



Job Title: Senior Facilities Specialist

CLASSIFICATION DESCRIPTION

Department: Varied
Pay Grade: 105
FLSA Status: Non-exempt
Remote Work Eligible: No

JOB SUMMARY

This position performs skilled trade functions for the College. Duties may include: installing, maintaining, and repairing complex HVAC or complex computerized heating and ventilation systems; designing and implementing HVAC systems; and training other staff on the operation and maintenance; as well as performing full-scope of maintenance responsibilities for assigned campus/building/location that requires planning and timing of multiple projects. Duties may also include: planning large-scale construction projects; identifying and evaluating contractors; applying highly trained construction skill by designing and constructing custom cabinetry; installing, maintaining and repairing electrical systems and equipment; designing electrical layouts; and repairing and replacing electrical breakers, light fixtures, electrical panels, and similar items.

DISTINGUISHING CHARACTERISTICS

N/A.

ESSENTIAL JOB FUNCTIONS

- Performs complex, skilled maintenance and carpentry tasks which, depending on area of assignment, may include: installing, maintaining, and repairing complex building systems; planning and executing large-scale construction projects; performing advanced repairs; designing and coordinating construction projects; estimating cost and amount of materials needed; and performing related duties.
- Repairs and maintains non-mechanical/electrical structures which includes replacing parts; repairing fixtures; designing and constructing cabinets; repairing electrical systems/breakers/light fixtures; and/or performing related duties.
- Performs building inspections to ensure project and operational compliance with internal and external safety regulations.
- Monitors inventory and supply levels; procures and inventories supplies, equipment, and materials as necessary or directed.
- Prepares and monitors logs and operational records.
- Sets-up and tears-down furniture for rooms for events.
- May work on maintaining chiller plant operations.

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- May maintain routine chemical testing for towers and tower softener equipment.
- Maintains shop area.
- Performs other duties as assigned.

MINIMUM EDUCATION AND EXPERIENCE REQUIREMENTS

High school diploma or equivalent; two (2) years of related work experience in area of responsibility; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Applicable system maintenance, repair and installation including HVAC;
- Construction layout and design principles
- Applicable equipment and tools;
- Equipment operating and maintenance techniques;
- Construction and maintenance principles;
- Recordkeeping principles;
- Safety procedures; and
- Computers and related software applications.

Skills in:

- Communicating, both verbally and in writing;
- Using applicable tools and equipment;
- Building, repairing, and maintaining facility structures;
- Repairing/replacing unsafe equipment;
- Reading design layouts and blueprints.
- Recordkeeping principles;
- Using relevant software; and
- Communication, interpersonal skills as applied to interaction with assigned workers, coworkers, supervisor, the general public, etc. sufficient to exchange or convey information and to give and receive work direction.

Ability to:

- Monitor and prioritize work; and
- Detect needed equipment, tools and facility repairs.

CERTIFICATION, LICENSE AND SPECIAL REQUIREMENTS

Some positions require a journeyman's license or certificate in area of responsibility.

PHYSICAL DEMANDS

This work typically requires the following physical activities to be performed. A complete description of the activities below is available upon request from Human Resources.

(X = Required to perform essential job functions)

Physical Activities		Physical Activities	
Balancing – maintain equilibrium to prevent falling while walking, standing, or crouching.		Pushing – use upper extremities to press against objects with force, or thrust forward, downward, outward.	X
Climbing – ascending, descending ladders, stairs, ramps, requires body agility.	X	Reaching – extending hands or arms in any direction.	X

Crawling – moving about on hands, knees, or hands, feet.		Repetitive Motion – substantial movements of wrists, hands, fingers.	
Crouching – bending body forward by bending leg, spine.	<u>X</u>	Speaking – expressing ideas with spoken word, convey detailed, important instructions accurately, concisely.	<u>X</u>
Feeling – perceiving attributes of objects by touch with skin, fingertips.		Standing – for sustained periods of time.	<u>X</u>
Fingering – picking, pinching, typing, working with fingers rather than hand.	<u>X</u>	Stooping – bending body downward, forward at waist, with full motion of lower extremities and back.	<u>X</u>
Grasping – applying pressure to object with fingers, palm.	<u>X</u>	Talking 1 – expressing ideas by spoken word.	<u>X</u>
Handling – picking, holding, or working with whole hand.	<u>X</u>	Talking 2 – shouting to be heard above ambient noise.	
Hearing 1 – perceiving sounds at normal speaking levels, receive information.	<u>X</u>	Visual Acuity 1 – prepare, analyze data, transcribing, computer terminal, extensive reading.	
Hearing 2 – receive detailed information, make discrimination in sound.		Visual Acuity 2 – color, depth perception, field of vision.	<u>X</u>
Kneeling – bending legs at knee to come to rest at knees.	<u>X</u>	Visual Acuity 3 – determine accuracy, neatness, observe facilities/structures.	
Lifting – raising objects from lower to higher position, moving objects side to side, using upper extremities, back.	<u>X</u>	Visual Acuity 4 – operate motor vehicles/heavy equipment.	
Mental Acuity – ability to make rational decisions through sound logic, deductive reasoning.		Visual Acuity 5 – close acuity for inspection of small defects, machines, use measurement devices, or fabricate parts.	
Pulling – use upper extremities to exert force, haul or tug.	<u>X</u>	Walking – on foot to accomplish tasks, long distances, or site to site.	<u>X</u>

TYPE OF WORK

Work performed is primarily:

- Sedentary work*: Exerting up to 10 pounds of force occasionally and/or negligible amount of force frequently or constantly to lift, carry, push, pull or otherwise move objects, including the human body.
- Light work*: Exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force to move objects.
- Medium work*: Exerting up to 50 pounds of force occasionally, and/or up to 30 pounds of force frequently, and/or up to 10 pounds of force constantly to move objects.
- Heavy work*: Exerting up to 100 pounds of force occasionally, and/or up to 50 pounds of force frequently, and/or up to 20 pounds of force constantly to move objects.
- Very heavy work*: Exerting in excess of 100 pounds of force occasionally and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects

WORK ENVIRONMENT

May be required to work hours other than the regular schedule including nights, weekends, and holidays.

This position requires regular and reliable attendance and the employee's physical presence at the workplace.

May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, chemicals, and extreme temperatures.

Work is performed in a relatively safe, secure, and stable work environment.

To perform this job successfully, an individual must be able to perform the essential job functions satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the primary job functions described herein. Since every duty associated with this position may not be described herein, employees may be required to perform duties not specifically spelled out in a job description, but which may be reasonably considered to be incidental in the performing of their duties just as though they were actually written out in a job description.

St. Petersburg College has the right to revise a classification or job description at any time. This description does not represent in any way a contract of employment.