

Facilities Maintenance Worker Tradesworker II



To perform this job successfully, an individual must be able to perform the essential job functions satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the primary job functions herein described. Since every duty associated with this position may not be described herein, employees may be required to perform duties not specifically spelled out in the job description, but which may be reasonably considered to be incidental in the performing of their duties just as though they were actually written out in this job description.

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JOB SUMMARY

To lead, oversee, and participate in the more complex and difficult work of staff responsible for providing skilled work in performing a range of practices in the maintenance, repair, alteration and construction of city buildings, facilities, park equipment and fixtures, and construction of city buildings, facilities, park equipment, and fixtures, including carpentry, painting, electrical, HVAC and plumbing. This position may assume the duties of the supervisor in his/her/their absence.

This is the advanced journey-level class in the Facility Maintenance series. Positions at this level are distinguished from the Facility Maintenance Worker I by the level of responsibility assumed and the complexity of duties assigned. Employees perform the most difficult and responsible types of duties requiring specialized skills and experience that may include maintenance, repair, and installation of heating and air conditioning systems. Employees at this level are required to be fully trained in all procedures related to assigned areas of responsibility. Performs semi-skilled to skilled work in one or more of the various trades' disciplines in the maintenance, construction, repair, and general upkeep of City facilities, equipment, and grounds. Workers in this job also participate in the construction of large City and capital projects. Trades disciplines include, but are not necessarily limited to, carpentry, electrical, painting, plumbing, irrigation, and equipment operation.

ESSENTIAL JOB FUNCTIONS (examples, not all-inclusive)

The list of essential functions, as outlined herein, is intended to be representative of the tasks performed within this classification. It is not necessarily descriptive of any one position in the class. The omission of an essential function does not preclude management from assigning duties not listed herein if such functions are a logical assignment to the position.

- Lead, plan, train, participate, and review the work of staff responsible for providing repair to City facilities, equipment, irrigation systems or timers, appliances, and buildings by performing a variety of skilled carpentry, masonry, painting, concrete work, welding, plumbing, irrigation, storm drain, electrical, HVAC and mechanical repair work.
- Operate various mechanical tools and equipment such as saws, drills, ditch witch machine, aerial lift truck, chip truck with dump, brush chipper, cutters and various hand tools required for electrical, carpentry, plumbing, and various hand tools required for electrical, carpentry, plumbing, and maintenance activities.
- Estimate time, materials, and equipment required for jobs assigned; project cost and requisition materials as required.

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- Maintain and repair city facilities, equipment, systems or fixtures, appliances and buildings by performing the most advanced skilled carpentry, electrical, plumbing, heating, air conditioning, and buildings by performing the most advanced skilled carpentry, electrical, plumbing, heating, air conditioning, and mechanical repair work.
- Install a variety of electrical circuits for City equipment and appliances including lighting, receptors, HVAC, air compressors, welders, front end equipment, computers, score boards, gates, garage door openers, including lighting, receptors, HVAC, air compressors, welders, front-end equipment, computers, scoreboards, gates, garage door openers, and other electrical appliances.
- Maintain, repair, and install plumbing fixtures and systems, including repairing flush valves, leaking toilets, broken pipes, unclogging drain lines, servicing and replacing backflow preventers, and performing related activities.
- Perform advanced carpentry work, including repairing roof leaks, installing acoustic and drywall ceilings, installing windows and doors, replacing locks, constructing walls, preparing walls for painting, installing flooring, installing siding, and performing other related activities.
- Participate in a variety of activities requiring travel, including off-site inspections and repairs.
- Assist in designing, arranging, setting up, and disassembling electrical layouts for special events.
- Performs general maintenance and repair tasks in the trade discipline of responsibility, e.g., carpentry, painting, plumbing, irrigation, and equipment operation.
- Reads and interprets a wide variety of documentation applicable to assigned trades areas, e.g., such as plans, blueprints, schematics, sketches, drawings, diagrams, and technical instructions.
- Performs basic to complex carpentry tasks, e.g., installing doors, alterations, framing, installing windows, installing outdoor showers, fence repairs, replacement devices, locks, ceilings tiles, and ceiling tiles grids, repairing/replacing floor tiles, furniture building, concrete finishing and forming, roof repairs, building lay out, and programming door locks.
- Performs painting tasks associated with both interior and exterior surfaces, e.g., priming surfaces, mixing paints, and applying paint according to discipline methods and techniques.
- Performs basic to complex electrical repair and installation tasks, e.g., such as replacing switches and circuits, testing amperage, changing out fixtures, and working on parking lot fixtures.
- Performs basic to complex plumbing tasks, e.g., replacing sinks, water fountains, toilets, valves, leaking components, troubleshooting, and repairing/replacing pumps.
- Performs basic to complex irrigation tasks associated with the continued flow of irrigation to parks, at facilities and roadways, e.g., replacing heads, repairing/replacing lines, troubleshooting pump-mechanical problems, and replacing automated controllers/pumps/motors.
- Performs basic to complex tasks associated with public property maintenance and construction, e.g., excavations, grading, and transport of refuse and debris.
- Performs road work tasks such as small minor asphalt repairs, blocking roads off for accidents, and trimming and cutting trees as needed.
- Adheres to practices of safe use and handling of equipment and tools used in the assignments.
- Maintains records and documentation according to work orders that are assigned and completed.
- Assists other trades staff as needed within the scope of knowledge, skills, and abilities.
- Responsible for purchasing materials.
- Operates a variety of light equipment.
- Performs locksmith duties.
- Performs other duties as directed.

