



Facilities Maintenance Worker II

Department/Division:	Parks and Recreation
Reports To:	Facilities Maintenance Supervisor
Provides Direction To:	None

GENERAL PURPOSE

Under general supervision, performs a variety of semi-skilled and skilled tasks involved in the maintenance, limited construction, or repair of City buildings, facilities and equipment; and performs other related duties as required.

DISTINGUISHING CHARACTERISTICS

The Facilities Maintenance Worker II is the journey-level maintenance classification in the Parks and Recreation Department. The position is distinguished from Facilities Maintenance Worker I by having a broader range and significant work skills based upon experience and additional training. The individual job duties and work assignments of a Facilities Maintenance Worker I and Facilities Maintenance Worker II will not necessarily be different and a Facilities Maintenance Worker II classification does not have any supervisory relationship over a Facilities Maintenance Worker I. The incumbent receives assignments from the Facilities Maintenance Supervisor. Incumbents in this job do not exercise supervisory responsibility.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this position.

1. Diagnoses, repairs, and maintains electrical equipment; installs and repairs electrical wiring and lighting circuits in connection with the repair or alteration of buildings, equipment, and facilities; troubleshoots electrical malfunctions making necessary repairs; replaces ballasts, fluorescent tubes, and bulbs.
2. Performs rough in, top out, and finish plumbing and irrigation repairs to replace broken pipes; cleans plugged drains; performs routine maintenance on valves, fittings, and other fixtures; and installs new plumbing fixtures.

3. Builds cabinets and shelves; performs limited structural and finish carpentry; hangs doors; finishes wood and repairs a variety of wooden objects; performs lock repairs, repairs concrete and tile, and installs glass.
4. Prepares surfaces for painting; applies paint, varnish, shellac, enamel or other protective finishes to various surfaces; removes graffiti.
5. Performs a variety of custodial duties in maintaining park structures, benches and other public facilities including cleaning restroom fixtures and replenishing restroom supplies; cleans roof and roof drains; disposes waste and cleaning waste receptacles and washes windows.
6. Performs swimming pool maintenance and repair including pool filter plants, chlorinators, valves, gauges, meters, and heaters.
7. Maintains air conditioning equipment and performs limited air conditioning repair.
8. Moves, arranges and sets up furniture and equipment for special events and meetings.
9. Prepares or maintains related records.
10. Responds to emergency situations as required.

QUALIFICATIONS GUIDELINES

Knowledge of:

Considerable knowledge of the materials, tools and methods used in general building repair and maintenance; and safe work practices.

Ability to:

Safe use and care of hand and/or power tools; perform light and finish carpentry, plumbing, electrical, painting, and mechanical repair work; lift and/or move heavy objects; read blueprints; work safely, independently and with others; work weekends as needed; read and write English at the level required for successful job performance; work nights, weekends, and holidays if required; establish and maintain cooperative working relationships with others.

Education/Training/Experience:

Any combination equivalent to experience and education that could likely provide the required knowledge and abilities. A typical way to obtain the knowledge and abilities would be:

Graduation from high school or equivalent and three or more years of general repair and maintenance experience in one or more of the building trades.

Licenses; Certificates; Special Requirements:

A valid California driver's license issued by the California Department of Motor Vehicles is required. Facilities Maintenance Worker II employees must be at the top step of the Facilities Maintenance Worker I salary range for at least one year, maintain a satisfactory job performance, have obtained job-related licenses or certifications or completed job-related training and education and have demonstrated the personal development of greater job skills.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this job, the employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach with hands and arms. The employee frequently is required to stand and talk or hear; walk; sit; climb or balance; stoop, kneel, crouch or crawl.

The employee must frequently lift and/or move up to 50 pounds and occasionally lift and move materials, tools and equipment weighing up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, employees are regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve problems; use math and mathematical reasoning; observe and interpret situations; learn and apply new information or new skills; work under deadlines with constant interruptions; and interact with City staff, other organizations and the public.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this class.

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee regularly works in outside weather conditions. The employee frequently works near moving mechanical parts, and is exposed to traffic, wet or humid conditions, and vibration. The employee occasionally works in high, precarious places and is exposed to fumes or airborne particles, toxic or caustic chemicals, and risk of electrical shock. The noise level is frequently loud.