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Building Management System Specialist, Energy Engineering

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US-NY-New York **Department** Sustainability, Energy & Technical Services (SETS) **School/Division** Capital Projects and Facilities (WS2548)

Compensation Grade Band 53 **Union** N/A **FT/PT** Full-Time **Category** Engineering

Position Summary

Report to the Director, Energy Engineering. Responsible for advancing energy management efforts on campus and for the implementation of initiatives as related to building automation and metering systems. Working closely with the facility management, technical services and construction management groups, identify, evaluate and support the deployment of cost-effective energy management initiatives to drive environmental improvement, energy reduction and operational excellence across the NYU portfolio of properties. Evaluate the operational condition of a variety of Building Management Systems (BMS) throughout the NYU campuses by setting up and analyzing data trends for analysis and diagnostics. Recommend modifications of sequence of operations for building systems to optimize performance and efficiency. Coordinate, track and manage the optimization and repairs of the systems controlled by the BMS. Assist with identifying and managing the repair and replacement of malfunctioning building management system components on campus.

Qualifications

Required Education:
Bachelor's Degree in Mechanical Engineering, Electrical Engineering, Facility Engineering, or a related degree from an accredited college or university.

Preferred Education:
Professional certification or accreditation is desirable such as Certified Energy Manager (CEM), Certified Business Energy Professional (CBEP), Professional Engineer (PE) or LEED Accredited Professional (AP).

Required Experience:
5+ years of experience in facility operation, maintenance and engineering. In-depth knowledge of direct digital controls, instrumentation. Strong skills associated with control strategies and automation logic and diagnosing and troubleshooting errors. Commissioning, retrocommissioning, and fault detection experience. Ability to perform engineering calculations for energy and control projects. Proficiency in operating and navigating Human Man Interfaces (HMI) and Graphics User Interfaces (GUI) for building systems. Aptitude in reading, analyzing, and troubleshooting of object-oriented software or similar programming language software associated with direct digital controls systems. Strong knowledge of heating ventilating and air conditioning (HVAC) systems. Competency in electrical and electronic controls associated with building systems such as lighting control systems, variable frequency drives (VFD), starters, etc. Comprehension of basic sequences of operation associate with HVAC systems, both major systems and terminal units. Experience with standard sequences of operation for variable air volume controls, chilled beams, fan coil units (FCUs), direct expansion (DX) units, dedicated outside air systems (DOAS) and other common HVAC systems. Hydronic systems control strategies such as perimeter heating systems, steam heating systems, and secondary water systems with associated heat exchangers. Refrigeration machine operation, cooling tower operation and condenser water controls. Must be fully proficient at reading specifications, design drawings and diagrams associated with HVAC systems, electric systems, and BMS. Basic understanding of information technology (IT) networked systems as applied towards BMS.

Preferred Experience:
Familiarity with multiple building automation system platforms. Experience working in an academic environment, and facility and energy engineering projects. Understanding of GUI interface with third party applications or software systems such as Iconics, etc. Familiarity with BACNET and other open protocols. Programmable Logic Controls (PLCs). Ability to read piping and instrumentation diagrams (P&ID). Familiar with proportional, integral and derivative (PID) loop analysis and tuning.

Required Skills, Knowledge and Abilities:
Strong analytical and trouble shooting skills. Excellent written and verbal communications skills, good interpersonal skills. Ability to multitask and to work independently or collaboratively as part of a team. Must be willing to climb ladders, climb stairs and carry items over fifty (50) pounds. Required to work in mechanical and electrical rooms. Must be willing to work on construction sites and roofs. PPE use and safety adherence. Site surveys to diagnose malfunctioning equipment.

Additional Information

EOE/AA/Minorities/Females/Vet/Disabled/Sexual Orientation/Gender Identity

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