

# DISTRICT SCHOOL BOARD OF PASCO COUNTY

## Administrative JOB DESCRIPTION

### Director of Maintenance and Facilities Services

<b>Department:</b> Maintenance and Facilities Services	<b>Job Code:</b> TBD
<b>FLSA:</b> <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Non-Exempt	<b>Salary Schedule:</b> MGMT 10
<b>Reports To:</b> Executive Director for Support Services	<b>Work Days:</b> 245
<b>Board Approved Date:</b> December 18, 2012	<b>Work Hours:</b> 8 hrs/day

**JOB GOAL:** Responsible for planning, coordinating, and directing the operations and staff of Maintenance and Facilities Services, effectively maintaining the facilities in the District in order to provide a safe learning environment for students.

#### ESSENTIAL DUTIES & RESPONSIBILITIES:

*The following statements of duties and responsibilities are intended to describe the general nature and level of work being performed by individuals assigned to this position. These statements are not intended to be an exhaustive list of all duties and responsibilities required of all personnel within this position.*

1. Direct and coordinate, through subordinate supervisory personnel, activities of workers engaged in repair, maintenance, and installation of machines, tools, and equipment, and in maintenance of buildings and grounds. Provide overall technical guidance and direction to facilitate and assist sites in meeting the mission of the District.
2. Supervise assigned personnel, conduct annual performance appraisals, and make recommendations for appropriate employment actions.
3. Communicate with other administrators, District personnel and contractors to coordinate maintenance and operations activities and programs, resolve issues and conflicts and exchange information.
4. Implement various maintenance related programs, including routine, proactive, preventative and predictive maintenance.
5. Develop and implement long and short-term plans and activities to effectively and efficiently manage the District's buildings and site needs related to maintenance and facilities.
6. Provide cost impact analyses as requested, complete required reports, and maintain departmental records.
7. Direct the development of the departmental improvement plan.
8. Establish a departmental quality control system.
9. Evaluate work orders to determine priorities and estimates on equipment, materials, and time to complete projects.
10. Develop and monitor the annual departmental budget.
11. Coordinate the moving of re-locatable buildings.
12. Assist in compliance with EPA, OSHA, and Health Department standards.
13. Coordinate the acquisition of specialized parts and supplies to ensure timely and efficient repairs.
14. Respond immediately to emergency situations and serve as a district representative at emergency shelters as determined by the Superintendent.
15. Perform other duties as assigned.

#### MINIMUM REQUIREMENTS:

*Requirements are representative of minimum levels of knowledge, skills and/or abilities. To perform this job successfully, the incumbent will possess the abilities or aptitudes to perform each duty successfully. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions.*

#### KNOWLEDGE, SKILLS & ABILITIES:

- Broad knowledge of the practices and procedures utilized in maintenance and facilities programs.
- Knowledge of mechanical systems (electrical, plumbing, HVAC), grounds (maintenance, care and equipment), custodial operations (equipment, products and standards), budgeting and building codes.
- Ability to read blue prints.
- Operating knowledge of and experience with personal computers and software.
- Ability to organize, prioritize, manage schedules, and carry out duties efficiently and within established timeframes.
- Knowledge of laws, regulations, and codes governing school planning and construction.
- Ability to establish and maintain collaborative working relationships with all stakeholders.
- Ability to communicate effectively, orally and in writing, including electronic media.

#### EDUCATION, TRAINING & EXPERIENCE:

- Bachelor's degree and/or completion of appropriate schools or courses in building trades and technical maintenance skills.
- Three years of experience in management of maintenance and facilities operations or equivalent.

**OR**

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- Any satisfactory combination of experience and training which demonstrates the knowledge, skills and abilities to perform the essential responsibilities.

### CERTIFICATES, LICENSES, & REGISTRATIONS:

- Appropriate valid Florida Driver's License.

**SUPERVISORY RESPONSIBILITY:** Direct supervision of assigned Maintenance and Facilities Services support personnel. Responsibilities include planning, assigning, and directing work; addressing complaints and resolving problems; training employees; evaluating performance; and interviewing, testing, hiring, and assignment of personnel.

### PHYSICAL REQUIREMENTS *(Describes physical conditions of this position):*

<input type="checkbox"/>	Sedentary Work	Exerting up to 10 pounds of force occasionally and/or a negligible amount of force frequently to lift, carry, push, pull or move objects. Sedentary work involves sitting most of the time. Jobs are sedentary if walking and standing are required only occasionally and all other sedentary criteria are met.
<input type="checkbox"/>	Light Work	Exerting up to 20 pounds of force occasionally and/or up to 10 pounds of force frequently. If the use of arm and / or leg controls require exertion of forces greater than that for sedentary work and the worker sits most of the time, the job is rated as Light Work.
<input checked="" type="checkbox"/>	Medium Work	Exerting up to 50 pounds of force occasionally, and/or up to 20 pounds of force frequently and/or up to 10 pounds of force constantly to move objects.
<input type="checkbox"/>	Heavy Work	Exerting up to 100 pounds of force occasionally, and/or up to 50 pounds of force frequently, and/or up to 20 pounds of force constantly to move objects.
<input type="checkbox"/>	Very Heavy Work	Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

