

JOB DESCRIPTION

PATERSON BOARD OF EDUCATION

FACILITIES/GROUNDS/OPERATIONS

4211 Manager of MEP Projects

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REVISED

JOB TITLE: MANAGER OF MEP PROJECTS

REPORTS TO: Executive Director of Facilities, Maintenance and Custodial Services

SUPERVISES: Support Staff as assigned

NATURE AND SCOPE OF JOB:

The Manager of MEP Projects is responsible for the planning, engineering, construction and scheduling of MEP construction maintenance and repair requirements of the school district.

QUALIFICATIONS:

The Manager of MEP Projects shall:

1. Have graduated from a four-year college program in mechanical engineering.
2. Hold a professional engineering EIT or PE issued by the New Jersey State Board of Professional Engineers and land surveyors.
3. Have demonstrated experience in mechanical engineering (MEP) design, operation and technical related services required and relating to HVAC in a school district to similar environment with a multitude of buildings.
4. Have excellent leadership and organizational skills and the ability to motivate people.
5. Have excellent integrity and demonstrate good moral character and initiative.
6. Exhibit a personality that demonstrates interpersonal skills to relate well with students, staff, administration, parents and the community.
7. Demonstrate the ability to communicate effectively in English, both orally and in writing, using proper grammar and vocabulary.
8. Demonstrate the ability to use computers for word processing, data management, and telecommunications.
9. Provide proof of U. S. citizenship or legal resident alien status by completing Federal Form I-9 in compliance with the Immigration Reform and Control Act of 1986.
10. Provide evidence that a criminal record history check has been conducted and clearance has been given by the Department of Education. During the initial six month period provide a sworn statement that the individual has not been convicted of a crime or a disorderly persons offense in accordance with 18A:6-7.1.

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11. Provide evidence that health is adequate to fulfill the job functions and responsibilities, with reasonable accommodation pursuant to 42 U.S.C. 12101 and in accordance with N.J.A.C. 6:3-4A.4.
12. Pass the state required Mantoux Intradermal Tuberculin Test as required by N.J.A.C. 6:3-4A.4.
13. Meet such alternatives to the above qualifications as the Superintendent may find appropriate and acceptable.

VERIFICATION OF COMPETENCY:

1. District application and resume.
2. Required documentation outlined in the qualifications above.
3. A minimum of three letters of reference from former employers, teachers, professors or other professional sources.
4. Employment interview.
5. Official college transcripts.

EMPLOYMENT TERMS:

The Manager of MEP Projects shall be employed under the following terms:

1. Work year of twelve months.
2. Salary or hourly wage, benefits and leave time as specified in the written contractual agreement with the Board.
3. Conditions established by all laws and codes of the State, and all policies, rules, and regulations established by the Board of Education (N.J.S.A. 18A:27-4 et. seq.).

JOB FUNCTIONS AND RESPONSIBILITIES:

The Manager of MEP Projects shall:

1. Assume responsibility for the planning engineering, construction and scheduling of MEP construction, maintenance and repair requirements of the district.
2. Design and manage the district's energy conservation program including audits, grants, implementation, initiatives, metrics and reporting.
3. Experience with bidding, contract and procurement practices.

