

Our Mission

To manage and develop properties that empower the communities we serve. Promoting excellence and an ethical, dynamic and rewarding work environment for our fellow employees, while creating value for our clients, partners and investors.

Our Vision

A world where underserved communities have home-grown leadership, self-representation, safety and unprecedented opportunity and access.

Our Brand

A proactive leader and socially conscious urban real estate brand that unites, empowers, and inspires communities to achieve their highest potential.

Our Values

- We believe in leading by example and in delivering results with integrity, excellence, and urgency.
- We believe in working only on projects that are truly important and meaningful to us and the communities we serve.
- We believe that our greatest strength lies in our people, in their wellbeing and in their ongoing personal and professional development.
- We believe in having the honesty to admit when we are wrong and in the courage to change.
- We believe our community involvement enables us to actively live our company's values and communicate the spirit of our brand.

Role Value Proposition

Led by a collaborative group of individuals who largely come from the communities we are proud to serve, over the past 30+ years, Primestor has led a culture that values the team over the individual. As an established pioneer in its space, Primestor's work ethic is very strong because we love what we do, and we are intimately in touch with the impact of our work. Situated in an open environment, every member of our team is part of that driving force of change and success. We have a progressive culture of inclusion and open-mindedness; open about how things are done while balancing a clear measurable goals culture and constantly adaptive approaches. We place a premium on personal autonomy, ideas, and cultural fit with a keen awareness of inclusivity, diversity, and sustainability.

Facilities Technician – Chula Vista Center

Job Location: Chula Vista, CA

Reports to: Property Manager

Position Type: Non - Exempt

Job Description

The Facilities Technician is responsible for supporting the Property Manager and Property Coordinator in executing safety protocols, troubleshooting building systems, coordinating with vendors and contractors, and performing hands-on repairs and preventive maintenance. This individual must be certified or experienced in performing a wide range of trade skills and must be comfortable reading blueprints and technical schematics. This role is essential to maintaining the physical functionality, aesthetics, and safety of the property.

Key Responsibilities

Facilities Maintenance & Technical Repairs

Install, troubleshoot, repair, and maintain building systems in accordance with plans, blueprints, and schematics.

Perform preventative maintenance and hands-on technical work in various trades including:

- **General Maintenance:** Furniture installation, caulking/sealing, door hardware, ceiling tiles
- **Drywall:** Installation, patching, texturing, and sanding
- **Painting:** Interior and exterior surface prep and painting
- **Carpentry:** Light framing, door installations, molding, cabinetry
- **Plumbing:** Faucet/toilet/urinal repairs, pipe fitting (PVC, copper, PEX), backflow testing, drain clearing, water heater maintenance
- **Electrical:** Outlet/switch rewiring, light fixture and ballast replacement, circuit troubleshooting, panel board maintenance
- **HVAC/Mechanical:** Filter replacement, fan coil and pump repair, thermostat calibration, VAV boxes, boiler/chiller troubleshooting
- **Concrete & Masonry:** Concrete patching, epoxy application, brick/mortar work, grout repairs
- **Roofing/Waterproofing:** Minor roof repairs, gutter/downspout cleaning
- **Landscaping & Grounds:** Sprinkler repairs, exterior lighting, sidewalk/lot patching

Vendor & Contractor Coordination

- Act as on-site liaison for external vendors and contractors; schedule and oversee maintenance activities, verify quality, and ensure compliance with safety standards.
- Maintain updated logs of contractor activity and work orders.
- Maintain appropriate inventory systems, records, files, material safety data sheets, supplies, equipment, and tools
- Ensure all vendor work is completed efficiently, on time, and within scope.



Office & Operations Support

- Assist in setup and takedown of seasonal décor, mall events, and signage installations.
- Operate compactor and support janitorial tasks as needed (trash, sweeping, vacuuming, etc.).
- Support landscaping work as necessary.
- Assist with emergency planning, safety drills, and execution of evacuation or shutdown protocols.
- Assists the management team with preparing and inputting budget information
- Assists with training team members
- Engage in training and continuing education to develop the knowledge, skills, and competencies required to work safely

Team & Tenant Interaction

- Provide excellent customer service when interacting with tenants, guests, or visitors.
- Respond to maintenance requests and service tickets in a timely and professional manner.
- Some shift work, evenings, weekends, and emergency response is required
- Repair, modify, move retail merchandising units as needed

Other Duties

- Provide superior, cooperative, and excellent customer service.
- Contribute to the growth of the Company.
- The description noted above is not designed to cover all activities, duties or responsibilities that are required. Other duties, responsibilities and activities may change or be assigned at any time with or without notice.
- Enhance, cultivate, and add meaning in your own professional and personal skills.

Required

- High School Diploma or GED required
- Minimum of 2–3 years of hands-on experience in building maintenance or facility operations
- Valid Driver's License required
- Ability to communicate information clearly with management, employees, tenants, and external contacts
- Ability to read and interpret documents, plans and schematic drawings and comprehend instructions
- Strong work ethic; self-motivated; results-oriented; capable of effective independent judgment and ability to work independently
- Technical school graduate or trade certifications (HVAC, electrical, plumbing)
- OSHA General Industries 10-Hour course is a plus
- Familiar with, or ability to learn Microsoft Outlook (email)
- Bilingual welcomed (Spanish)

Preferred but Not Required

Candidates with experience or certifications in the following areas will receive priority consideration:

- **Fire Life Safety Systems** (sprinkler systems, alarm panels, extinguishers)
- **Elevator Systems** (basic troubleshooting, maintenance support, inspection coordination)

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.

While performing the duties of the job, the employee is regularly required to use hands to handle objects or equipment; reach with hands and arms. The employee frequently is required to stand, walk, talk and hear. The employee is occasionally required to; sit, climb or balance; stoop, kneel or crouch.

The employee must regularly lift and/or move up to [50] pounds, frequently lift and/or move up to [75] pounds and occasionally lift and/or move up to [100] pounds. Specific vision abilities required for this job include the ability to adjust focus, as well as the ability to maintain close vision, distance vision, peripheral vision, and depth perception.

The employee is occasionally exposed to moving mechanical parts, high precarious places, fumes or airborne particles, toxic chemicals, and outside weather conditions.

Benefits

Primestor offers a competitive salary and benefits package, including health insurance, 401k plan, and opportunities for professional development. Joining our team means being part of a company that is shaping the future of urban redevelopment while making a positive impact on communities.

Primestor is an equal opportunity employer dedicated to diversity and inclusion in the workplace. We welcome applications from individuals of all backgrounds and experience.

Salary:

- Salary (\$28 to \$30 per hour) depending on qualifications and experience.
- The salary listed is an estimate and not guaranteed. A salary offer will vary based on applicant education, experience, skills, abilities, and alignment to market data.

Please email your resume to:
careers@primestor.com