### PHYSICAL ACTIVITY:

*(Physical activities of the job are listed below and are with or without accommodations for disabilities for this position. Frequency of each applicable activity is noted according to the following: R = Regularly; F = Frequently; O = Occasionally, S = Seldom)*

R	Sitting	Resting with the body supported by the buttocks or thighs.
R	Standing	Assuming an upright position on the feet particularly for sustained periods of time.
R	Walking	Moving about on foot to accomplish tasks, particularly for long distances.
R	Climbing	Ascending or descending ladders, stairs, scaffolding, ramps, poles, etc. using feet and legs and/or hands and arms.
R	Balancing	Maintaining body equilibrium to prevent falling when walking, standing or crouching on narrow, slippery or erratically moving surfaces.
F	Bending	Lowering the body forward from the waist.
F	Stooping	Bending body downward and forward by bending spine at the waist through the use of the lower extremities and back muscles.
F	Kneeling	Bending legs at knee to come to a rest on knee or knees.
F	Crouching	Bending the body downward and forward by bending leg and spine.
F	Crawling	Moving about on hands and knees or hands and feet
F	Twisting	Moving body from the waist using a turning motion.
F	Reaching	Extending hand(s) and arm(s) in any direction
F	Pushing	Using upper extremities to press against something with steady force in order to thrust forward, downward or outward .
F	Pulling	Using upper extremities to drag, haul, or tug objects in a sustained motion.
F	Lifting	Raising objects from a lower to a higher position or moving objects horizontally from position- to-position through the use of the upper extremities and back muscles .

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R	Finger Dexterity	Picking, pinching, typing or otherwise working primarily with fingers rather than with the whole hand or arm.
R	Grasping	Applying pressure to an object with the fingers and palm.
F	Feeling	Perceiving attributes of objects, such as size, shape, temperature or texture by touching with skin, particularly that of fingertips
F	Repetitive Motions	Substantial and continuous movements of the wrists, hands, and/or fingers.
R	Talking	Expressing or exchanging ideas by means of the spoken word. Those activities in which detailed or important spoken instructions must be conveyed accurately, loudly or quickly.
R	Hearing Acuity	The ability of perceive speech and other environmental sounds at normal loudness levels.
R	Visual Acuity	The power to see at a level which allows reading of numbers and text, operations of equipment inspection of machines, etc.

### WORKING CONDITIONS:

*(Conditions the worker will be subject to in this position with or without accommodations for disabilities. Indicate all that apply to the position. Please note that there can be more than one condition.)*

<input type="checkbox"/>	Outdoors	The worker is subject to outside environmental conditions. There is not effective protection from weather conditions such as wind, moisture, sunlight, extreme temperature changes, etc.
<input type="checkbox"/>	Indoors	The worker is subject to inside environmental conditions. There is protection from weather conditions but not necessarily from temperature changes.
<input checked="" type="checkbox"/>	Indoors and Outdoors	The worker is subject to both environmental conditions. Activities occur inside and outside.
<input type="checkbox"/>	Cold	The worker is subject to extreme cold. Temperatures are below 32 degrees for periods of more than one hour.
<input type="checkbox"/>	Heat	The worker is subject to extreme heat. Temperatures are above 100 degrees for periods of more than one hour.
<input type="checkbox"/>	Noise	The worker is subject to noise. There is sufficient noise to cause the worker to shout in order to be heard above the ambient noise level.
<input type="checkbox"/>	Vibration	The worker is subject to vibration. There is exposure to oscillating movements of the extremities or whole body.
<input type="checkbox"/>	Hazards	The worker is subject to hazards. This includes a variety of physical conditions, such as proximity to moving mechanical parts, electrical current, working on scaffolding and high places and exposure to high heat or chemicals.
<input type="checkbox"/>	Atmospheric Conditions	The worker is subject to atmospheric conditions. One or more of the following conditions affect the respiratory systems or the skin: fumes, odors, mists, gases or poor ventilation.
<input type="checkbox"/>	Oils	The worker is subject to oils. There is air and/or skin exposure to oils and other cutting fluids.
<input type="checkbox"/>	Respirator	The worker is required to wear a respirator.
<input type="checkbox"/>	None	The worker is not substantially exposed to adverse environmental conditions (such as in typical office or administrative work).
<input type="checkbox"/>	Other	

### MACHINES, TOOLS, EQUIPMENT:

*(Machines, tools, equipment, electronic devices, vehicles, etc, used in this position.)*

General office equipment, including personal computers, fax machines, copiers, scanners, telephones, etc

*Pasco County School District will provide reasonable accommodations to qualified individuals with disabilities to allow them to perform the essential functions of the job when such individuals request an accommodation.*