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QUALIFICATIONS

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Education and Experience:

High school diploma or equivalent ~~required.~~ ~~Advance journey license or certification in one or more trades, such as,~~ Advanced journey license or certification in one or more trades, such as Limited Electrical, HVAC, or Plumbing; CPR certification to include AED training. Possess a commercial driver's license (CDL) class B. Parks, Recreation & Maintenance: EPA Section 608 certification; Backflow Inspector certification; Backflow Rebuilding certification; Playground Safety Inspector certification; Pool Operator certification; Forklift Operator certification; Equipment Operator training preferred. Two to three (2-3) A minimum of three (3)2 years of experience in one or more of the building maintenance trades. Equivalent to the completion of the twelfth grade, with vocational training in one or more of the building maintenance trades, or equivalent on-the-job training. in the trade discipline of primary assignment; vocational technical training may substitute for a part or all of the required experience; or an equivalent combination of education, training, and experience. Must possess a commercial driver's license (CDL) class A or B. Additional qualifying experience or completion of coursework at an accredited college or university in a job-related field may substitute on a year-for-year basis for one year of the required experience or education. Must Ppossess or be able to obtain a valid State of Florida driver's license and the ability to maintain insurability.by the date of hire.

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Knowledge, Skills, and Abilities:

Knowledge of:

- ~~Advanced methods, practices and equipment used in building maintenance services and activities, and equipment used in building maintenance services and activities, including a variety of building trades work.~~
- Principles of lead supervision and training.
- Thorough knowledge of equipment operations i.e., hydraulic boom and bucket, brush chipper, dump truck, and front end loader.
- Theory and practice of heating, ventilation, and air conditioning systems.
- Federal, state ~~and local policies, procedures,~~ and local policies, procedures, and codes related to facility and equipment maintenance and repair.
- Occupational hazards and necessary precautions applicable to building and mechanical maintenance work.
- Preventive maintenance requirements.
- The geography of the city and surrounding area.

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Ability to:

- Perform a variety of the most difficult skilled carpentry, painting, welding, heating, air conditioning, and mechanical repair work.
- Operating, maintaining, and repairing a variety of hand tools and equipment.
- Lead and review the work of technical staff in the area of work assigned.
- Independently perform the most difficult building maintenance and repair work in the area of work assigned.
- Operate a variety of tools and equipment in a safe and effective manner.
- Identify building maintenance needs and take corrective actions.
- Operate a motor vehicle.

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- Work independently in the absence of supervision.
- Repair and maintain a variety of mechanical equipment.
- Design, read and interpret sketches, drawings, and interpret sketches, drawings, and diagrams.
- Communicate clearly and concisely, both orally and in writing.
- Work irregular work hours.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Knowledge of tools, materials, and equipment utilized in the primary trade discipline of assignment.
- Knowledge of standards practices and techniques for the safe handling and effective operation of trade tools and equipment.
- Skill in the basic to complex application of tools, techniques, principles, practices, and methods applicable to the primary trade of assignment.
- Ability to read, write, and interpret a wide variety of technical documentation applicable to assigned areas, e.g., schematics, diagrams, sketches, and blueprints.
- Ability to fulfill physical requirements and demands of work.
- Ability to operate a variety of light equipment.
- Ability to communicate orally.

Supervision Received/Exercised:

- Receives administrative direction from the Public Works Director or his/her/their Designee.
- May exercise lead supervision over lower level facilities staff.

PHYSICAL/MENTAL DEMANDS

Tasks involve moderate to heavy physical effort, including heavy lifting, carrying, pushing, and pulling equipment or supplies of heavyweight (e.g., up to 50 or more pounds), climb stairs or ladders, remaining in positions requiring prolonged standing, walking, or sitting. Tasks require physical agility, in which some combination of the following is typically required: bending, kneeling, climbing, crawling, and stooping. Tasks may involve extended periods working in outdoor conditions with exposure to disagreeable environmental conditions, e.g., solar radiation, heat, dust, dirt, humidity, fumes, gases, smoke, acute vibrations, electrical hazards, and confined or elevated workspaces. These tasks include making observations, communicating, reading and writing, use of computers/tablets, operating equipment, making decisions, using judgment, estimating, calculating, and demonstrating intellectual capabilities and close collaboration with others. Tasks involve the ability to exert moderate to heavy physical effort, which may involve heavy lifting, carrying, pushing, and pulling of objects and materials of heavy weight (e.g., up to 100 or more pounds). Tasks require physical agility, in which some combination of the following is typically required, e.g., bending, kneeling, climbing, crawling, and stooping. Tasks require sound and visual perception and discrimination. Tasks may involve extended periods of time working in outdoor conditions with exposure to disagreeable environmental conditions, e.g., solar radiation, heat, and humidity.

WORKING CONDITIONS

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Primarily operates in an outdoor environment with exposure to environmental risks, occasionally transitioning to indoor settings. Tasks are regularly performed inside and outside with potential for exposure to adverse conditions, such as dirt, dust, pollen, odors, fumes and poor ventilation, wetness, humidity, rain, temperature, and noise extremes, machinery and moving vehicles, vibrations, electric currents, animals/wildlife, toxic/poisonous agents, gases or chemicals, oils and other cutting fluids, violence and disease, or pathogenic substances.

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This position is considered essential for disaster recovery efforts.