



Job Description

POSITION TITLE:	Director II, Operations Operations and Support Services Business Services	#6188
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SALARY PLACEMENT:	Senior Management Salary Schedule Range 02
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SUMMARY OF POSITION:

Under direction of the Division Director of Operations and Support Services, plan, organize and direct operations and activities involved in the inspection, cleaning, maintenance and repair of SJCOE buildings, facilities and related equipment; coordinate projects, communications and personnel to meet SJCOE needs and assure smooth and efficient activities; supervise and evaluate performance of assigned personnel. Develops and implements long and short term deferred maintenance plans and activities; complies with state requirements regarding school facility programs, facility funding, and other reporting requirements; communicates with other administrators, staff, and contractors to coordinate building and modernization activities, resolve issues and exchange information; prepares and/or reviews estimates of job costs; reviews estimates with actual costs of completed work; researches and coordinates preparation of bids, contracts, and related documents; monitors and expedites project timeline information; and makes presentations as necessary regarding building and modernization plans, projects, and needs.

MINIMUM QUALIFICATIONS-EDUCATION, TRAINING, AND EXPERIENCE:

Possess a Bachelor's Degree in public administration, business administration, construction management or related field, or equivalent experience in construction or facilities management. Five years of increasingly responsible experience with maintenance and operations.

DESIRABLE QUALIFICATIONS – EDUCATION, TRAINING, AND EXPERIENCE:

Maintenance operations, facilities planning, construction and modernization experience at a school district or a county office of education. Five years of experience working in a supervisory or management level capacity in an educational setting.

KNOWLEDGE, SKILLS, AND ABILITIES:

Knowledge of:

- applicable building codes, ordinances, requirements, regulations, and safety precautions
- requirements for maintaining buildings, facilities, and equipment in a safe, clean, and orderly condition
- techniques of gathering and analyzing information and preparing reports
- legal aspects of public works project bidding and administration
- assigned software
- proper methods, techniques, materials, tools, and equipment used in general cleaning, maintenance, and repair activities
- management of operations and activities involved in inspection, cleaning, maintenance, and repair of SJCOE office buildings, facilities, and related equipment
- rule and regulations and project delivery methods affecting school district and county office facilities construction, modernization, and deferred maintenance activities

Ability to:

- manage installation, maintenance and repair projects in electrical work, plumbing, carpentry, HVAC, and painting
- inspect projects for accuracy, completeness, and compliance with established requirements
- estimate materials, labor, equipment, and time requirements
- to interpret and apply laws, policies, rules, and regulations; plan, coordinate and direct the work of others effectively

- supervise, lead, and evaluate staff
- operate a computer
- be flexible based on program needs
- create and follow policies and procedures
- oversee and manage budgets

Possess:

- leadership skills in planning, setting agendas, and coordinating/conducting meetings/trainings
- a valid California driver's license and proof of liability insurance coverage in the minimum amount required by SJCOE policy; insurable by the SJCOE carrier. Must furnish own transportation as required to fulfill job duties
- detailed and hands on experience in all aspects of school maintenance operation, facilities planning, deferred maintenance, project management, regulations, project procurement methods, and contract administration

DISTINGUISHING CHARACTERISTICS:

The Director II represents Range II of the Senior Management Salary Schedule and provides leadership and vision for the organization. This position requires educational management experience.

ESSENTIAL FUNCTIONS:

Essential functions may include, but are not limited to:

1. Work effectively with school districts, community organizations, government agencies, parents, students, and/or staff.
2. Maintain confidentiality on issues concerning program and staff.
3. Supervise and evaluate staff.
4. Participate, coordinate, or conduct a variety of meetings, staff developments, committees, trainings, workshops, and/or conferences in order to present materials and information concerning department programs, services, operations, and activities; represent the SJCOE at local, regional, and state meetings, conferences, in-services, boards, councils, and events.
5. Maintain current knowledge and interpret applicable rules, regulations, policies, procedures, contracts, State and Federal laws, codes, and regulations.
6. Communicate effectively both orally and in writing.
7. Analyze situations accurately and adopt an effective course of action.
8. Establish and maintain cooperative and effective working relationships with others.
9. Work independently with little direction.
10. Meet schedules and timelines.
11. Prepare reports as needed for program.
12. Oversee and manage budgets.
13. Provide administrative support to the Division Director of Operations and Support Services; ensure related functions comply with established laws, codes, rules, regulations, policies, and procedures.
14. Plan, organize and direct operations and activities involved in inspection, cleaning, maintenance, and repair of SJCOE buildings, facilities, and related equipment; assure a safe, secure, and clean environment for students and staff.
15. Participate in the planning and management of building modernization projects.
16. Coordinate projects, communications, and personnel to meet SJCOE needs and assure smooth and efficient activities; confer with staff concerning cleaning, maintenance, and repair needs; assist in establishing and maintaining timelines and priorities; oversee the scheduling, development and implementation of cleaning, maintenance, and repair projects.
17. Receive, prioritize, and coordinate response to work orders; monitor progress of cleaning, installation, maintenance, and repair projects; inspect completed projects for accuracy, completeness and compliance with established work orders and specifications; review and evaluate work orders and determine project materials, labor, equipment, cost, and time requirements.
18. Coordinate and direct classroom and office relocations and related moving, transport, assembly, and arrangement functions.
19. Coordinate activities to ensure SJCOE facilities are cleaned and maintained in a safe and orderly condition; organize, direct, and participate in the cleaning of classrooms, lounges, offices, restrooms, hallways, and other facilities; assure proper pick up and disposal of waste and debris.
20. Manage installation, maintenance and repair projects in electrical work, plumbing, carpentry, HVAC, and painting; oversee the troubleshooting, diagnosis and repair of utility, equipment, and system malfunctions; ensure proper repair or replacement of equipment, parts and components as needed.

21. Provide technical information and assistance to the Division Director of Operations and Support Services regarding activities, needs, and issues; assist in the formulation and development of policies, procedures, and programs.
22. Coordinate and participate in inspection programs and activities to assure proper identification and resolution of fire, safety, security, and sanitary hazards; ensure buildings and systems comply with established codes and permits specifications; conduct regular and periodic safety inspections.
23. Participate in the development and maintenance of lease and use agreements, consultant, and maintenance contracts; monitor services to assure compliance with agreements and contracts; oversee, inspect, and assist in coordinating the work of outside contractors as directed.
24. Coordinate SJCOE alarm systems and building security information.
25. Assist with leading Safety Projects Team; coordinate fire and earthquake drills; arrange local Fire Marshall inspections according to established requirements; oversee the development and implementation of corrective actions in response to fire code violations as needed.
26. Monitor and assure adequate levels of equipment and supplies; research and coordinate the purchase of equipment and supplies as appropriate; review and approve purchase requisitions and invoices.
27. Develop, implement, and supervise preventative maintenance functions and programs for SJCOE facilities, utilities, and equipment.
28. Plan, organize and direct landscaping activities in the development and modification of SJCOE grounds and landscaped areas.
29. Respond to emergency maintenance and repair situations; provide coverage for subordinate staff as needed.
30. Perform other related duties as required.

PHYSICAL REQUIREMENTS:

Employees in this position must have the ability to:

1. Sit and stand for extended periods of time.
2. Enter data into a computer workstation, operate standard office equipment, and use the telephone.
3. Hear and understand speech at normal levels and on the telephone.
4. See and read the computer screen and printed matter with or without vision aids.
5. Speak so that others may understand at normal levels to small or large groups, and on the telephone.
6. Stand, walk, and bend over, reach overhead, grasp, push, pull and move, lift, and/or carry up to 50 pounds to waist height.

WORK ENVIRONMENT:

Employees in this position will be required to work indoors and/or outdoors in an educational and standard office environment and come in direct contact with SJCOE and school district staff, students, parents, outside agency staff and the public.

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