



Job Description

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|------------------------|---------------------------------|--------------------|------------|
| Job Title: | Facility Maintenance Technician | Job Code: | 100422 |
| Job Family: | Business Services:Operations | FLSA Status: | Non-Exempt |
| Pay Program: | Classified | Pay Range: | G 25 |
| Prepared/Revised Date: | January 2016 | Typical Work Year: | 12 months |

SUMMARY: Perform a variety of work in the maintenance and repair of tenant spaces (district owed facilities) and equipment. Perform routine and extensive preventative maintenance and repair procedures on buildings, mechanical equipment and utility systems.

ESSENTIAL DUTIES AND RESPONSIBILITIES: *To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.*

| Job Tasks Descriptions | Frequency | % of Time |
|--|--------------|-------------|
| 1. Perform troubleshooting and maintenance in HVAC, electrical, landscape, grounds, electronics and plumbing; assists in obtaining quotes and arranging for services of outside vendors; obtain estimates for supplies, repair parts; order parts as needed. Maintain records of scheduled maintenance procedures. Work on projects identified by the facility use manager and tenants requiring the services of the skilled craftsperson. | D | 20% |
| 2. Inspect and verify the operation and safety of equipment including, but not limited to, adjusting, calibrating, replacement, rebuilding, repairing of all building equipment. (Permitted repairs are performed under the supervision of Master licensed maintenance workers.) | M | 15% |
| 3. Perform preventive maintenance inspections and related job tasks at tenant spaces including, but not limited to HVAC, electrical, landscape, grounds, electronics and plumbing equipment so that they are maintained in a safe, clean and orderly condition in accordance with regulations; maintains hand and power tools in working condition | D | 40% |
| 4. Support all trades in their related job duties. Responds to emergency maintenance requests as required. Perform a variety of work in the maintenance and repair of building systems. Monitors maintenance schedules to assure tasks are performed in a timely manner. | D | 20% |
| 5. Perform other job-related duties as assigned. | Ongoing | 5% |
| | TOTAL | 100% |

EDUCATION AND RELATED WORK EXPERIENCE:

- High School Diploma or equivalent.
- Experience in commercial or school facility maintenance preferred.
- Minimum of 3 years of experience in one or a combination of experience in HVAC, Electrical, Electronics and Plumbing.
- Must be a minimum of 18 years old.

LICENSES, REGISTRATIONS or CERTIFICATIONS:

- Criminal background check required for hire.
- Must successfully complete a pre-hire, post-offer physical abilities examination.
- Valid Colorado driver’s license.
- Must possess one of the following licenses/certifications:
 - EPA/CFC Type I, Type II, and/or Type III Certification.
 - Valid Colorado State Journeyman Plumber License plus Colorado Backflow Prevention Certification or must obtain Colorado Backflow Prevention Certification within 6 months of entering position.
 - Valid State of Colorado Journeyman Electrician License.

TECHNICAL SKILLS, KNOWLEDGE & ABILITIES:

- Troubleshooting and repair of commercial facility equipment.
- The ability to read and understand blueprints and schematics.
- Basic knowledge of facility maintenance.
- Basic knowledge of building, state, local codes and regulations.
- Ability to promote and follow Board of Education policies, Superintendent Policies, building and department procedures.

- Ability to communicate, interact and work effectively and cooperatively with all people, including those from diverse ethnic and educational backgrounds. Willingness to contribute to cultural diversity for educational enrichment.
- Ability to recognize the importance of safety in the workplace, follow safety rules, practice safe work habits, utilize appropriate safety equipment and report unsafe conditions to the appropriate administrator.
- Critical thinking and problem solving skills.
- Ability to keep up-to-date technically and apply new knowledge to your job. Includes adapting to and mastering new system applications and processes as implemented by the district or department.
- Ability to maintain confidentiality in all aspects of the job.
- Ability to manage multiple tasks with frequent interruptions.
- Ability to manage multiple priorities.
- Ability to work with students with diverse backgrounds and abilities.
- Ability to comply with Maintenance On-Call Policy.
- Ability to recognize the importance of safety in the workplace.

