

Classification Title: Physical Plant Director

FLSA Status: Exempt

BRIEF DESCRIPTION: Directs Physical Plant Division responsible for the maintenance and repair operations for over 150 buildings and three million square feet. Oversees the major repair and renovation projects completed by the General Services Administration. Assists with facility master planning, and developing and estimating capital improvement projects.

ESSENTIAL FUNCTIONS:

This information is intended to be descriptive of the key responsibilities of the position. The following examples do not identify all duties performed by any single incumbent.

S Sedentary	L Light	M Medium	H Heavy	V Very Heavy
Exerting up to 10 lbs. occasionally or negligible weights frequently; sitting most of the time.	Exerting up to 20 lbs. occasionally, 10 lbs. frequently, or negligible amounts constantly OR requires walking or standing to a significant degree.	Exerting 20-50 lbs. occasionally, 10-25 lbs. frequently, or up to 10 lbs. constantly.	Exerting 50-100 lbs. occasionally, 10-25 lbs. frequently, or up to 10-20 lbs. constantly.	Exerting over 100 lbs. occasionally, 50-100 lbs. frequently, or up to 20-50 lbs. constantly.

#	Code	Essential Functions
1	L	Oversees all facility physical plant repair, alteration, replacement and maintenance. Negotiates contracts and manages contracted vendors. Retains consultant engineers and architects. Manages the building automation system.
2	L	Assigns major projects and ongoing work assignments. Implements preventive maintenance activities. Reviews and approves all work requests.
3	L	Oversees all administrative functions, including personnel issues, billing and payment requests and contracts and purchase orders.
4	L	Develops and recommends annual budget projections. Forecasts replacements of capital equipment and major repairs. Participates in design selection on renovation or construction projects.
5	L	Prepares bids and administers contracts for the maintenance, renovation, alteration or repair of facilities. Reviews all aspects of building design and assists with field inspections and building acceptance.

CLASSIFICATION REQUIREMENTS:

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Education	Bachelor's degree in Engineering, Construction Management, or related field.
Experience	Six years experience in engineering or construction management.
Equivalent Education & Experience Accepted?	Yes
Certification and Other Requirements	Valid driver's license, Professional Engineer
Reading	Advanced

CLASSIFICATION REQUIREMENTS	
Math	Advanced
Writing	Advanced
Managerial	Receives Broad Direction.
Budget Responsibility	Oversees budget preparation of department budget. Reviews and approves expenditures of significant budgeted funds for the department or does research and prepares recommendations for County-wide budget expenditures.
Supervisory / Organizational Control	Work requires managing and monitoring work performance by directing subordinate supervisors or administrators including making final decisions on hiring and disciplinary actions, evaluating program/work objectives and effectiveness, and realigning work and staffing assignments, as needed.
Interpersonal / Human Relations Skills	Work requires very frequent and regular contact with others in a direct reporting relationship as well as others outside of a direct reporting relationship. The purpose of the contact is broad reaching and dynamic and may include the communication of specific issues and/or general policies. Interaction with others outside of the department requires exercising participative management and negotiation skills that support County strategy and organizational goals. Work also requires the communication with direct reports to ensure maximum productivity in work assignments. Makes presentations and answers questions with regard to presentation materials and findings.

OVERALL PHYSICAL STRENGTH DEMANDS:

Sedentary	Light	X	Medium	Heavy	Very Heavy
Exerting up to 10 lbs. occasionally or negligible weights frequently; sitting most of the time.	Exerting up to 20 lbs. occasionally, 10 lbs. frequently, or negligible amounts constantly OR requires walking or standing to a significant degree.		Exerting 20-50 lbs. occasionally, 10-25 lbs. frequently, or up to 10 lbs. constantly.	Exerting 50-100 lbs. occasionally, 10-25 lbs. frequently, or up to 10-20 lbs. constantly.	Exerting over 100 lbs. occasionally, 50-100 lbs. frequently, or up to 20-50 lbs. constantly.

MACHINES, TOOLS, EQUIPMENT, AND WORK AIDS:

Communications equipment, camera, computers, printers and related software

PRIMARY WORK LOCATION	
X Office Environment	Shop
Clinic	Vehicle
Recreation Centers/Neighborhood Centers	Warehouse
Outdoors (see 1 below)	Other (see 2 below)

(1) N/A

(2) N/A

PROTECTIVE EQUIPMENT REQUIRED:

Respirator, eye and hearing protection