as capable), walls, ceiling and floors; Paint common areas as necessary; Maintain all building equipment rooms, offices and common areas; Perform other duties as assigned.; Mechanical Systems (HVAC). Develop and maintain energy management system and preventive maintenance programs. As necessary, manage vendor providing chemical</p>	

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Operation & Maintenance Engineering

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water treatment process and testing necessary to ensure proper treatment and maintenance of HVAC systems. Use and maintain Building Engines work order system including preventative maintenance calendars and inspection information. Ensure compliance on all environmental issues and procedures (EPA, OSHA, storage tanks, etc.) as related to mechanical systems. Maintain plans, schedules, and all other pertinent documentation as related to these systems. Coordinate with hospital when systems are connected and operate in concert with hospital systems (i.e. central plant). Mechanical Systems (Elevators)- As necessary, manage vendor providing preventive maintenance and testing necessary to ensure proper vertical transport operations; Maintain BEI work order system for preventive maintenance and contingent repair work; Coordinate with vendor(s) and regulating state authorities to ensure proper inspection and permitting for conveyances; Ensure compliance on all environmental issues and procedures (EPA, OSHA, etc.); Mechanical Systems (Electrical). As necessary, manage vendor providing services necessary to ensure proper operation and maintenance of electrical systems; Maintain BEI work order system for preventive maintenance and contingent repair work; Ensure that required permits are in place and systems inspections regularly scheduled. Fire/Life Safety, Security. Participate in the design and implementation of emergency systems and procedures; Maintain systems viability by coordinating with vendors to ensure timely completion of inspections, repairs, permit procurement, fire drills, system/alarm monitoring, etc.; Manage and maintain Building Access Control System(s) in concert with Portfolio/Senior Property Manager; Coordinate with hospital, as necessary, where systems tie-in or are connected to hospital systems; Coordinate with security vendors regarding standing guards, patrols, etc. TENANT MOVE-IN: Coordinate tenant finish/move-in procedures; Inspect tenant area before move-in to verify that space is ready for occupancy; Be available during move-in process to facilitate move and assist tenants, as appropriate or requested; Oversee daily performance of contractors involved in tenant improvement work; Coordinate ordering of proper locks, keys, directory listings, and signs; Coordinate building access with moving company; Assist in facilitating remodel work. PHYSICAL DEMANDS: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

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Operation & Maintenance Engineering

Full Time

Job Title:	Control Room Operator (posted 6/29)	Job Number: 5144
Hours/Days:	Shift Varies	Salary: \$18/hr.
Approximate Location:	Los Angeles	
Requirements:	<p>Skills Requirements: High School Diploma; Computer experience; Experience with Microsoft Office (Excel, Word); Other Requirements: Must be able to attain and sustain an Airport I.D. Badge; Preferred Qualifications: Minimum 1 year working experience in an material handling (baggage handling, material, warehouse, distribution center, etc) environment; Technically inclined, with potential to learn and grow into maintaining material handling systems; Working knowledge of computers and equipment; Team player with strong verbal communication skills; Ability to solve problems under pressure; Flexibility with time, able to shift priorities quickly based on staff and system needs; Pro-active attitude towards process improvement; Detail oriented; Innovative, self-starter and pro-active; Decision making ability; Self-reliant; Customer service oriented; Ability to carry out a variety of recurring technical activities.</p> <p>Job Description: Control Room Operators shall monitor the operational status of existing BHS and PBB as well as the new BHS from the Control Room via the MIS and the MDS, at all hours of the operational day. Conducts investigations and administrate work orders and reports. Alert maintenance personnel through radio communications of faults or failures and dispatch them to the appropriate location. Monitor system status, balancing, statistical reports, and make-up assignments for the user airlines. Daily coordination with TSA, CBRA and OSR staff as required to maintain system operational status. Analysis of existing CBIS/BHS and MSC BHS faults, developing remedial action plans and providing reports to the O&M Manager regarding the overall cause of system faults. Make BHS operational decisions, initiating and coordinating implementation of any backup/fallback procedures necessary to facilitate continued operations (e.g., choosing alternative routings via reversible conveyors, initiating use of fallback tags, coordination with user airlines, etc.). Ensure smooth daily start-ups by reviewing start-up check lists and procedures. Determine/coordinate configuration changes to bypass off-service conveyor. Report and track service calls and technical issues internally. Generate and distribute work orders thru CMMS system, including closing completed work order. Generate weekly and monthly reports. Perform regular Preventative Maintenance (PM) of Control Room equipment. Determines sequence and approach with little assistance. Carries out a variety of control room activities with little assistance. Communicates regularly with customers and technicians over the phone and radio.</p>	