MATERIALS AND EQUIPMENT OPERATING KNOWLEDGE:

- Operating knowledge of and experience with personal computers and peripherals.
- Operating knowledge of and experience with typical office equipment, such as telephones, copier, fax machine, e-mail.
- Operating knowledge of power tools and trade hand tools.
- Operating knowledge of district information technology systems and any other department specific software and equipment required within 2 months after entering position.
- Operating knowledge of commercial test equipment required within 1 month after entering position.
- Operating knowledge of high lifts, bucket truck, boom truck and man lift required within 6 months after entering position.

REPORTING RELATIONSHIPS & DIRECTION/GUIDANCE:

| | POSITION TITLE | JOB CODE |
|--------------------|------------------------|----------|
| Reports to: | Facilities Use Manager | 100518 |

| | POSITION TITLE | # of EMPLOYEES | JOB CODE |
|------------------------|--|----------------|----------|
| Direct reports: | This job has no direct supervisory responsibilities. | | |

BUDGET AND/OR RESOURCE RESPONSIBILITY:

None

PHYSICAL REQUIREMENTS & WORKING CONDITIONS: *The physical demands, work environment factors and mental functions described below 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.*

| PHYSICAL ACTIVITIES: | Amount of Time | | | |
|-------------------------------------|----------------|-----------|------------|----------|
| | None | Under 1/3 | 1/3 to 2/3 | Over 2/3 |
| Stand | | | | X |
| Walk | | | | X |
| Sit | | X | | |
| Use hands to finger, handle or feel | | | | X |
| Reach with hands and arms | | | | X |
| Climb or balance | | | X | |
| Stoop, kneel, crouch, or crawl | | | X | |
| Talk | | | X | |
| Hear | | X | | |
| Taste | | X | | |
| Smell | | X | | |

| WEIGHT and FORCE DEMANDS: | Amount of Time | | | |
|---------------------------|----------------|-----------|------------|----------|
| | None | Under 1/3 | 1/3 to 2/3 | Over 2/3 |
| Up to 10 pounds | | | | X |
| Up to 25 pounds | | | | X |
| Up to 50 pounds | | X | | |
| Up to 100 pounds | | X | | |
| More than 100 pounds | X | | | |

| MENTAL FUNCTIONS: | Amount of Time | | | |
|--------------------------|-----------------------|------------------|-------------------|-----------------|
| | None | Under 1/3 | 1/3 to 2/3 | Over 2/3 |
| Compare | | X | | |
| Analyze | | | X | |
| Communicate | | | X | |
| Copy | | X | | |
| Coordinate | | | X | |
| Instruct | | X | | |
| Compute | | X | | |
| Synthesize | X | | | |
| Evaluate | | | X | |
| Interpersonal Skills | | X | | |
| Compile | X | | | |
| Negotiate | X | | | |

| WORK ENVIRONMENT: | Amount of Time | | | |
|---------------------------------------|-----------------------|------------------|-------------------|-----------------|
| | None | Under 1/3 | 1/3 to 2/3 | Over 2/3 |
| Wet or humid conditions (non-weather) | | X | | |
| Work near moving mechanical parts | | | X | |
| Work in high, precarious places | | | X | |
| Fumes or airborne particles | | | X | |
| Toxic or caustic chemicals | | X | | |
| Outdoor weather conditions | | | X | |
| Extreme cold (non-weather) | | | X | |
| Extreme heat (non-weather) | | X | | |
| Risk of electrical shock | | | X | |
| Work with explosives | X | | | |
| Risk of radiation | X | | | |
| Vibration | | X | | |

| VISION DEMANDS: | Required |
|---|-----------------|
| No special vision requirements. | |
| Close vision (clear vision at 20 inches or less) | X |
| Distance vision (clear vision at 20 feet or more) | X |
| Color vision (ability to identify and distinguish colors) | X |
| Peripheral vision | X |
| Depth perception | X |
| Ability to adjust focus | X |

| NOISE LEVEL: | Exposure Level |
|---------------------|-----------------------|
| Very quiet | |
| Quiet | |
| Moderate | |
| Loud | X |
| Very Loud | |