

MAINTENANCE TECHNICIAN II

Recruitment #1809-0811DC-002

List Type	Original-Continuing
Requesting Department	DPW-INFRASTRUCTURE-FACILITIES
Open Date	9/24/2018 3:30:00 PM
Filing Deadline	Continuous
HR Analyst	Jeff Harvey

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INTRODUCTION

What Milwaukee can offer YOU

Located on the western shore of Lake Michigan, Milwaukee is an urban hub bursting with energy. Milwaukee provides a casual sophistication – big city appeal without the big-city hassles. We are accessible and affordable, and our residents are welcoming. Milwaukee has evolved through the years, bringing together its unsurpassed old world charm with a breathtaking Art Museum, top-flight arts and cultural attractions, professional sports, lakefront festivals, recreational opportunities and great restaurants.

PURPOSE

The eligible list resulting from this examination may be used to fill similar City of Milwaukee positions.

Repairs, replaces, adjusts, and maintains all equipment related to facilities for the City of Milwaukee. Work includes preventative maintenance, repairs, programming and operation of HVAC, plumbing, mechanical, pneumatic and digital systems for high rise, commercial class A buildings and other City of Milwaukee facilities.

ESSENTIAL FUNCTIONS

- Operate, maintain, repair and replace HVAC equipment including air handling units, cooling towers, chillers, boilers and roof-top units.

- Operate and maintain related electronic motors, starters, wiring fuses, protective devices and controls. Monitor and operate building automation systems to control complex heating and cooling systems at efficient levels.
- Provide general repair and maintenance of mechanical, electrical, pneumatic, hydraulic, and electronics controls.
- Maintain, repair and replace components in plumbing systems, such as pumps, valves, piping, drinking fountains, toilets, wash basins, filtration equipment and controls for steam and hot water systems.
- Use laptop and other telecommunication devices to test and maintain equipment.
- Assist with continued development of preventative maintenance programs.
- Work productively in both on-demand and preventative maintenance work environments.
- Operate and maintain fire alarm and suppression systems.
- Brazing, welding and soldering of components as required to keep all facility systems working well.
- Attend assigned training sessions, workshops, labs and in-house coursework to stay current with job duties.
- Respond immediately to building maintenance emergencies.

Reasonable accommodations requested by qualified individuals with disabilities will be made in accordance with the Americans with Disabilities Act (ADA) of 1990, as amended by the Americans with Disabilities Act Amendments Act (ADAAA) of 2008.

CONDITIONS OF EMPLOYMENT

- Employees are subject to working weekends, holidays, different shifts, odd hours and emergency call-ins.
- Ability to tolerate a variety of fumes, odors and gases produced by various equipment and/or chemicals.
- Ability to lift and carry up to 50 pounds of material or equipment and more weight with assistance.
- Ability to work from ladders and scaffolding.
- Ability to deal with a wide variety of environmental conditions in the work place (indoor and outdoor).
- Ability to work in confined crawl spaces and at considerable heights.

MINIMUM REQUIREMENTS

1. Five (5) years of fulltime experience in maintenance and repair of HVAC/refrigeration equipment and other mechanical, electrical and electronic automated building systems that includes:

- At least two (2) years of experience working in a high rise, commercial class A office building OR
- At least two (2) years of experience in a facility over 100,000 square feet.

OR

An Associate Degree in a HVAC field (installation and repair of HVAC equipment) from an accredited college or university **AND** three (3) years of full time experience in the maintenance and repair of HVAC/refrigeration equipment and other mechanical, electrical and electronic automated building systems, that includes:

- At least two (2) years of experience working in a high rise, commercial class A office building OR
 - At least two (2) years of experience in a facility over 100,000 square feet.
2. Chlorofluorocarbon (CFC) certification from State of Wisconsin within six months of appointment and throughout employment.
 3. Valid driver's license at time of appointment and throughout employment. Equivalent combinations of education and experience may be considered.

