

<b>POSITION DESCRIPTION</b>		AGENCY/DEPT ID DAS106495
DIVISION OR INSTITUTION General Services	UNIT OR OFFICE Properties & Facilities	COUNTY OF EMPLOYMENT Franklin

POSITION NUMBER 20005777	<input type="checkbox"/> Reclassification <input type="checkbox"/> New Position <input checked="" type="checkbox"/> Update		Position Hyperlinked to <input type="checkbox"/>
			Agency Organizational Tree
	USUAL WORKING TITLE OF POSITION Air Quality Technician Supervisor - Front Street	POSITION NO. AND TITLE OF IMMEDIATE SUPERVISOR 20005756 Building Maintenance Superintendent 2	
	<input checked="" type="checkbox"/> Permanent <input checked="" type="checkbox"/> Classified <input type="checkbox"/> Temporary <input type="checkbox"/> Unclassified <input type="checkbox"/> Intermittent <input checked="" type="checkbox"/> Essential	Overtime: <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Exempt If FLSA Exempt, exemption type:	Bargaining Unit 22
NORMAL WORKING HOURS (Explain unusual or rotating shift): FROM: 7:00 am    TO: 4:00 pm    Report in location subject to change			

JOB DESCRIPTION AND WORKER CHARACTERISTICS		
%	Job Duties in Order of Importance	Knowledge, Skills & Abilities
60	<p>Supervises 25 South Front Street A/C staff engaged in installation &amp; maintenance of heating, cooling &amp; ventilating equipment; supervises personnel as required to maintain life safety equipment &amp; ensures code compliance; assigns work; develops &amp; maintains work schedules; reviews work from subordinate workers; approves leave; administers or recommends discipline; maintains payroll for assigned personnel; develops cost estimates; assists in management of building renovations; makes recommendations regarding system requirements &amp; changes for building &amp; /or tenant improvement projects; communicates system status to required personnel; operates &amp; supervises operation of automatic lighting control systems to maintain maximum cost efficiency; deals directly with building occupants to relay current repair status; ensures completion &amp; proper recording of weekly, monthly, quarterly &amp; annual Fire Pump &amp; Emergency Generator testing; manages water treatment program for all applicable equipment; responds to systems emergency situations 24 hrs/day, 7 days/week which may require overtime or call back; required to wear pager &amp;/or carry cell phone.</p>	<p>Knowledge of: (1) air conditioning, heating &amp; refrigeration technology; (2) supervisory principles &amp; techniques; (3) policies &amp; procedures as they relate to managing subordinates; (4) local federal &amp; state HVAC, plumbing, electrical &amp; fire codes*; (5) safety practices according to OSHA &amp; PERRP standards; (6) computer programs &amp; software required for performance of assigned duties; (7) inventory control; (8) blueprint reading &amp; interpretation; (9) emergency generator testing maintenance &amp; repair; (10) fire pump maintenance &amp; testing; (11) water testing &amp; treatment. Skill in (12) HVAC maintenance, repair &amp; installation; (13) pump &amp; maintenance, repair &amp; installation; (14) operation of hand &amp; power tools to include torches &amp; welders, leak detectors, gauges &amp; electrical meters; (15) operation of personal computer &amp; associated hardware/software. Ability to (16) recognize unusual or threatening conditions &amp; take appropriate action; (17) interpret &amp; deliver variety of instructions in written, oral &amp; in picture format using both technical &amp; layman's terminology; (18) accomplish all required mathematical functions required to accomplish tasks; (19) maintain accurate records in written or computerized format &amp; create reports, graphics &amp; spreadsheets to memorialize &amp; explain report contents; (20) work alone; (21) cooperate with co-workers on tasks; (22) obtain &amp; maintain valid driver's license; (23) respond to systems emergency situations on 24X7 basis; (24) carry cell phone or wear pager.</p> <p>*developed after employment</p>

*Apd 4.27.11 (aw)*

JOB CODE 52295	List Position Numbers & Job Titles of Positions Directly Supervised: 20005757 Air Quality Technician 1 20005758 Air Quality Technician 1 20005760 Maintenance Repair Worker 1 20005762 Carpenter 1 20005770 Electrician 1 20005794 Air Quality Technician 1 20005797 Maintenance Repair Worker 2 20074633 Air Quality Technician 1	SIGNATURE OF AGENCY REPRESENTATIVE 	DATE 5.12.11

# POSITION DESCRIPTION

AGENCY/DEPT ID  
DAS106495

DIVISION OR INSTITUTION  
General Services

UNIT OR OFFICE  
Properties & Facilities

COUNTY OF EMPLOYMENT  
Franklin

Reclassification

New Position

Update

Position Hyperlinked to

Agency Organizational Tree

USUAL WORKING TITLE OF POSITION

POSITION NO. AND TITLE OF IMMEDIATE SUPERVISOR

Air Quality Technician Supervisor - Front Street

20005756 Building Maintenance Superintendent 2

Permanent  
 Temporary  
 Intermittent

Classified  
 Unclassified  
 Essential

Overtime:  Eligible  Exempt

Bargaining Unit 22

If FLSA Exempt, exemption type:

Page 2 of 2

NORMAL WORKING HOURS (Explain unusual or rotating shift):

FROM: 7:00 am

TO: 4:00 pm

Report in location subject to change

### JOB DESCRIPTION AND WORKER CHARACTERISTICS

%	Job Duties in Order of Importance	Knowledge, Skills & Abilities
25	Maintains running inventory of all heating & cooling equipment at assigned location; maintains building inventory & P.M. control & recording software; manages all aspects of automated building management system; consults with contractors on equipment replacement; inspects & tests installed equipment for proper assembly of components & checks for needed repairs & compliance with technical orders, blueprints, schematics, specifications, handbooks & established procedures; ensures building life safety equipment is maintained, inspected & operating per local & federal codes as required.	Knowledge of 1, 2, 4*, 5, 6, 7, 8, 9, 10, 11 Skill in 12, 13, 14 Ability to 16, 17, 18, 19, 20, 21, 22
15	Repairs air conditioning, refrigeration & heating systems, replacing or repairing pumps, fans, motors, thermostats, filters & welds; orders supplies, tools & parts necessary for repairs; installs & operates cooling, refrigeration & heating units; works with other supervisors to ensure all building evolutions are scheduled to ensure maintenance is completed with minimal affect on tenant services & tenant comfort; occasionally receives direction from building operations administrator; ensures personnel are cross-trained for all DAS assets.	Knowledge of 1, 2, 4*, 5, 6, 7, 8, 9, 10, 11, 12 Skill in 13, 14 Ability to 16, 17, 18, 19, 20, 21
This position has been designated as weather & disaster essential		
*developed after employment		

POSITION NUMBER  
20005777

JOB CODE TITLE  
Air Quality Technician Supervisor

JOB CODE  
52295

List Position Numbers & Job Titles of Positions Directly Supervised:

- 20005757 Air Quality Technician 1
- 20005758 Air Quality Technician 1
- 20005760 Maintenance Repair Worker 1
- 20005762 Carpenter 1
- 20005770 Electrician 1
- 20005794 Air Quality Technician 1
- 20005797 Maintenance Repair Worker 2
- 20074633 Air Quality Technician 1

SIGNATURE OF AGENCY REPRESENTATIVE

DATE

*Paul J. Howard*

5.12.11

*Apd 4.27.11 (aw)*