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4. Manage third party contracts and ensure compliance to specifications and terms.
5. Plan and manage facility engineering projects defining scope, identifying team members, developing project plans, generating alternatives, obtaining approvals, identifying and securing resources, developing specifications, establishing performance criteria, controlling change order process and evaluation project results.
6. Perform facility functions in compliance with applicable regulations and protect staff health, safety, security, work life quality and the environment.
7. Have knowledge of building infrastructure maintenance, operation and automation tools including electrical, mechanical, HVAC life safety and security systems.
8. Provide technical support on issues related to MEP building operations to the supervisors in other departments.
9. Develop and assist in the implementation of a district wide scheduled and preventive maintenance, energy accounting and building monitoring systems.
10. Work with other consultants and construction management firms providing technical assistance as it relates to the various school facilities.
11. Provide “in-house” technical resources and expertise for the development of MEP contract documents for bidding and construction administration on special projects.
12. Develop implementation plans and cost estimates for all special projects related to operations and maintenance district wide.
13. Develop computer-aided –design and other computer resources to maximize the efficiency, long term planning and record keeping of the department.
14. Oversee the districts plan archives.
15. Provide technical support and input into the development and administration of an in-service training program for district staff members on engineering and building operation related issues.
16. Operate electronic and other equipment needed to carry out job functions and responsibilities.
17. Maintain effective communications with students, staff, and parents to elicit support and to seek perceptions and ideas for the improvement of the facilities.
18. Research and make recommendations for improvement in the effectiveness and efficiency of the repair, maintenance, and cleaning services so that attractive, healthy, and safe facilities are provided.
19. Attend required meetings and serve, as appropriate on staff committees.

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20. Notify and assist the administration and appropriate emergency personnel of any emergency, and potentially dangerous or unusual situations, following Policy and Regulation 8441, Care of Ill and Injured Pupils.
21. Understand and communicate current developments in the repair, maintenance, and custodial areas through reading, participation in appropriate workshops or meetings, and involvement in professional organizations.
22. Display the highest ethical and professional behavior in working with students, parents, school personnel, and outside agencies associated with the school. Serve as a role model for students and staff in demonstrating positive attitudes, appropriate attire and grooming, and an effective work ethic.
23. Use computers and/or electronic equipment to fulfill job functions.
24. Protect confidentiality of records and information about staff, and use discretion when sharing any such information within legal confines.
25. Observe strictly, to avoid the appearance of conflict, all requirements of the School Ethics Act (N.J.S.A. 18A:12-21 et. seq.) regarding conflicts of interest in employment, purchasing, and other decisions, including solicitation and acceptance of gifts and favors,

and submit in a timely fashion the required annual disclosure statement regarding employment and financial interests.
26. Adhere to federal statutes and regulations, New Jersey school law, construction codes, State Board of Education rules and regulations, Board of Education policies and procedures, and contractual obligations.
27. Perform any duties and responsibilities that are within the scope of employment, as assigned by the Director of Facilities, Maintenance and Custodial Services and not otherwise prohibited by law or regulation.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential responsibilities and functions of the job and are not meant to be all inclusive. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential responsibilities and functions of the job.

Unless reasonable accommodations can be made, while performing this job the staff member shall:

1. Use strength to lift items needed to perform the functions of the job.

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2. Sit, stand and walk for required periods of time.
3. Speak and hear.
4. Use close vision, color vision, peripheral vision and depth perception along with the ability to focus vision.
5. Communicate effectively in English, using proper grammar and vocabulary. American Sign Language or Braille may also be considered as acceptable forms of communication.
6. Reach with hands and arms and use hands and fingers to handle objects and operate tools, computers, and/or controls.

ENVIRONMENTAL DEMANDS:

The environmental demands described here are representative of those that must be met by an employee to successfully perform the essential responsibilities and functions of the job and are not meant to be all inclusive.

1. Exposure to a variety of childhood and adult diseases and illnesses.
2. Occasional exposure to a variety of weather conditions.
3. Exposure to heated/air conditioned and ventilated facilities.
4. Exposure to a building in which a variety of chemical substances are used for cleaning, instruction, and/or operation of equipment.
5. Function in a workplace that is usually moderately quiet but that can be noisy at times.

EVALUATION:

The Executive Director of Facilities, Management and Custodial Services shall evaluate the Manager of MEP Projects in accordance with Policy No. 4220, Regulation No. 4220, this Job Description, and such other criteria as shall be established by the Board of Education.

Dr. Edwin Duroy

Approved

12-10-2003

Date

Signature on file in Human Resource Services.