



UNION JOB DESCRIPTION

TITLE: Maintenance Mechanic "A"

DEFINITION:

Under the direction of the Maintenance Foreman or Senior Manager, Facilities, performs skilled and unskilled labor in a variety of disciplines a journeyman mechanic would perform to build and maintain District buildings, grounds, and related equipment. Works independently and with other trades and professions to accomplish a variety of projects associated with District facilities. Monitors the work of contractors and employees in lower classifications and coordinates work between trades in completing District Facilities projects.

DISTINGUISHING CHARACTERISTICS:

The Maintenance Mechanic A classification is distinguished from the Assistant Mechanic and the Apprentice Mechanic classifications by the increased technical knowledge and skill required to perform the work. This is a bid classification subject to CBA articles 6.2.5 and 6.2.7 where the District will select the successful candidate based on ability and personal qualifications.

BASIC RESPONSIBILITIES:

1. Works independently to perform a wide variety of skilled and unskilled duties related to the repair, maintenance and construction of the District's facilities including:
 - Carpentry (remodel & miscellaneous construction)
 - Welding, fabrication and sheet metal repair
 - Concrete work
 - Roofing
 - Grounds maintenance
 - Furniture and equipment moving
 - HVAC and HVAC controls
 - Electrical distribution (shall work on voltages up to 480 volts)
 - Motors and motor control
 - Low voltage system troubleshooting and installation
 - Plumbing
 - Water line service and repair
 - Equipment operation and servicing
 - Painting, spray painting, sandblasting
 - Locksmith work

OTHER RESPONSIBILITIES:

1. Performs the duties of a Maintenance Foreman as required and provides project lead guidance and oversight related to the construction, repair or maintenance of the District's facilities.
2. Guides, instructs and inspects the work of employees in lower classifications as necessary.
3. Performs the duties of lower related classifications as necessary.
4. Performs associated duties as assigned.

MINIMUM QUALIFICATIONS:

General Qualifications:

Knowledge of:

- Tools and equipment of the trade.
- Safe work practices.
- Commercial and industrial construction, demolition and maintenance techniques and practices.
- Safety practices related to the maintenance, construction and repair of facilities.
- At least five (5) specialized functions with related competencies, within the Maintenance Mechanic position.

Ability to:

- Operate related hand and power tools and equipment associated with maintenance, construction and repair of non-operational facilities.
- Communicate effectively, both orally and in writing, with customers, employees and contractors.
- Work cooperatively with all levels of the organization.
- Follow written and/or oral instructions.
- Read and understand blueprints and plans.
- Lift and carry equipment and materials in excess of 75 pounds.
- Move furniture and equipment.
- Fabricate, layout, and document jobs.
- Provide leadership and guidance on projects as assigned.
- Learn and follow District policies, directives and the CBA.
- Maintain a safe and clean work area.

Education/Experience:

- High School diploma or equivalent.
- Ten (10) years experience with demonstrated competency and experience in five (5) specialized Maintenance Mechanic functional areas (see Specialized Qualifications section). Note: the experience in the specialized functional areas may be gained concurrently.

License, Certification and/or Testing:

- * Successful completion of an interview process
- * Valid Washington State Driver's License.
- * Successful completion of the physical abilities test.
- * Current First Aid/CPR card (after 6 months).

Specialized Qualifications:

Must have at least five of the following specific trade skills and be willing to maintain satisfactory performance in at least five of them. Equivalent education and experience may be substituted for each other.

1. Plumbing – 3 ½ years combined formal training and related experience. Education and experience must include building and maintaining water supply piping, faucets, valves, back flow prevention, water heaters, waste & sewer systems, drains, pipe hangers & supports, traps, interceptors, cutting, threading, and joining all types of pipe & tubing common in commercial buildings. Must be able to troubleshoot and have up to date knowledge and understanding of UPC.

Specialized Qualifications: (continued)

2. HVAC – 3 ½ years combined formal training and related experience. Education and experience must include building and maintaining commercial heating and cooling systems, controls and metering devices, refrigerant recovery and recharge, cooling water treatment, energy management theory, and indoor air quality. Must be able to troubleshoot. The ability to use a graphic user interface in computer to controller applications is preferred. Must have up to date knowledge and understanding of UMC.
3. Electrical distribution systems – 5 ½ years combined formal training and related experience. This experience is required in one, two, and three phase commercial and industrial environment. Education and experience must include building and maintaining commercial electrical distribution systems, sizing of conductors and enclosures, grounding, transformers, breaker & instrument panels, disconnects and switchgear, lighting systems, workstation power, motors and starters, cable trays, and conduit installations. Must have up to date knowledge and understanding of NEC and ability to troubleshoot.
4. Low voltage electrical/electro-mechanical controls – 3 years combined formal training and related experience. Education and experience must include building and maintaining commercial fire detection/alarm, security, automated HVAC and lighting controls, intercom, door and gate relay controls, telemetry equipment, video monitoring systems, and various sensors and detection devices. Must have the ability to troubleshoot and use a graphic user interface in computer to controller applications.
5. Construction (Carpentry) – 5 ½ years combined formal training and related experience. Education and experience must be in construction and repair of commercial and industrial facilities including wood and metal framing, wall, floor, ceiling, and roofing systems, stair construction, concrete forming, foundations, reinforcing, flat work, dry walling, fastening techniques, finish carpentry, door and door hardware installation. Must have a working understanding of UBC.
6. Welding – 3 ½ years combined formal training and related experience. Education and experience must include welding symbols & terms, joint design, gas and arc welding, selection of electrodes, ability to work with iron, various grades of steel, copper, silver and ability to run straight bead to create various joints. Ability to field measure and fabricate. Ability to maintain all related equipment. Ability to solder and braze.
7. Sheet metal fabrication - 3 years combined formal training and related experience. Education and experience must include sheet metal fasteners, hangers, supports, layout & fabrication, bend allowances, radial line development, triangulation, field measurement, cutting and fitting and fabrication standards. Ability to layout and fabricate hoods, ductwork, gutters, and flashing. Knowledge of SMACNA standards for duct construction.
8. Painting - 3 years combined formal training and related experience. Education and experience must include scaffolding and fall restraint, surface/substrate identification and preparation, sealants and repairs, paint chemical selection, cleaning and stripping methods, finishing compounds, and their application, roof coatings, floor coatings and waterproofing. Ability to use brush and roller techniques with professional results.

WORKING CONDITIONS:

- Work is performed both indoors and outdoors, in varying weather conditions.
- Employees risk physical hazard from power tools, energized equipment and circuits, dust, chemical compounds, and height.
- Must be able to lift and carry heavy equipment and materials in excess of 75 lbs.
- Must be physically able to climb a ladder, work at heights in excess of 30 feet, lift and move furniture, work in confined space, and perform rescue operations, including confined space recovery.
- Subject to 7 by 24-hour call-out for emergency conditions.