

## **JOB TITLE: Director of Engineering – Real Estate**

### **JOB SUMMARY**

Responsible for the engineering oversight of all Indiana University Health (IUH) owned and leased assets. Serves as a liaison to Design & Construction and IUH Facilities who are involved with the engineering functions of IUH CRE leaseholds. Sets the vision for the functioning of building systems including, but not limited to mechanical, electrical, fire/life safety, NFPA and elevators. Works with management partner engineering teams to establish and implement preventative maintenance programs and standards affecting operational efficiencies, reduction of equipment downtime, maintaining property systems integrity and minimize operating costs while preserving and extending IUH's investment. Responsible for assisting with scope definition, implementation and tracking of all preventative maintenance contracts across the CRE portfolio. Facilitates oversight for all Repair & Replace and Capital projects under CRE jurisdiction in partnership with the Director of Asset Services/Property Management. Conducts annual physical property inspections of all leaseholds to assess engineering assistance needs and evaluate operating deficiencies.

### **ESSENTIAL FUNCTIONS**

#### **Connect to Promise:**

Demonstrates a commitment to IU Health's mission, vision, and values by exhibiting behaviors and delivering results that align with the strategic direction of the organization. Continuously provides the best individualized care and service to patients, customers, colleagues, business partners, and the communities we serve.

#### **Collaboration:**

Proactively collaborates with others within and outside of the organization to find creative and innovative business solutions. Actively contributes to team(s), and leads the achievement of cross-department team and organizational goals. Engages, guides and mentors team members to ensure they having meaningful work experiences. Works across multiple teams, often in a matrix environment

#### **Leadership:**

Proactively communicates and models the mission, vision and values of IU Health.

Listens, learns, and helps managers and team members resolve issues, address concerns, identify potential risks, and improve overall processes and outcomes. Engages, guides and mentors team members to ensure they are having meaningful work experiences. Prioritizes management and team member development, and provides frequent coaching and opportunities for two-way dialogue.

#### **Critical Thinking:**

Maintains objectivity during critical evaluation process. Asks key questions to prepare and interpret data, and assemble potential alternatives and/or solutions. Determines rationale behind decision-making, rapidly connects pieces of information from various sources, guides team through prioritization process and determination of final recommendations. Leverages past experiences to ensure mistakes are not repeated and best practices are put into action. Critically compares and discusses alternate points of view, championing a point of view and/or recommendation with evidence to support. Clearly articulates sound and structured judgements.

#### Execution:

Drives results by assigning clear authority and accountability, integrating and aligning efforts across units and functions, and monitoring progress against objectives. Conveys a strong sense of urgency around continuous improvement, achieving high quality results, and accelerating business performance. Addresses problems directly and drives changes necessary to achieve business objectives.

#### Customer Focus:

Designs and delivers strategies that place customers at the center of business decisions. Consistently identifies current and future customer needs and ensures the effective delivery of high quality and value added solutions, products, and services that meet or exceed customer expectations.

#### Project Management:

Works with leaders to ensure solutions are being developed with sound methodologies, guidelines, and best practices. Recognizes patterns, time sequences, events, or underlying issues in complex relationships. Guides team in choosing and prioritizing the best alternatives based on consideration of pros, cons, tradeoffs, timing, and available resources.

### **EDUCATION, EXPERIENCE & QUALIFICATIONS**

- Requires Bachelor's Degree or Professional Degree in finance, law, engineering, architecture, real estate, planning, or similar discipline; or 7 – 10 years of relevant work experience.
- Real Estate License and/or Professional Engineering/Architectural License is a plus.
- Development or Healthcare real estate background is a plus.
- Requires a working understanding of industry market conditions as they relate to the organization.
- In depth knowledge of hazardous material management, NFPA Life Safety Code, State Fire Marshall and NFPA 99 requirements, including knowledge of TJH (JCAHO) requirements.
- Technical proficiency in mechanical and electrical controls typically utilized in commercial properties.
- Experience in reading and interpreting safety rules, BAS operating manuals, mechanical drawings and blueprints.
- Experience in scope development and interpretation.
- Member of and engagement with IFMA.
- Technical proficiency.
- Basic computer skills – Outlook, Word, Excel.