

MAINTENANCE/GROUNDS WORKER III

SUMMARY:

To perform work in the servicing of specific maintenance needs regarding Energy Management Systems (EMS) and Maxicom Central Control water management systems at District facilities as assigned and to do related work as required.

Employees in this classification receive general supervision within an established framework of standard policies and procedures. Employees in this classification possess a high degree of technical knowledge in maintaining the District's EMS and Maxicom Central Control water management systems. Incumbents may provide training and lead direction for other Maintenance Workers related to their specialized area of advanced skilled expertise. They also exercise considerable independent judgment in the selection of methods and procedures used with computerized EMS and Maxicom Central Control water management systems. Employees in this classification will assist the Assistant Director, Facilities and Maintenance, in providing leadership and direction of both Groundskeeper I and II classified employees, substitute workers, and student help. Employees in this position must have all of the qualifications expected of Maintenance I and II and Groundskeepers I and II positions.

SUPERVISOR:

This position reports directly to the Senior Director Facilities, Maintenance and Operations and Assistant Director, Facilities and Maintenance.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

The essential duties and responsibilities for this position include, but are not limited to, the following:

1. May be assigned to provide lead direction, work coordination, work planning, and training for other Maintenance and Grounds Workers, including the exercise of day-to-day responsibility for computerized EMS and Maxicom Central Control water management systems.
2. Performs highly specialized, advanced journey level assignments, requiring demonstrated expertise and training in computerized EMS and Maxicom Central Control water management systems.
3. Receives work orders and determines the necessary trades and equipment needed to complete assignments.
4. Receives facilities use request and determines the scheduling timelines for the HVAC and lighting controls.
5. Perform general grounds and maintenance work such as removing and replacing fences, posts, and signs as needed.
6. Drive a dump truck and/or tractor as assigned.
7. Operate a fork lift as assigned.
8. Maintains hoses, tools, and equipment in proper condition and repair as assigned.
9. Orders routine supplies and materials as needed.
10. Assists with a variety of general grounds and maintenance duties as needed.
11. Inspects assigned facilities and grounds for vandalism, damages, and sanitary and safety hazards, reporting hazards to appropriate authority and preparing work orders for major repairs as needed.
12. Assists in the maintenance, repair, installation, and programming of Maxicom Central Control water management systems.
13. Assists in coordinating turf management programs on all district sports fields.
14. Consults with site personnel regarding prioritization of grounds related tasks, including athletic events.
15. Monitors the computerized EMS for heating, air conditioning, and Maxicom Central Control water management systems and takes appropriate actions for data received.
16. Participates in the interview and selection process for maintenance and grounds staff

Knowledge of:

- Grounds keeping and gardening methods and practices.

- Methods, equipment, materials and supplies used in the care and maintenance of grounds.
- Safe use and application of fertilizers, pesticides, and herbicides for pest and weed control purposes.
- Safe use, care, and operation of a variety of tools and equipment used in gardening work.
- Hand tools used in routine building maintenance.
- Automatic irrigation systems, including troubleshooting, repair, installation and programming
- Operation, repair, and maintenance of motorized equipment such as tractors, ride-on mowers and trucks.
- MAXICOM computerized central control water management system troubleshooting, programming, and installation.
- Athletic field layout and game field preparation for a wide variety of athletic contests.
- Proper turf management practices.
- Carpentry, electrical, and plumbing trades.
- Building construction codes, practices, laws, and safety rules related to the construction and repair of public school buildings.
- Heating, air conditioning, and ventilation systems.
- Methods, practices, and materials used in electrical, plumbing, carpentry, heating/air conditioning, and painting repairs.
- Applicable provisions of building, electrical, and plumbing codes.
- Occupational hazards and safe work practices of building maintenance trades.
- Safe use and operation of a variety of tools and equipment.

Ability to:

- Provide lead direction, work coordination, and training for other maintenance staff, as assigned or delegated.
- Perform highly specialized work in computerized energy management systems and Maxicom Central Control watering systems.
- Effectively estimate the scope of work assignments and to secure the necessary tools and materials to complete each assignment.
- Recognize and locate conditions which require maintenance and grounds repair work.
- Use and operate safely a variety of hand tools, power tools, and equipment used in building/equipment maintenance.
- Operate forklift, trencher, backhoe, and trucks.
- Perform arithmetic calculations at the level necessary for satisfactory job performance.
- Read, interpret, and maintain blueprints, plans, construction drawing, and “as-built” sketches.
- Diagnose building maintenance and maintenance problems and take appropriate action to resolve problems.
- Establish and maintain cooperative working relationships with contractors, school officials and other.
- Effectively communicate both orally and in writing.

EDUCATION:

High School Diploma or equivalent.

EXPERIENCE:

Any combination of training and experience which would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the required knowledge and abilities would be:

- Demonstrated specialized background in HVAC, computerized energy management systems, and/or Maxicom Central Control watering system.
- Two years of work experience in performing grounds maintenance or landscape work in industry or commercial organizations, including experience in providing lead direction for other staff.

CERTIFICATES, LICENSE, REGISTRATIONS:

Valid California Driver's License

Advanced NOVAR Control Certificate for HVAC Systems within nine (9) months of employment in this position.

Ability to obtain a Qualified Applicators License within nine (9) months of employment in this position.

Ability to obtain a MAXICOM 2 Level 1 Certification and a Level II or installation class within nine (9) months of hire in this position.

Acquire a minimum of at least three units in an approved course in turf management or landscape horticulture within one (1) year of hire in this position.

PHYSICAL REQUIREMENTS:

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

Frequently stand and walk for extended periods; stoop, kneel, and crouch to pick up or move objects, office equipment, and furniture; ability to perform heavy physical labor for sustained periods of time; physical ability to lift and move objects weighing up to 50 pounds; physical ability to lift and carry objects weighing up to 150 pounds with assistance; normal manual dexterity and eye-hand coordination; corrected hearing and vision to normal range; verbal communications; use computer programs, hand and power tools, including saws, electric drills, pipe threaders, joiners, commercial lawnmowers, tractors and weed eaters.

Medical Category III:

1. Positions in this category require ability associated with prolonged periods of heavy physical labor
2. Position regularly performs heavy physical labor requiring ability to lift, carry, push, pull or move heavy objects or materials
3. Great physical demand for strength and endurance
4. Requires heavy physical effort such as lifting over 50 pounds on continuous basis
5. Physical functions involve heavy physical exertion

WORK ENVIRONMENT:

Work is performed in a variety of District facilities, both inside and outside, and in various types of weather; exposure to controlled and hazardous substances, pesticides, and other chemicals; continuous contact with staff and the public. The employee occasionally uses personal vehicle for work-related travel. The noise level in the work environment is usually moderate.

Adopted Date: May 1, 2019

The Rocklin Unified School District does not discriminate on the basis of color, race, religion, ancestry, national origin, age, sex, sexual orientation, gender, ethnic group identification, mental or physical disability in its educational programs, activities, or employment. All educational opportunities will be offered without regard to color, race, religion, ancestry, national origin, age, sex, sexual orientation, gender, ethnic group identification, mental or physical disability.

No person shall be denied employment solely because of any impairment which is unrelated to the ability to engage in activities involved in the position(s) or program for which application has been made. It is the responsibility of the applicant to notify the employer of any necessary modifications to the job or work site in order to determine whether the employer can reasonably accommodate any known disability.

The Rocklin Unified School District maintains a tobacco-free, drug-free environment.