

CENTRAL UNIFIED SCHOOL DISTRICT

POSTION DESCRIPTION

Position: Maintenance Manager

Classification: Classified Manager

FLSA: Exempt

Reports To: Department Administrator

Range: Classified Management Salary Schedule

EDUCATION AND EXPERIENCE

Any combination equivalent to: graduation from high school supplemented by trade school or college level courses in the building trade and four years experience in the maintenance and repair of buildings, including two years of supervisory responsibility for a program of building maintenance.

SUMMARY

Plan, coordinate, direct and assist with the district's building maintenance program.

SPECIFIC RESPONSIBILITIES

1. Supervises maintenance staff by determining workloads and schedules; develops, interprets and implements policies and procedures; evaluates staff and makes hiring and termination recommendations; and ensures that staff are trained in complex maintenance activities and are following standard operating procedures.
2. Maintain safe and healthy work practices.
3. Maintain district-owned buildings, service systems, and land improvements in good repair.
4. Prioritize and schedule maintenance work orders with appropriate staff, tools, and equipment.
5. Maintain a consistent and positive relationship with site administrators.
6. Provide material and equipment necessary in the completion of assigned employee tasks.
7. Plans, coordinates, and sets priorities for maintenance activities of the district.
8. Prepares specifications and cost estimates for maintenance/construction projects and supervises their inspection.
9. Recommend projects budget, equipment, material and personnel requirements.
10. May coordinate and assist with all emergency maintenance situations as they may occur.
11. Oversees inventory of department tools, vehicles and equipment.
12. Confer with the Director of MOT regarding the maintenance of school properties.
13. Assigns duties to employees and inspects work areas to assure standards of performance and safety are maintained.
14. Maintain a variety of records and reports; assist with maintenance duties as necessary.
15. Assist in the preparation of the maintenance budget for equipment and supplies; perform a variety of general office and clerical tasks such as filing and preparing correspondence.
16. Answer alarms for security, fire, etc.
17. Maintain maintenance warehouse fill orders, delivers supplies and maintain inventory.
18. Performs other related duties as assigned.

SPECIFIC QUALIFICATIONS

Ability to:

- prepare and interpret plans and specifications; knowledge of methods, materials and equipment used in the various crafts, including carpentry, plumbing, painting and electrical work;
- knowledge of building construction practice and laws affecting the construction and repair of school buildings;
- plan and coordinate workshops for the improvement of employee skills;
- estimate costs of repair and construction work;
- use sound judgment in the establishment of priorities for maintenance projects;
- read and interpret blueprints and sketches;
- lay out, coordinate, supervise and inspect the work of craftsmen;
- establish cooperative working relationship with both classified and certificated employees;
- requirements of maintain school buildings in a safe and orderly condition. Health and safety regulations;
- supervision and evaluation of personnel;
- record keeping techniques.

PHYSICLA ABILITIES

Requires the ability to stand for extended periods of time, and manipulate (lift, carry, move) light to heavy weights up to 75 pounds.

Requires the ability to push, pull, and guide materials over 75 pounds.

Requires the ability to climb (e.g. ladders), stoop, kneel, and crouch on a regular basis.

Requires sufficient hand-eye coordination, hand and finger dexterity including ability to grasp, and visual acuity to operate common grounds equipment and read instructions and safety information.

Requires auditory ability to hear machinery sounds and alarms.

Requires near and far visual acuity to read printed material and observe grounds objects.

Requires speaking ability to carry on ordinary conversations.

Requires the ability to work in extreme temperature conditions.

This position is exempt for the overtime provisions of the Education Code, (See Sections 45128 and f45130).