



Facilities Maintenance Worker II

Department/Division:	Parks and Recreation/Facilities Maintenance
Reports To:	Facilities Maintenance Supervisor
Provides Direction To:	Assigned part-time staff
Date Updated:	July 18, 2022

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 distinguished from Facilities Maintenance Worker I by having a broader knowledge of the specialized construction trades and the ability to work on a more diverse range of skilled projects. The Facilities Maintenance Worker II is differentiated from the Facilities Maintenance Supervisor who prioritizes and assigns work to crews and provides direct supervision.

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 daily activity reports.
10. Serves on call to respond to emergency situations and maintenance needs and may work extended hours on weekdays, work nights, and weekends.

QUALIFICATIONS GUIDELINES

Knowledge of:

Considerable knowledge of the materials, tools and methods used in general building repair and maintenance; specialized knowledge of electrical, mechanical, plumbing, dry wall, carpentry, painting, flooring, masonry, welding, locksmith, roofing, and other projects, including the skilled use of specialized power tools and machinery; proper steps in organizing, completing and checking tasks; use of blue prints and specifications; and safe work practices.

Ability to:

Safe use and care of hand and/or power tools; perform light and finish carpentry, plumbing, electrical, painting, drywall, masonry, welding, flooring, roofing, and mechanical repair work; lift and/or move heavy objects; read blueprints; work safely, independently and with others; work weekends as needed; 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:

Education: Graduation from high school or equivalent.

Experience: Three or more years of general repair and specialized maintenance and repair experience in a wide range of building and construction practices is required.

Licenses/Certificates/Special Requirements:

Training and/or certification in a combination of the major building trades: electrical, plumbing, carpentry, welding, drywall, painting, concrete and flooring, and locksmith

practices is highly desirable.

A valid Class C California driver's license, acceptable driving record, and proof of insurance in compliance with the City's Vehicle Insurance Policy standards.

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 occasionally loud and over 85 decibels given the operation of power tools and equipment. The employee utilizes Personal Protective Equipment.

The employee is exposed to cleaning chemicals and agents, including acetones, bleaches, chlorine, and decontaminates as well as greases and oils.