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Operation & Maintenance Engineering Full Time

Job Title:	Maintenance Worker (posted 6/29)	Job Number: 5138
Hours/Days:	Shift Varies	Salary: \$17-19.79/hr.
Approximate Location:	North Hollywood	
Requirements:	<p>Skills Requirements: High School Diploma or GED required; Three (3) years of previous experience in maintenance, janitorial, construction or related field OR General high school education, basic reading, writing and communication skills; Position requires a minimum of two (2) years general experience in building janitorial, trades, repair and maintenance, or handyman work.</p> <p>Job Description: The Maintenance Worker I, II is responsible for performing basic repairs and maintenance in the areas of plumbing, carpentry, painting, plastering, and electrical; performing general site and building cleaning; and moving and assembly of furniture and equipment on work orders assigned. The Maintenance Worker I, II position reports to the Operations Manager and works independently and as part of a team to ensure that the facilities assigned to the position, are maintained in the best physical condition possible and that all service requests are completed in a professional and timely manner. SPECIFIC DUTIES: Perform maintenance and repair in areas of carpentry, drywall repair, painting, flooring, plumbing, electrical and appliances; Unit inspections, move-in/move-out checklists, section 8 and other agency checklists; Vacancy preparation as directed by supervisor; Emergency on-call availability as assigned by supervisor; Dive to other LAFH sites and perform work orders or emergency assignments as directed by supervisor; Follow correct safety procedures in all aspects of work; Remediate any potential safety hazards that could injure someone and report potential safety hazards to the Operations Manager; Complete work orders, activity logs, and vehicle logs as required by supervisor; Additional tasks, projects, and responsibilities as assigned by supervisor.</p>	

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Operation & Maintenance Engineering Full Time

Job Title:	Direct Installation Technician (posted 6/29)	Job Number: 5133
Hours/Days:	Monday-Friday	Salary: \$35k-40k/yr.
Approximate Location:	Los Angeles	
Requirements:	<p>Skills Requirements: Our Ideal Candidate is: Bilingual Spanish &/or Chinese; Experienced in commercial energy efficiency audit. (5 years or more); Team-oriented and Professional; Experienced in HVAC, weatherization, lighting, and plumbing. (5 years or more); Experienced in water measure & lighting installation; Commercial HVAC experience (5 years or more); Experience with Microsoft Office and Salesforce CRM; Customer-service focused. Requirements: Ability to pass drug and background screening; Bi-lingual (Spanish/Chinese); Valid Driver's License; Reliable Transportation (Personal Vehicle); Willing to work flexible hours; High Diploma or equivalent; Energy, HVAC, Electrical, Energy Industry Related Certification/License; Ability to lift items 50lbs +; Travel 75% of time; 2 years of relative experience; Excellent customer service skills in addition to solid verbal and written communication skills.</p> <p>Job Description: Technical Tasks- Inspect buildings to identify required weatherization measures, including repair work, modification, or replacement; Inspect utility customer site conditions for necessary energy efficiency savings; Identifying energy saving solutions; Prepare energy saving assessments (reports) for utility customers. Internal Tasks- Work with the entire program team to share ideas and new strategies; Maintain internal activity & financial transaction logs, and energy saving records; Prepare monthly technical, operational and safety reports. Customer Service- Generate new business by leveraging existing relationships with customers; Act as an "energy solutions expert" - by identifying and recommending energy savings opportunities (i.e., use of low flow showerheads and LED bulbs); Communicate with customers about utility related programs, offers and products; Recruit customers to participate in utility programs via canvassing, community events and referral programs; Schedule client appointments and answer program-related questions.</p>	

