

**CLARKSVILLE-MONTGOMERY COUNTY SCHOOL SYSTEM
CLARKSVILLE, TENNESSEE
JOB DESCRIPTION**

**Job Title: Assistant Facilities Manager -
Construction & Renovation Projects
Plant/Facilities**

Department: Operations

**Grade 499
H.P.D. 8
D.P.Y. 260**

Job Description

Date Reviewed: January 2014

**Reports To: Facilities
and Engineering Manager**

Purpose of Job

The purpose of this job is to assist the Facilities and Engineering Manager with the responsibility of overseeing all Facilities and Capital Projects. This includes planning, coordination, and monitoring of a wide variety of contracted projects related to the construction, repair, remodeling, and/or upgrading of CMCSS facilities.

Essential Duties and Responsibilities

The following duties are normal for this job. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

Regularly assists in the management of all school facilities to include but not limited to: energy management, air quality control, facility safety regulations, health regulations as they relate to facilities, water and wastewater management, structural and code enforcement, upkeep of maintenance, and facilities as it relates to school plant integrity.

Assist in construction management of new large scale facilities and design work. Oversees, monitoring and implementing of all phases of new construction, to include managing contractors, subcontractors and monitoring of building codes.

Assists in overseeing the development of architectural, civil or mechanical system plans, specifications and cost estimates prepared by consulting engineers and architects, ensuring compliance with building codes and standards. Assists in specifying design requirements for related systems and ensures that design proposals conform to NEC standards, as well as local codes and regulations. Assists in developing and maintaining design standards for systems and structures.

Assists in preparing preliminary estimates of the costs of specific architectural or civil systems projects. Makes field surveys of existing structures or systems and inspects construction work for conformance with designs, plans, and specifications.

Reviews, corrects, and interprets drawings, plans, and specifications.

Assists in preparing clear, technically sound, accurate, and informative reports containing findings, conclusions, and recommendations.

Assists in the planning and conducting of surveys, tests, and investigations pertaining to structures or systems associated with construction and maintenance operations.

Maintains close contact with manufacturers of various types of equipment and machinery used by the department in order to maintain up-to-date equipment specifications and become knowledgeable of new equipment developments.

Provides technical assistance to and support to building maintenance operations, and for in-house projects involving alterations to existing installations.

Assists with responsibility of facilities design and construction; facilitating activities relating to the design feasibility analysis, development of project scope, identifying user needs and concerns, architect selection, design review coordination, agency submissions, and obtaining construction bids. Reviews and approves consultants' invoices and construction change orders. Assists in coordinating design phase studies, reports and field surveys. Assists in scheduling, facilitating, and conduct meetings with users and project design professionals. Assists in making presentations to community groups, senior management, the Board of Education, and other public officials, relating to assigned projects.

Analyzes facilities for repair and improvements needs. Consults with building principles regarding the CMCSS Capital Projects Budget procedure (FAC-P001) and/or recommends issuance of work orders. Assists in the review of capital improvement requests as per the CMCSS Capital Projects Budget procedure (FAC-P001).

Assists with the preparation and management of budget for School Facilities and Capital projects.

Plans and supervises special projects with limited scope and complexity. Monitors the progress of special contracted projects, coordinating required changes with the project designers and contractors under his/her supervision. Submits purchase orders for work required and reviews invoices and pay requests for correctness as per CMCSS Pay Request procedure (FAC-P002). Prepares, assembles, and monitors required construction documentation and permits for all projects under his/her supervision.

Prepares and manages of budget for School Facilities and Capital projects. Manages budgets in excess of \$2 million including projects totaling over \$40 million.

Exercises discretion and independent judgment with respect to submitting purchase orders for work required and reviewing invoices and pay requests for correctness as per CMCSS Pay Request procedure (FAC-P002).

Prepares, assembles, and monitors required construction documentation and permits for all projects under his/her supervision.

Makes and shares construction decisions in a timely manner and responds immediately to emergency situations.

Performs and promotes all activities in compliance with equal employment and non-discrimination policies; follows federal laws, state laws, school board policies and professional standards.

Additional Job Functions

Performs other duties as required.

Minimum Training and Experience Required to Perform Essential Job Functions

Bachelors degree with demonstrated experience in construction or related field; High School graduate with 10 years experience in construction field to include 5 years of construction experience in supervisory positions, and verified experience in the construction plan review process. Must possess a valid Tennessee Driver's License.

