



METROPOLITAN LIBRARY SYSTEM

Job Description

Job Title:	Maintenance Manager	Position Code:	1135-22E
Reports To:	Director of Facilities Maintenance and Fleet Operations	Classification:	Exempt
Division:	Operations	Safety-Sensitive:	Yes
		Date:	07/2020

JOB SUMMARY:

Under general supervision, assists in overseeing the maintenance of the library system's facilities; performs non-routine, complex maintenance and repairs on library system buildings, and equipment; and supervises maintenance technicians.

ESSENTIAL JOB FUNCTIONS:

- Assists with planning, organizing, and evaluating daily operations of maintenance including scheduling equipment and staff; participates in planning short-term activities and special projects; assists with developing and implementing work objectives for maintenance.
- Plans, coordinates and assigns the work of others; I, monitors work outputs to maintain efficiency and quality of work.
- Under direction of the Director of Facilities Maintenance and Fleet Operations:
 - Oversees the preventive maintenance and repairs on the library building heating and air conditioning systems, including troubleshooting low and high voltage A/C controls, disassembling, inspecting, overhauling and reassembling of compressors and related systems.
 - Directs the service and repair of refrigeration equipment, ice makers, refrigerated drinking fountains; boilers and electric furnaces; electrical appliances; plumbing pipes and fixtures including gas pipes.
 - Troubleshoots and repairs electrical problems, removes and adds wiring, circuit boxes, new circuits, controls, switches, plugs and other electrical fixtures and features with voltages ranging from 110 to 480.
 - Oversees and/or performs welding and/or brazing of pipes and other fabrications, fabrication of sheet metal work, painting, carpentry, masonry, tile, sheetrock and other construction trades work.
 - Oversees and/or installs, repairs, and programs access control and alarm systems, lawn irrigation systems, and lighting computer systems.
 - Monitors the performance of vendors contracted to provide facilities maintenance services (e.g. janitorial, pest control, landscaping, etc.) for the library system; works with Business Office personnel to review and evaluate annual vendor service contracts.
 - Oversees parking lot striping.
 - Oversees clearing of facility driveways and walkways resulting from inclement weather.
- Carries out supervisory responsibility in accordance with policies, procedures and applicable laws including: scheduling, managing and approving payroll time entries, approving leave requests for direct reports; planning, assigning and directing work; communicating with staff; monitoring and appraising performance; addressing complaints and resolving problems; providing coaching and mentoring for direct reports; and training staff as necessary on basic job functions.
- Trains and serves as a mentor for applicable facilities maintenance staff appropriately as it relates to work requiring state licenses and certifications.
- Participates in hiring staff in conjunction with the Director of Facilities Maintenance and Fleet Operations and the Human Resources Department.
- Champions the library's strategic goals and initiatives with the system's mission, vision and core values in mind.
- Maintains awareness of technological advances through reading pertinent materials and attending work-related short courses and formal and informal classes and technical workshops.
- Drives library or personal vehicle to and from various locations.
- Works in a manner safe to the individual and other people; follows safety rules and safe working practices; uses safety equipment as required.
- Defends the principles of the Citizen's Bill of Library Rights, the Freedom to Read Statement, the privacy of library users' records and the code of professional ethics.
- Performs other related duties as assigned.

FREQUENCY OF TRAVEL REQUIREMENTS:

- Frequent travel to all library locations.

INTERACTION:

- Interaction with all levels of staff, vendors, and the general public.

MATERIAL AND EQUIPMENT USED:

- A/C Test Equipment
- A/C Vacuum Pump
- Computer
- Electrical Test Equipment
- Electronic Test Meters
- Hand Tools
- Mechanical Test Equipment
- Microsoft Office
- Power Tools
- Refrigeration Gauges
- Shop Equipment
- Vehicle (fleet/personal)
- Welding Equipment

MINIMUM QUALIFICATIONS REQUIRED:**Education and Experience:**

- High School diploma or GED; and
- Two to four years of progressively responsible related experience in facilities maintenance.

Licenses and Certifications:**Required within 30 days of employment:**

- State of Oklahoma Mechanical Contractors License (HVAC/R)

Required at time of employment:

- State of Oklahoma Boiler Operator's License – Class 3 or 4 or must obtain at next scheduled licensing test offered by the State of Oklahoma following employment.
- EPA, CFC (chlorofluorocarbons) Universal Certification
- Valid State Driver's License
- Current Motor Vehicle Insurance
- Acceptable Driving Record
- Must be willing to assume responsibility and oversight for apprentices and journeymen working under his/her direction and supervision.

Required within 60 days following employment:

- OSHA approved Forklift Operator's Certification

HIGHLY PREFERRED QUALIFICATIONS:

- Associates degree or vocational school education in engineering, construction, or a closely related field.
- State of Oklahoma Mechanical Contractors License (HVAC/R Unlimited)
- One or more years supervisory/managerial experience leading a team of at least four people.

KNOWLEDGE, SKILLS, AND ABILITIES:**Knowledge of:**

- Principles and practices of facilities maintenance and repair.
- Principles and practices of carpentry, plumbing, HVAC, and electrical system maintenance and repair.
- Standard business arithmetic, including percentages and decimals.
- All computer applications and hardware related to performance of the essential functions of the job.
- Administration of staff and activities, either directly or through subordinate supervision.

Skill in:

- Operation and use of all assigned equipment utilized in the performance of the essential functions of the position.
- Interpersonal skills necessary to effectively interact with internal staff, citizens, and other departmental staff as needed, in a courteous and friendly manner.
- Planning, organizing assigning, directing, reviewing, and evaluation the work of staff.
- Using mathematics.
- Communicating clearly and effectively, both orally and in writing.
- Motivating staff and providing for their training and professional development.

Mental and Physical Abilities:

- Ability to read and interpret documents such as safety rules, operation and maintenance instructions, procedure manuals, and so forth.
- Ability to deal with problems involving several concrete variables in standardized situations.
- Ability to read and interpret documents such as safety rules, operation and maintenance instructions, procedure manuals, and so forth.
- Ability to travel to various locations and to access reliable transportation to do so.
- While performing the essential functions of this job the employee is frequently required to move from place to place, speak and hear, use hands to finger, handle, or feel, reach with hands and arms, climb or balance, bend, stoop, kneel, crouch, or crawl, and lift and/or move up to 50 pounds.
- While performing the essential functions of this job the employee is occasionally required to lift and/or move more than 100 pounds.

SUPERVISORY RESPONSIBILITY:

- This position supervises maintenance technicians.

WORK ENVIRONMENT:

- While performing the essential functions of this position the employee is frequently exposed to work near moving mechanical parts, work in high precarious places, fumes or airborne particles, outdoor weather conditions, toxic or caustic chemicals, risk of electrical shock, and work with explosives.
- Working time will require irregular hours and/or on-call status.
- This is a safety-sensitive position.

SUMMARY STATEMENT:

This job description should not be interpreted as all inclusive. It is intended to identify the essential functions and requirements of this job. Incumbents may be requested to perform job-related responsibilities and tasks other than those stated in this description. Any essential function or requirement of this job will be evaluated as an interactive process, as necessary, should an incumbent or applicant be unable to perform the function or meet the requirement due to a disability as defined by the Americans with Disabilities Act (ADA). Reasonable accommodations for the specific disability will be made for the incumbent or applicant so long as accommodation does not create an undue hardship to the System or if doing so causes a direct threat to the individual or others in the workplace and the threat cannot be eliminated by reasonable accommodation.

NOTE: The System reserves the right to amend or change this job description from time to time and/or assign other tasks for the Employee to perform as the System may deem appropriate.