

MAINTENANCE TECHNICIAN II

Recruitment #1410-0853DC-001

List Type	Original
Requesting Department	HEALTH DEPARTMENT
Open Date	10/29/2014 11:59:00 PM
Filing Deadline	11/20/2014 11:59:00 PM
HR Analyst	Jeff Harvey

Purpose

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.

Minimum Requirements

An Associate Degree in 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.

OR

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.

NOTE: Equivalent combinations of training and experience may be considered.

Chlorofluorocarbon (CFC) certification from State of Wisconsin within six months of appointment and throughout employment.

Valid driver's license at time of appointment and throughout employment.

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.

Desirable Qualifications

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

Knowledges, Skills, Abilities and 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 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 tolerate a variety of fumes, odors and gases produced by various equipment and/or chemicals.
- Ability to apply basic troubleshooting techniques in the field and resolve problems efficiently and independently.
- Ability to lift and carry up to 50 pounds.
- 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.

Current Salary

SALARY (PR 3GN): The current starting salary 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.

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.

The examination will be held as soon as practical after **November 19, 2014**. Receipt of applications may be discontinued at any time after this date without prior notice, however, recruitment may continue until the needs of the City have been met. Qualified applicants will be notified of the date, time, and place 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.