



FACILITIES SUPERVISOR

Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications may not include all duties performed by individuals within a classification. In addition, specifications are intended to outline the minimum qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.

DEFINITION

Under direction, plans, coordinates, and supervises lead worker(s) and their crews in the Facilities Division regarding maintenance and repairs of City facilities; implements maintenance policies and procedures; outlines, assigns, and determines work projects; performs a variety of technical tasks; ensures safe work practices; act as the Facilities and Fleet Manager in their absence; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS

The Facilities Supervisor is the full supervisory classification assigned to direct the daily operations of the Facilities Division. Positions within this class serve as supervisors for all facilities repair and maintenance, capital improvement projects, inspecting, evaluating, and approving completion of assignments by assigned facilities maintenance work crews. Performance of the work requires the use of considerable independence, initiative, and discretion within established guidelines. This classification is distinguished from the next higher classification of Facilities and Fleet Manager in that the latter has overall responsibility for the administration and management of all the Facilities and Fleet Division operations.

SUPERVISION RECEIVED/EXERCISED

Receives direction from the Facilities and Fleet Manager. Exercises functional and technical supervision over assigned staff.

ESSENTIAL FUNCTIONS *(Include, but are not limited to the following)*

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Assists in the planning, coordinating, and supervising of the City's building and facilities maintenance; inspecting City buildings, structures, and facilities to locate and determine the extent of repair, maintenance, or suggested improvements required; ensuring all routine and major repairs, replacements, renovations, and maintenance plans are completed; and establishing and maintaining practices consistent with conservation of energy and natural resources.
- Determines priority of work to be done and estimates or obtains estimates of the repair cost.
- Prepares work schedules; assigns work; evaluates and reviews the work of subordinates; trains staff in the safe and proper methods of carrying out assigned tasks; and solves difficult problems encountered by the staff.
- Monitors operations and activities of the Facilities Division; identifies opportunities for improving service delivery methods and procedures; provides recommendations concerning process changes; reviews with appropriate management staff; implements improvements.

- Establishes and maintains a variety of paper and electronic records, and preventive maintenance schedules, replacements, and upgrade activity records.
- Prepares required reports; makes recommendations on the types of equipment needed for the program's activities; conducts special studies and prepares reports orally and in writing.
- Inspects work in progress and upon completion to ensure conformance to established standards for City grounds, facilities, infrastructure, equipment, and other areas under the scope of the work assignment to ensure it is properly maintained.
- Ensures that required materials and equipment are available to carry out assigned tasks; determines stock requirements; orders parts, supplies, and equipment as needed.
- Confers with superiors to discuss work projects and establish priorities.
- Conducts safety and other training specific to the unit's work; oversees and enforces safe work practices.
- Evaluates employee performance, counsels employees, and effectively recommends initial disciplinary action; assists in selection and promotion.
- Investigates complaints from the public or internal customers concerning the work unit; takes appropriate action.
- Understands and implements sustainability and conservation strategies to preserve natural resources and energy efficiencies.
- Attend various meetings and makes presentations as needed to provide information relating to the City's overall maintenance programs.
- Demonstrates the highest standards of internal and external customer service, including professionalism, follow-through, timeliness, and clear communication.
- Assists in the preparation of the budget for the division, monitors, and controls expenditures within appropriations, recommends revenue opportunities, and explores avenues for cost recovery.
- Responds to emergency situations as necessary.
- Performs other related duties as assigned.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the knowledge/abilities and skills necessary to perform essential duties of the position.)*

Knowledge of:

- Principles and practices of employee supervision, including work planning, assignment, review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of building and equipment maintenance and repair program development and administration.
- Operational characteristics of building diagnostic equipment and components.
- Principles, practices, equipment, tools, and materials used in the maintenance, diagnosis, and repair of buildings, light- and heavy-duty refrigeration equipment, and specialized equipment, including hydraulics, and computer-controlled systems.
- Principles and practices of facilities maintenance program development and administration.
- Principles, practices, equipment, tools, and materials of construction, maintenance, and repair of City facilities and buildings, including carpentry, plumbing, painting, masonry, and mechanical and electrical work.
- Applicable Federal, State, and local laws, regulatory codes, ordinances, and procedures relevant to the assigned area of responsibility.
- Basic principles and practices of budget development, administration, and accountability.
- Safety principles, practices, and procedures of equipment maintenance and repair, including related parts, tools, supplies, and materials.

- The operation and maintenance of a variety of hand and power tools, vehicles, and power equipment.
- Basic mathematics.
- Safe driving rules and practices.
- Modern office practices, methods, and computer equipment and applications.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.

Ability to:

- Participate in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
- Supervise, train, plan, organize, schedule, assign, review, and evaluate the work of staff.
- Organize, implement, and direct assigned maintenance and operations activities.
- Manage the use, operations, maintenance, and repair fuel storage systems.
- Develop cost estimates for supplies, equipment, and vehicles.
- Work safely and effectively under pressure, including during emergency situations.
- Interpret, explain, and apply applicable laws, codes, and regulations.
- Read, interpret, and record data accurately.
- Establish and maintain a variety of manual and computerized files, record-keeping, and project management systems.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Work independently and as part of a team.
- Make sound independent decisions within established guidelines.
- Identify problems, research, and analyze relevant information, develop, and present recommendations, and justification for solution(s).
- Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
- Read, and interpret, drawings, blueprints, maps, and specifications.
- Safely and effectively use and operate hand tools, mechanical equipment, power tools, and equipment required for the work; perform routine equipment maintenance.
- Observe safety principles and work in a safe manner.
- Use English effectively to communicate in person, over the telephone, and in writing.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

QUALIFICATIONS

Education & Experience

Any combination of education and experience that has provided the knowledge, skills, and abilities necessary for a Facilities Supervisor. A typical way of obtaining the required qualifications is to possess the equivalent of two years of increasingly responsible experience in general repair and maintenance in one or more of the building trades, in a lead or supervisory capacity, and a high school diploma or equivalent.

License

Possession of a valid Class C California driver's license and a satisfactory driving record. EPA Section 608 universal technician certification required. Possession of, or ability to obtain the Certified Building Operator Certification is highly desirable.

SPECIAL REQUIREMENTS

Position requires sitting, standing, walking on level and slippery surfaces, reaching, twisting, turning, kneeling, bending, stooping, squatting, crouching, grasping, and making repetitive hand movements in the performance of daily duties. The position also requires both near and far vision when inspecting work and operating assigned equipment. The position requires work in confined spaces and off creeper; to lift up to ninety (90) pounds; work with hazardous materials used in vehicular and industrial equipment repair such as used motor oil, gasoline, solvents, related brake parts, coolants, and transmission fluids. Additionally, the incumbent in this outdoor position works in all weather conditions, including wet, hot, and cold. The incumbent may use cleaning and lubricating chemicals, which may expose the employee to fumes or airborne particles, and the incumbent may be exposed to mechanical and electrical hazards. The nature of the work also requires the incumbent to use power and noise-producing tools and equipment, drive motorized vehicles and heavy equipment, and often work with constant interruptions. The incumbent may be required to be on-call and to work various shifts or emergencies on evenings, weekends, and/or holidays.

Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodation.