

JOB DESCRIPTION

POSITION TITLE: Supervisor, Maintenance, Plumbing, Irrigation, Fire Safety Services	JOB CODE: 455C
DIVISION: Operational Support	SALARY SCHEDULE: Prof/Supervisory Support Annual
DEPARTMENT: Maintenance Services	WORK DAYS: 238
REPORTS TO: Executive Director, Maintenance Services	PAY GRADE: Rank E (NK05)
FLSA: Exempt	PAY FREQUENCY: Monthly
PRIMARY FUNCTION: Assists the Executive and Assistant Directors of Maintenance Services in all matters relating to the maintenance and construction of School System properties, as well as oversee all functions relating to assigned trades, personnel and projects.	

REQUIREMENTS:

1.	Educational Level: Educational Level: Bachelor's Degree or its equivalency required (2 years of similar work level experience = 1 year of college) combination of experience and education may be used to meet the degree requirement.
2.	Certification/License Required: Valid Georgia driver's license, Master Plumber's license
3.	Experience: Minimum of 2 years in a lead or supervisory role.
4.	Physical Activities: Routine physical activities that are required to fulfill job responsibilities; walking, standing, kneeling, negotiating stairs and ladders, lift and transport 50 pounds over short distances.
5.	Knowledge, Skills, & Abilities: Written and oral communication; high degree of technical competence in building maintenance principles and management; supervisory skills; project management and scheduling skills. Minimum 5 years' experience in plumbing and related experience in irrigation and/or fire sprinklers.

The Board of Education and the Superintendent may accept alternatives to some of the above requirements.

ESSENTIAL DUTIES:

1.	Demonstrates prompt and regular attendance.
2.	Provides direct supervision to assigned trade crews to ensure their efficient use and inspects work for compliance to specifications.
3.	Reviews maintenance requests and schedules work to be performed by assigned crews.
4.	Provides labor and material estimates for repairs and renovations.
5.	Recommends types of equipment and supplies for purchase.
6.	Provides assistance to maintenance crews when needed in performance of their duties.
7.	Tracks and coordinates all trade activities on computerized maintenance management system.
8.	Interfaces with school principals in evaluating maintenance needs and communicates status of on-going maintenance projects.
9.	Promotes good public relations and employee morale.
10.	Reads, interprets and develops special conditions for outsourced contract RFP's and bids.
11.	Manages assigned contracts in an effective manner
12.	Resolves customer complaints in a timely manner ensuring status follow-up.
13.	Assists/advises in budgetary matters pertaining to Maintenance Services
14.	Performs Value Engineering reviews and provides timely feedback on all capital projects for assigned trades.
15.	Ensures employees are properly trained to operate assigned equipment safely.
16.	Develops and analyzes ACT reports and takes actions to improve work processes.
17.	Manages assigned projects to ensure completion in a timely manner and within budget.
18.	Provides reliable, timely communication and status to the managerial team.

19.	Observes employee job performance and accurately depicts it within evaluations.
20.	Responds promptly and professionally to employee disciplinary issues by taking appropriate action.
21.	Manages Fire Safety Services (fire sprinkler, fire hydrant inspections, fire extinguisher inspections, hood suppression inspections).
22.	Works closely with Fire Marshal to ensure all code requirements are met and any violations are resolved in a timely manner regarding the above specified Fire Safety Services.
23.	Oversees all plumbing, fire sprinkler and irrigation work orders in all CCSD facilities.
24.	Review all design standards for Plumbing, Irrigation and Fire Safety Services as specified above.
25.	Assist SPLOST/Construction Department with reviewing construction documents, site visits to inspect plumbing, irrigation, Fire Safety Services as specified above.
26.	Performs other duties as assigned by appropriate administrator.

Signature of Employee _____ Date _____

Signature of Supervisor _____ Date _____