



## JOB DESCRIPTION

Title: **BUILDING MAINTENANCE MANAGER**

Department: Park Center

Class Code: 7180

FLSA Status: Non-Exempt

Effective Date: November 20, 2013 (Rev. 06/2016)

Grade Number: 17

### GENERAL PURPOSE

Performs variety of skilled duties in The Park Center and Aquatic Center which may include H.V.A.C., swimming pool systems, boilers, and other mechanical systems. Supervises daily cleaning, custodial duties, and sanitizing of Center. Maintains and repairs all fitness, recreation, flooring, and gym equipment. Additional duties may include painting, carpentry, minor electrical, cement and tile masonry, dry wall or other recognized crafts for the purpose of maintaining, repairing or remodeling city owned and operated buildings and facilities.

### EXAMPLE OF DUTIES

- \*-- Assists as directed in the operation and maintenance of mechanical systems, such as; plumbing, heating, ventilating, air conditioning, steam system, automatic temperature control, and electrical.
- \*-- Performs routine and specialized swimming pool maintenance for City swimming pools and aquatic environments; maintains sanitary, safe locker rooms and changing areas for swimmers; effectively and efficiently cleans, sanitizes, and maintains commercial swimming pools, including decks, electrical, carpentry, tile, and painting repairs on swimming pools, swimming pool equipment (including assisting with operation and maintenance of timing and score equipment for meets/games), aquatics pool/boiler rooms, pool filtration and ozone systems; oversees pool chemistry, health codes, and City policies for public areas.
- \*-- Establishes, coordinates and oversees contractors/vendors related to building, aquatic, equipment, and sanitation fields.
- \*-- Assists with computers, printers, phones, and other IT related items as related to building operations.
- May recommend purchases, cost savings measures, and assists with the development of the budget; may be responsible for inventory control.

- \*-- Hires, trains, supervises and directs the work of custodial staff and volunteers; creates regular periodic cleaning and maintenance schedules.
- \*-- Performs preventive maintenance on sports equipment, treadmills, weight machines, etc; maintains records of preventative maintenance schedules, and MSDS sheets to meet manufactures warranty and guidelines.
- \*-- Maintains Gymnasium/studio floors, rubberized running track, and other floorings.
- May be responsible for maintaining routine and specialized equipment warranties and maintenance agreements for machinery and equipment within the center.
- \*-- Oversees the annual cleaning and maintenance duties.
- \*-- Performs weekly, monthly, and quarterly safety checks throughout the facility to ensure a safe and clean environment.
- \*-- Assists Parks & Recreation department with exterior needs and snow removal.
- Performs related duties as required.

## **MINIMUM QUALIFICATIONS**

### Education and Experience

- Graduation from High School plus four (4) years of related employment in related fields, or any equivalent combination of education and/or experience.

### Special Requirements

- Must have a valid Utah Driver's License.
- May be required to obtain a Certified Pool Operator license within three months of employment.
- Must be generally available and respond to emergency “call-outs” at any time of day, year-round, regardless of weather conditions.

### Necessary Knowledge, Skills and Abilities

- Knowledge of general facility maintenance, repairs, cleaning techniques, products, and procedures for the City facilities.
- Thorough knowledge of proper safety techniques, and procedures according to City policy.
- Supervisory skills for training staff and administering City policy.

- Skill in the operation of a variety of hand tools and equipment commonly used in City facilities.
- Ability to follow written and verbal instructions; ability to communicate, both verbally and in writing; ability to work with co-workers and the public.
- Team and leadership abilities to include: assertiveness, organization, empathy, enthusiasm, decisiveness, planning, confidence; accountability, effective delegation, perseverance, and credibility.

## **TOOLS & EQUIPMENT USED**

- Man lift, ladders, robot, scrubbers, hand tools, power tools or other tools needed to complete duties. TV, internet and Security cameras with monitoring function as requested by police or attorney's office.

## **PHYSICAL DEMANDS**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- While performing the duties of this job, the employee is frequently required to reach with hands and arms, stand; walk; talk or hear; and use hands to finger, handle, feel or operate objects, tools, or controls. The employee is occasionally required to sit; climb or balance; stoop, kneel, crouch or crawl.
- The employee must occasionally lift and/or move more than 75 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus.

## **WORK ENVIRONMENT**

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- While performing the duties of this job, the employee regularly works near moving mechanical parts and in outside weather conditions. The employee frequently works on roof, in precarious places and is frequently exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, and vibration. The employee is occasionally exposed to risk of electrical shock.

DEPT/DIVISION APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

EMPLOYEE'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

H. R. DEPT. APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\*Essential functions of the job.