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Operation & Maintenance Engineering

Full Time

Job Title:	Maintenance Technician for 510-unit Apartment Community (reposted 6/29)	Job Number: 4879
Hours/Days:	Shift Varies	Salary: \$18.50-23/hr.
Approximate Location:	Santa Clarita	
Requirements:	<p>Skills Requirements: Residential property management, hotel or equivalent maintenance experience; Hands-on maintenance skills including plumbing, electrical, general carpentry, HVAC, appliances, pools, etc.; A positive attitude, and the desire to learn and develop your skills; Superior customer service and verbal communication skills; EPA Type II or Universal certification is a plus; CPO is a plus; Availability to be on-call (rotating with the other Technicians) to address any emergencies.</p> <p>Job Description: As a Service Technician, you will create an environment where people will want to live. You will maintain the property to ensure good working order and pleasant curb appeal while providing excellent customer service to your residents. Diagnose and solve maintenance issues in the apartment homes, exterior and common areas ranging from plumbing, electrical, general carpentry, HVAC, appliances and pools; Utilize assigned tool set provided by IMT; Prepare apartments for new residents in a timely manner following IMT standards; Perform daily maintenance of property grounds for curb appeal that makes a great impression on your residents, prospective residents and guests; Additional projects and/or duties as assigned by the Service Manager or Community Manager.</p>	

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Operation & Maintenance Engineering

Full/Part Time

Job Title:	Maintenance Technician (BHS) (posted 6/29)	Job Number: 5145
Hours/Days:	Shift Varies	Salary: \$27-30/hr.
Approximate Location:	Los Angeles	
Requirements:	<p>Skills Requirements: High School Diploma or equivalent; Minimum technical experience in an industrial environment; General mechanical and electrical troubleshooting/problem solving skills; Competency in electrical, mechanical work, and HVAC and building controls; Experience with welding fabrication. Other Requirements: Must be able to attain and sustain an Airport I.D. Badge, CBP Seal, and airport driver icon. Preferred Qualifications: Minimum 1 year CMMS experience; Minimum 2 years of material handling experience; Working knowledge of mechanical and electrical systems; Basic knowledge of controls (PLC, PC) systems; Knowledge-Skills-Abilities (Competencies); Excellent maintenance, troubleshooting and problem solving skills; Flexibility with time, able to shift priorities quickly based on staff and system needs; Team player with strong verbal and written communication skills; Customer and service oriented; Proactive and strong work ethic and initiative; who would like to grow and develop within the organization; Working knowledge of computers and equipment; Ability to solve problems under pressure; Pro-active attitude towards process improvement; Valid Drivers License. Excellent maintenance, troubleshooting and problem solving skills. Flexibility with time, able to shift priorities quickly based on staff and system needs. Team player with strong verbal and written communication skills. Customer and service oriented. Proactive and strong work ethic and initiative; who would like to grow and develop within the organization. Working knowledge of computers and equipment. Ability to solve problems under pressure. Pro-active attitude towards process improvement.</p> <p>Job Description: The Maintenance Technician provides maintenance services to all equipment and systems specified covered from the main equipment disconnect to the end device. The Maintenance Technician position shall report to Lead Maintenance Technician. They carry out preventive and corrective maintenance at the mechanical and electrical level of the material handling system. This will be done during the dwell periods in between the flights and in the other non-operational hours. Essential Functions (Job Duties and Responsibilities): Inspect diagnose and repair mechanical and electrical systems; Communicate with various parties on the work performed and present status of specialty systems; Interpret engineering drawings in reference to layout, location, and operation of the system(s); Train & mentor Maintenance Technician Apprentice on all aspects of maintenance operations; Schedule preventative maintenance tasks to ensure job completion - Inspection, adjustment, cleaning, replacement; Reporting through CMMS; React to messages from the Control Room or</p>	

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Operation & Maintenance Engineering

(continued from previous page...job #5145)

	manager; Attending to call outs, faults, alarms and warnings; Attending to stoppages and bag jams; Tote running.
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