IMPORTANT NOTE: *To receive credit for college, transcripts are required and must be received by the application period closing date. College transcripts should be attached to your online application. Applications without transcripts attached will be considered incomplete and will be rejected. Your transcript must be legible (readable) and include the following information: the university or college name, your name, the degree completed (if applicable) and the date the degree was completed.*

DESIRABLE QUALIFICATIONS

- Building automation control system experience.
- Valid boiler operator's license (high or low pressure).

KNOWLEDGES, SKILLS, ABILITIES & OTHER CHARACTERISTICS

- Knowledge of building and mechanical preventative maintenance programs.
- Knowledge of the operation of heating, cooling, and ventilating equipment.
- Knowledge of centrifugal and reciprocating compressors, chillers, pneumatic, electrical and electronic controls.
- Knowledge of building automation systems and related controls.

- Ability to use a computer to work on spreadsheets, create Word documents and process email messages.
- Ability to work cooperatively and effectively with coworkers and citizens whose backgrounds may differ from one's own.
- Ability to operate, program and work with computer software utilized for facilities management.
- Ability to mechanically operate and understand various HVAC equipment, pneumatic and electric/electrical controls and compressors.
- Ability to read and interpret blueprints, plans, technical specifications and sequence of operations.
- Ability to apply basic troubleshooting techniques in the field and resolve problems efficiently and independently.

CURRENT SALARY

The current starting salary (PG 3GN) is **\$42,535** for City of Milwaukee residents. The non-resident starting salary is \$41,491 annually.

Note: If you have an Associate Degree at the time of appointment in electronics, mechanical systems, computer technology, air conditioning and refrigeration or related HVAC/R and mechanical maintenance field the current starting salary is \$44,673 for City of Milwaukee residents. The non-resident starting salary with a related Associate Degree is \$43,578 annually.

BENEFITS:

The City of Milwaukee provides a comprehensive benefit program which includes:

- Defined Benefit Pension Plan
- 457 Deferred Compensation Plan
- Health and Dental Insurance
- Comprehensive Wellness Program
- Onsite Clinic Services
- Onsite Employee Assistance Program
- Alternative Work Schedules
- Long Term Disability Insurance
- Group Life Insurance
- Tuition Benefits
- Paid Vacation
- 11 Paid Holidays
- Paid Sick Leave and other paid leaves
- Flexible Spending Arrangement
- Commuter Value Pass

To view the specifics about all the benefits offered by the City of Milwaukee please visit: <http://city.milwaukee.gov/DER/Benefits2018>

SELECTION PROCESS

THE SELECTION PROCESS will be job related and will consist of one or more of the following: education and experience evaluation; written, oral, or performance tests, or other assessment methods. The Department of Employee Relations reserves the right to call only the most qualified candidates to oral and performance examinations. Oral examinations may include written exercises. Selection process component weights will be determined by further analysis of the job.

This is a continuous recruitment. Applications will be accepted and interviews held during **2018** as often as required to meet the needs of the City. Qualified applicants will be notified of the time and location of the examination. Unless otherwise required by law, the City of Milwaukee will not provide alternative test administration. The applicant is responsible for attending all phases of the job selection process at the time and place designated by the City of Milwaukee. The names of successful candidates will be placed on the eligible list in a rank determined by the final score without reference to the date of the examination. The names of candidates who pass all phases of the selection process may remain on an eligible list resulting from a continuous examination for up to six months.

Candidates may take an examination for this position only once every six months.

ADDITIONAL INFORMATION

APPLICATIONS and further information may be accessed by visiting, <http://city.milwaukee.gov/jobs>

- Applications and transcripts should be submitted no later than the deadline listed above.
- If you would like assistance completing an application, please contact the Department of Employee Relations at (414) 286-3751 or staffinginfo@milwaukee.gov.
- The Department of Employee Relations is located at City Hall, 200 E. Wells St, Room 706, Milwaukee, WI 53202.

CONCLUSION

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The City of Milwaukee values and encourages diversity and is an equal opportunity employer.