



Job Classification Description

DIRECTOR OF PHYSICAL PLANT/VTC Non-Bargaining Unit

**Grade 16
Exempt**

BASIC FUNCTION

To direct and manage all College buildings and grounds maintenance and custodial functions, and to oversee new construction projects to ensure compliance with all internal and external regulations, standards and requirements.

CHARACTERISTIC DUTIES & RESPONSIBILITIES

- Plan, implement, administer, coordinate, monitor, and evaluate the specific building, grounds and vehicle/equipment maintenance and custodial functions and services of the Physical Plant Department, including operating policies, procedures and methods. Develop and modify services and operating systems in accordance with institutional needs and objectives.
- Exercise full supervisory directly over 4 to 6 supervisors and support staff, and indirectly over up to 20 year-round staff under their supervision, as well as summer help. Plan and conduct training programs and staff meetings. Confer regularly with supervisors and staff to plan and coordinate activities, assign and review work, assist with difficult or unusual tasks, resolve problems, and the like. Plan staffing needs, master work schedules, and overtime budgets.
- Plan, request and administer all Physical Plant operating budgets, as well as various capital project budgets. Recommend major capital purchases.
- Establish work priorities and project schedules.
- Supervise and monitor all regular department operations, including building custodial services, building/facility/equipment maintenance and repairs, grounds maintenance and landscaping, vehicle maintenance and repairs, and so forth. Deal with a variety of problems that arise on a daily basis.
- Plan and oversee plant and facility safety programs, and ensure that all applicable work safety and security procedures are followed.
- Prepare specifications for outside contract bids. Serve as liaison with, and monitor work done by outside contractors.
- Plan, supervise and coordinate major renovation/construction projects.
- Direct and coordinate a preventive maintenance program.
- Establish and implement procedures to enhance efficiency of heating plant operations.
- Ensure compliance with various external requirements and guidelines pertaining to operation of equipment and occupancy of buildings.
- Serve as key-control manager, responsible for issuing, recording and recovering keys in accordance with established College policies.
- Deal regularly with a wide range of outside vendors, suppliers and service contractors, including negotiating of contract terms and prices.
- Confer regularly with senior administrators, department heads, and other College personnel to plan, coordinate and evaluate activities/projects/ systems, exchange information, investigate and resolve problems, and the like. Serve on various College committees.
- Plan and administer/oversee appropriate records systems related to all physical plant operations and capital improvement projects.

Director of Physical Plant, VTC, continued

- Prepare a variety of administrative/management reports.
- Keep abreast of current technical and management methods related to assigned functions.

SUPERVISION RECEIVED

General direction is received from the Dean of Administration.

SUPERVISION EXERCISED

Administrative and functional supervision, direct and indirect, of 20 to 25 regular staff members, as well as additional seasonal workers.

MINIMUM QUALIFICATIONS

Bachelors degree in engineering or other appropriate discipline, plus five to seven years of relevant technical and supervisory experience in facilities or construction management, or a combination of education and experience from which comparable knowledge and skills are acquired.

- Broad base of technical knowledge and skills relevant to physical plant management of a building and grounds complex, including experience in project planning, estimating and oversight, materials and equipment purchasing, blueprint reading, and the like, and a good working knowledge of the skilled trades. Technical training in engineering desirable.
- Previous higher education or similar institutional experience desirable.
- Excellent planning, organizational, administrative, budget and personnel management skills.
- Ability to deal effectively with a broad range of individuals/groups within and outside of the College.

This general outline illustrates the type of work which characterizes the job classification. It is not an all encompassing statement of the specific duties, responsibilities and qualifications of individual positions assigned to the classification.