

HVAC/Facilities Technician

JOB SUMMARY: Efficiently plan, operate and maintain facilities, grounds and infrastructure on a cost-effective basis. May require varying shifts, multiple sites and requires personal performance and hands-on work. This position is responsible for the daily maintenance, repair, and remodeling of facilities and associated grounds by performing semiskilled and skilled manual tasks related to the maintenance and repair of buildings, grounds, and equipment. This position performs a variety of technical duties and work assignments may be in any of the building trades.

ESSENTIAL JOB FUNCTIONS:

- Assists maintenance superintendent/contractors/staff in a variety of crafts to install, repair, maintain, and otherwise care for buildings, fixtures, equipment, and grounds by performing one or more trade duties.
- Responsible for a wide range of services including repairs and maintenance, carpentry, painting, mechanical, plumbing, electrical, lighting, furnishings, HVAC, parking, and grounds maintenance.
- Makes minor repairs to and installs equipment in or on buildings.
- Safely operates common hand and power tools in installation, maintenance, and repair of facilities.
- Performs heavy labor and semiskilled manual tasks involved in helping workers in a variety of crafts.
- Performs recurring tasks such as carrying, moving, and delivering supplies and equipment.
- May operate power equipment such as trucks, lifts, pneumatic tools, saws, drills, sanders, and other items.
- Maintains lighting fixtures inside and outside of buildings and grounds.
- Safely removes and replaces HVAC filters in return air ventilation systems, or in split-systems at ground level or rooftop locations.
- Assures compliance with federal, state, local and other safety and health regulations and standards.
- Follows all LUMCON policies and procedures.
- Follows safety rules and regulations while performing tasks in a safe manner at all times.
- Demonstrates dependability through good attendance and adherence to timelines and schedules.
- Performs related duties as assigned.

MINIMUM QUALIFICATIONS FOR CONSIDERATION:

- Specialized knowledge in technical aspects of building trades preferred and five years of experience involving the maintenance and/or repair of buildings, equipment, and grounds.
- Must pass MVR and have a valid LA license and insurance.

KNOWLEDGE, SKILLS, AND ABILITIES:

- Environmental Health and Safety—building cleanliness and waste removal.
- Mechanical Systems—HVAC —pneumatic controls and preventative maintenance.
- Effectively and safely operate a variety of assigned tools and equipment.
- Able to understand and carry out specific oral and written direction.
- Ability to work independently or as a team member.
- Ability to work in an organized, efficient manner with a high level of accuracy, attention to detail, and follow-through.

- Ability to exercise good judgment and discretion.
- Able to handle work on multiple projects and more than one trade area as directed.

PHYSICAL REQUIREMENTS:

- Frequent lifting (up to 50 pounds) required.
- Must be able to stand, crawl, climb, twist, bend, kneel and reach for long periods of time (up to 8 hours a day).
- Requires use of hands for simple grasping and fine manipulations.
- Frequent walking and long extended periods of time on feet.
- Ability to climb ladders, work from lifts, and perform routine tasks at heights up to 40 feet.

WORKING CONDITIONS:

- Work in a climate controlled atmosphere and outside in various weather temperature and elements.
- Exposure to airborne particles, dust, and fumes.
- Will require travel both local on a frequent basis and some distance occasionally.
- Flexible work schedule required if scheduling needs are required for a project.