(ADA) MINIMUM QUALIFICATIONS OR STANDARDS REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS

PHYSICAL REQUIREMENTS: Must be physically able to operate, with a reasonable level of skill, a variety of office machines and equipment such as telephones, computers, calculators, copiers, fax machines, etc. Must be able to use body members to work, move or carry objects or materials. Must be able to exert up to twenty pounds of force occasionally, and/or up to ten pounds of force frequently. Physical demand requirements are at levels of those for sedentary work. Must be able to lift and/or carry weight of twenty to forty pounds.

DATA CONCEPTION: Requires the ability to compare and or judge the readily observable functional, technical, structural, or compositional characteristics (whether similar to or divergent from obvious standards) of data, people, or things.

INTERPERSONAL COMMUNICATION: Requires the ability of speaking and/or signaling people to convey or exchange financial and administrative information. Includes giving assignments and/or directions to co-workers or students.

LANGUAGE ABILITY: Requires the ability to read a variety of informational documentation, directions, instructions, and methods and procedures related to the job of Asst. Facilities/Project Manager. Requires the ability to write reports with proper format, punctuation, spelling and grammar, using all parts of speech. Requires the ability to speak with and before others with poise, voice control, and confidence using correct English and a well-modulated voice.

INTELLIGENCE: Requires the ability to learn and understand complex principles and techniques; to make independent judgments in absence of supervision; to acquire knowledge of topics related to the job of Asst. Facilities/Project Manager.

VERBAL APTITUDE: Requires the ability to record and deliver information to supervisors and officials; to explain procedures and policies; and to follow verbal and written instructions, guidelines and objectives.

NUMERICAL APTITUDE: Requires the ability to utilize mathematical formulas; add and subtract totals; multiply and divide; determine percentages; compute discount, interest, profit and loss, ratio and proportion; determine time and weight; and utilize statistical inference.

FORM/SPATIAL APTITUDE: Requires the ability to inspect items for proper length, width, and shape, visually with office equipment.

MOTOR COORDINATION: May require the ability to coordinate hands and eyes in using automated office equipment.

MANUAL DEXTERITY: Requires the ability to handle a variety of items, office equipment, control knobs, switches, etc. Must have the ability to use one hand for twisting or turning motion while coordinating other hand with different activities. Must have minimal levels of eye/hand/foot coordination.

COLOR DISCRIMINATION: May require the ability to differentiate colors and shades of color.

INTERPERSONAL TEMPERAMENT: Requires the ability to deal with people (i.e. staff, supervisors, general public, and officials) beyond giving and receiving instructions such as in interpreting departmental policies and procedures. Must be adaptable to performing under minimal stress when confronted with an emergency related to the job of Asst. Facilities/Project Manager.

PHYSICAL COMMUNICATION: Requires the ability to talk and/or hear: (talking - expressing or exchanging ideas by means of spoken words). (Hearing - perceiving nature of sounds by ear).

ATTENDANCE: A regular and dependable level of attendance is an essential function for this position.

KNOWLEDGE OF JOB

Has considerable knowledge of the policies, procedures, and activities of the School System, Facilities and Safety practices as they pertain to the performance of duties relating to the job of Assistant Facilities/Project Manager. Thorough understanding of Building Code and State requirements for Educational Facilities. Understanding of, and experience in plan review and interpretation of specification documents. Knowledge of construction methods, materials and standards. Knowledge of and experience in the construction permitting process. Knows how to develop and administer operations and staff plans and objectives for the expedience and effectiveness of specific duties of the department. Knows how to keep abreast of any changes in policy, methods, computer operations, equipment needs, etc. as they pertain to departmental operations and the construction industry. Is able to effectively communicate and interact with supervisors, other governmental agencies and members of the general public and all other groups involved in the activities of the position. Is able to assemble information and make written reports and documents in a concise, clear effective manner. Has good organizational, human relations, and financial skills. Is able to use independent judgment and work with little direct supervision when necessary. Has the ability to comprehend, interpret, and apply regulations, procedures, and related information. Has comprehensive knowledge of the terminology, principles, and methods utilized within the department. Has the mathematical ability to handle required calculations. Is knowledgeable and proficient with computer office software as well as CAD. Is able to read, understand and interpret financial reports and related materials.

The Clarksville-Montgomery County School System is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the school system may provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer. Signatures below indicate the receipt and review of this job description by the employee assigned to the job and the immediate supervisor.

Employee's Signature

Supervisor's Signature

Date

Date