

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

POSITION NUMBER 20005779  JOB CODE TITLE Building Maintenance Supervisor  JOB CODE 53131	<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 Maintenance Supervisor	POSITION NO. AND TITLE OF IMMEDIATE SUPERVISOR 20005782 Administrative Officer 2
	<input checked="" type="checkbox"/> Permanent <input checked="" type="checkbox"/> Classified    Overtime: <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Exempt <input type="checkbox"/> Temporary <input type="checkbox"/> Unclassified <input type="checkbox"/> Intermittent <input checked="" type="checkbox"/> Essential	Bargaining Unit 22  Page 1 of 1
	NORMAL WORKING HOURS (Explain unusual or rotating shift): FROM: 7:00 a.m.    TO: 4:00 p.m.    Report in location subject to change.	

**JOB DESCRIPTION AND WORKER CHARACTERISTICS**

%	Job Duties in Order of Importance	Knowledge, Skills & Abilities
75	Supervises assigned building maintenance workers engaged in general maintenance & building maintenance alteration &/or repair & assumes responsibility for day-to-day operation of building, in absence of Facility Manager; performs routine inspections of building; attends meetings on building occupant issues; contacts building occupants to ensure satisfaction with activity of cleaning crew; assists in tracking status of projects being performed by outside contractors; completes & signs performance evaluations; initiates disciplinary action; maintains safety procedures & implements training programs that become available; provides training on health & safety concerns; required to carry cell phone; responds to systems emergency situations 24 hrs/day, 7 days/week which may require overtime or call back.	Knowledge of (1) management; (2) work-force planning; (3) supervisory principles & techniques*; (4) safety practices; (5) employee training & development*; (6) tools used & safety equipment. Skill in (7) building maintenance (e.g., electrical, carpentry, plumbing, painting, blue-prints & schematics); (8) use of all trades tools & equipment; (9) operation of personal computer & associated hardware/software. Ability to (10) carry out detailed but basic written or oral instructions; (11) deal with problems involving several variables in familiar context; (12) apply principles to solve practical, everyday problems; (13) count, do basic addition & subtraction; (14) read & record figures accurately; (15) recognize safety warnings; (16) copy records precisely without error; (17) prepare meaningful, concise & accurate records; (18) cooperate with co-workers on group projects; (19) establish friendly respectful atmosphere as supervisor of work unit; (20) able to stand, walk, bend, stoop & kneel, climb ladders, grasp tools & small articles (e.g. screws, nails, etc.), lift arms above head, & have strength to lift & carry 50 lbs.; (21) respond to systems emergency situations on 24X7 basis; (22) carry cell phone or wear pager.
25	Estimates time, materials & labor costs for specific jobs, maintains tool control & inventory of maintenance supplies & equipment; writes order requests for purchasing supplies for maintenance personnel; assists in tracking status of projects being performed by outside contractors; uses power tools (e.g., drills, saws, welders, planer, router, torches, power actuated fastening gun) to perform duties; wears personal safety equipment (e.g., steel-toed shoes, goggles, safety lenses, hard hat, hearing protector, safety harness) to assist personnel as needed to complete projects. This position is disaster & weather essential.	Knowledge of 4, 5*, 6 Skill in 7, 8, 9 Ability to 10, 11, 12, 13, 14, 15, 16, 17, 18, 19  *developed after employment.

List Position Numbers & Job Titles of Positions Directly Supervised: 20005716 Custodial Worker    20005772 Plumber 1 20005763 Carpenter I    20005788 Laborer 20005768 Painter I    20005790 Maintenance Repair Worker I	SIGNATURE OF AGENCY REPRESENTATIVE <i>Jeffrey Westhoven/ce</i>	DATE 12/7/10
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------	-----------------

UPA 12.14.10 (aw)