

**JOB TITLE:** Facilities & Grounds Technician

**DEPARTMENT:** Facilities and Grounds

**LOCATION:** Union Campus

**REPORTS TO:** Director, Facilities & Grounds

**FLSA:** Non-Exempt

**LEVEL:** 103

**DATE:** 7/15/21; 11/17/20; 12/6/19; 3/26/19

**POSITION SUMMARY:** Under general supervision, performs a variety of general maintenance and repair duties which include electrical, mechanical, carpentry, and construction, custodial duties, grounds maintenance and event setups of college facilities and equipment.

**EDUCATION, EXPERIENCE, AND LICENSES/CERTIFICATIONS:** *(A comparable amount of training, education or experience may be substituted for the minimum qualifications.)* Completion of high school/GED and three years related general maintenance, custodial and grounds maintenance experience.

**ESSENTIAL TASKS:** *(Employee must be able to perform the following functions to the satisfaction of the employee's supervisor.)*

- Inspect buildings, electrical systems, grounds, and equipment to ensure safe, well-maintained conditions, identify hazards, defects, and the need for adjustment or repair.
- Complete maintenance work orders as assigned and in a timely manner.
- Perform basic grounds and landscaping maintenance using power driven tools and equipment, such as mower, edger, power clippers, and vacuum/blower devices.
- Plant, water and maintain landscaped areas consisting of bushes, trees, flowers and shrubs; trim and prune bushes, trees and shrubs.
- Clean assigned facilities (e.g. offices, restrooms, corridors, carpets, windows, walls, classrooms, etc.) for the purpose of maintaining a sanitary, safe and attractive environment.
- Clean and sanitize restrooms daily which includes floors, fixtures, mirrors, and doors.
- Arrange equipment and furnishings (e.g. furniture arrangements, tables, chairs, bleachers, etc.) for the purpose of providing adequate arrangements for meetings, classroom activities and events.
- Strip, scrub, apply floor finish, buff, and refinish hard surface floors.
- Remove refuse and trash from grounds.
- Assist with snow removal
- Assist with moving loading, unloading and storing supplies, furniture and equipment.
- Perform periodic maintenance of lawn equipment and vehicles.
- Perform minor troubleshooting and repairs; replace light bulbs, ballasts and fuses.
- Assist with preventive maintenance and troubleshooting on HVAC system, changing filters, bearings.
- Identify and perform basic service and repair on plumbing fixtures; open clogged lines and drains.
- Install or replace plugs, switches, outlets.
- Identify and assist with carpentry and repair work.
- Operate a variety of machinery, equipment and tools including saws, router, drills, sanders, planers, drill presses and various hand tools.
- Maintain inventory of tools, supplies, and equipment; recommend tools, supplies, and equipment for purchase.
- Perform a variety of locksmith duties; install, repair, and replace locks on doors
- Inspect, service, and maintain operational functionality of doors and windows.
- Basic ability to read, interpret and work from blueprints, drawings, or oral instruction on a variety of structures related to the construction project.
- Wear proper protective equipment while performing job duties (i.e., goggles, helmet, back brace, knee pads).
- Adjustment of hours and/or weekend work may be required and/or occasional overtime.
- Prepare venues for athletic competitions.
- Conduct college business in a professional and ethical manner that includes the College's core values of integrity, diversity, empowerment, service, learning and collaboration.
- Communicate effectively in a professional, tactful and courteous manner with students, employees, faculty, and the general public.
- Ensure that all activities are conducted within the established College policies, FERPA guidelines and other applicable laws pertaining to employment and education.

- Perform assigned responsibilities, duties, and tasks according to established practices, procedures, techniques, and standards in a safe and efficient manner and with minimal supervision.

**KNOWLEDGE, SKILLS, AND ABILITIES:** Thorough knowledge of proper safety techniques and procedures while using chemicals, power tools, hand tools and equipment; knowledge of proper lifting techniques; ability to operate heavy equipment; understanding of methods, techniques, materials, tools and equipment used in maintenance, repair and electrical work; knowledge of department and college policies, procedures, and practices with the ability to answer work related questions; and/or interpret and apply these guidelines correctly in various situations. Ability to use required tools and equipment skillfully and safely; understanding of building codes, preferably “International Building Code” (IBC). Ability to learn and apply proper maintenance procedures and use of equipment and supplies. Ability to follow procedures installing, testing, operating, or repairing machinery or technology systems. Knowledge of occupational hazards and standard safety practices and Safety Data Sheets. Knowledge of college/department emergency procedures. Ability to understand and follow written and oral directions. Ability to perform work independently.

**COMMUNICATION SKILLS:** Ability to establish and maintain effective and cooperative working relationships with employees. Ability to interact and communicate effectively in a tactful and courteous manner with a variety of people, including students, employees, faculty and the general public. Ability to manage interpersonal conflict situations requiring tact, diplomacy and discretion; ability to verbalize understanding of a problem or situation, ask relevant questions for clarification, and explain it to others. Follow instructions or work orders; and/or read routine sentences, instructions, regulations, or procedures; complete routine job forms and incident reports; and/or communicate routine information regarding daily activities.

**DECISION-MAKING AND ANALYTICAL SKILLS:** Requires limited decision making; perform manual duties; operate in a safe and efficient manner. Ability to understand and follow written and oral directions; ability to complete assignments without immediate supervision; ability to perform all essential functions using safe work methods and following safety regulations relating to job.

**EQUIPMENT/SOFTWARE:** use computers for data entry and/or handle, use, or repair hand-held power equipment, tools and/or light machinery.

**PHYSICAL DEMANDS:** *(The physical demands described here are representative of those that must be met by an employee to successfully perform the essential tasks of this job.)* Regularly required to stand, walk, use hands and fingers to handle or feel objects, tools, or controls; and talk or hear. Occasionally required to sit. Frequently must squat, stoop, or kneel, reach above the head and reach forward. Daily uses hand strength to grasp tools, supplies and equipment. Occasionally climbs ladders. Frequently lift and/or move up to 25 pounds and occasionally lift and/or move up to 100 pounds.

**WORK ENVIRONMENT:** *(The work environment described here is representative of those an employee encounters while performing the essential functions of this job.)* Regularly works indoors and outdoors. Occasionally work with toxic or caustic chemicals such as petroleum products, degreasers, and sprays. Frequently exposed to risk of electrical shock, mechanical hazards, explosive hazards, burn hazards, chemical hazards. Meet deadlines with severe time constraints. Moderate noise level. Frequently exposed to wet and/or humid conditions; fumes or airborne particles; outside weather conditions; extreme cold; extreme heat.

**POSITIONS SUPERVISED:** None

**SIGNATURES:** This job description has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities and qualification required of employees assigned to the job.

I have read and reviewed the job description and I agree to perform the duties according to my supervisor’s expectations and the College’s policies and procedures. I acknowledge the College’s right to revise the job description.

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Employee Signature/Date

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