



## JOB DESCRIPTION

<b>JOB TITLE:</b> Maintenance Specialist II	<b>FLSA:</b> Non-Exempt
<b>Department:</b> Facilities	<b>Revised Date:</b> 9/22/2020
<b>Security Sensitive:</b> Yes	<b>Grade:</b> B-23
<b>Reports To:</b> Director of Facilities	

### Job Summary

Under the direct supervision of the Director of Facilities, performs skilled work in mechanical, electrical, and plumbing, maintenance and in daily operation of HVAC and electrical system in central chilled water/boiler plant and campus.

### Essential Functions

- Creates and performs preventive maintenance programs;
- Supervises and trains assigned staff;
- Performs preventive maintenance, repairs and/or replaces assigned HVAC equipment, including pneumatic and electronic;
- Diagnoses and troubleshoots refrigeration and air conditioner equipment and makes necessary repairs;
- Operates, diagnoses, analyzes and records findings on all HVAC equipment including boilers, chillers, pumps, motors, air handling units and cooling towers;
- Creates and edits control schedules for the campus HVAC system;
- Provides annual maintenance on chillers and boilers including removing heads, cleaning tubes, changing filters and oil, diagnosing approach temperatures, reviewing maintenance logs to determine when maintenance should be scheduled;
- Inspects fire and smoke alarm systems regularly, making necessary minor adjustments and making recommendations for major adjustments to the supervisor;
- Diagnoses and troubleshoots all distribution electrical failures and issues, make necessary repairs and or work with contractors to solve issues;
- Maintains switch gear;
- Analyzes future projects to assure all MEP has been captured for the project and report these finding to supervisor;
- Inspects jobsites to assure all MEP has been properly installed;
- Follows proper safety procedures;
- Monitors, implements and coordinates provisions of the College's emergency management plans;
- Reads and interprets data from charts, gauges, dials, blueprints, schematics, and technical manuals as needed when making adjustments, repairs or installations;
- May perform generator service and maintenance, including but not limited to: oil filters, electrical connections and hydraulic components;
- Ensures the building is ready for staff and students in all areas of assigned responsibility to include: lights, general maintenance and HVAC; replacing lamps and ballasts as needed;
- May perform general carpentry and drywall repairs;

- Maintains confidentiality of information exposed to in the course of business regarding students, supervisors or other employees;
- Contributes to a safe educational and working environment by participating in all drills and training and being prepared to take action should a health or safety emergency occur;
- Requires the kind of teamwork, supervision, and personal interaction, that cannot be had in a home office situation; therefore, regular and predictable on-site attendance is a job requirement;
- Other duties as assigned.

### **Minimum Education, Skills and Abilities**

- High School diploma or GED preferred and previous maintenance experience;
- Understanding of commercial HVAC equipment and ability to diagnosis and repair;
- Knowledge of pumps for chilled water and commercial boilers;
- General knowledge of all commercial and residential MEP;
- Ability to read and comprehend blueprints associated with MEP;
- Good understanding of Building Automation systems;
- Ability to install and program Building Automation on equipment;
- Knowledgeable in working with vendors to place orders for parts and equipment;
- Understand the protocol for ordering parts and equipment;
- Ability to compile information with concerns to deferred maintenance; (Age of equipment, numbers of break downs, annual cost to maintain)
- Mechanical knowledge of rotating equipment and be able to diagnose and repair equipment;
- Must be capable of performing general carpentry and drywall work;
- Ability to understand spoken and written instructions;
- Ability to make judgment calls with regards to college funds and necessity;
- Ability to communicate well with general public;
- Ability to operate custodial and maintenance equipment;
- Ability to perform cleaning and light maintenance assignments with minimum supervision;
- Requires regular, reliable and predictable work attendance.

### **Work Environment**

- Both inside climate controlled work as well as outside conditions;
- Ability to climb stairs, ladders and scaffolds, bend, stoop, push, pull, reach, kneel and the ability to lift up to 50 pounds;
- Ability to stand or walk for long periods of time;
- Must utilize safety equipment at all times.

### **Special Requirements**

- Must be able to work evenings, weekends and holidays and make call outs when needed;
- Must possess a current Texas driver's license to include at minimum class (B) CDL to drive College vehicles;
- Subject to a criminal background check prior to employment.

NOTE: The above statements are intended to describe the general nature and level of work being performed by the person assigned to this job. They are not intended to be an exhaustive list of all responsibilities, duties, skills and physical demands required of personnel so classified.

APPLICANT: Are you capable of performing in a reasonable manner the activities involved in the job or application for which you have applied? \_\_\_\_\_

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Signature

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Date