

DUTY STATEMENT

GS 907T (REV. 08/01)

SHADED AREA TO REFLECT RECLASS POSITION NUMBER ONLY**INSTRUCTIONS:** Refer to the Essential Functions Duty Statement Manual for instructions on how to complete the Duty Statement.RPA-
11082 - FMD EFFECTIVE DATE:

DGS OFFICE OR CLIENT AGENCY Facilities Management Division	POSITION NUMBER (Agency - Unit - Class - Serial) - - -
UNIT NAME AND CITY LOCATED Bay Region – Ronald M. George State Office Complex	CLASS TITLE Office Building Manager III
WORKING DAYS AND WORKING HOURS Monday through Friday, Day shift 8:00am to 5:00pm	SPECIFIC LOCATION ASSIGNED TO 455 Golden Gate Ave., San Francisco, CA 94102
PROPOSED INCUMBENT (If known)	CURRENT POSITION NUMBER (Agency - Unit - Class - Serial) 308-440-6672-003

YOU ARE A VALUED MEMBER OF THE DEPARTMENT'S TEAM. YOU ARE EXPECTED TO WORK COOPERATIVELY WITH TEAM MEMBERS AND OTHERS TO ENABLE THE DEPARTMENT TO PROVIDE THE HIGHEST LEVEL OF SERVICE POSSIBLE. YOUR CREATIVITY AND PRODUCTIVITY ARE ENCOURAGED. YOUR EFFORTS TO TREAT OTHERS FAIRLY, HONESTLY AND WITH RESPECT ARE IMPORTANT TO EVERYONE WHO WORKS WITH YOU.

BRIEFLY (1 or 2 sentences) DESCRIBE THE POSITION'S ORGANIZATIONAL SETTING AND MAJOR FUNCTIONS

Under general direction of the Assistant Chief, the Office Building Manager III is responsible for the custodial, grounds, engineering and maintenance services provided at the San Francisco, Ronald M. George State Office Complex.

% of time performing duties	Indicate the duties and responsibilities assigned to the position and the percentage of time spent on each. Group related tasks under the same percentage with the highest percentage first. (Use additional sheet if necessary)
	<p>The Department of General Services' (DGS) Core Values and Expectations of Supervisors and Managers are key to the success of the Department's Mission. That mission is to "Deliver results by providing timely, cost-effective services and products that support our customers." DGS managers and supervisors are to adhere to the Core Values and Expectations of Supervisors and Managers, and to exhibit and promote behavior consistent with those values and expectations.</p> <p>The Bay Region, Ronald M. George State Office Complex (RMGSOC) is located at 455 Golden Gate Avenue, San Francisco, CA 94102. The RMGSOC consists of a newly constructed building and a renovated historic building joined together. The total square footage of office space is approximately 1.1 million square feet that occupies 15 floors in the high-rise structure and 7 levels in the historic building. The RMGSOC supports the sensitive government's tenants, i.e. Governor's Office, State Senate, State Supreme Courts, and the Attorney General.</p> <p>Although normal business hours are 8:00 a.m. - 5:00 p.m., incumbent may be called upon and expected to respond at any time of the day or night. The Facilities Management Division (FMD) will provide the incumbent with a cell phone for this purpose. Cell phone messages shall be returned promptly.</p> <p>This position is designated under the Conflict of Interest Code. The position is responsible for making, or participating in the making, of governmental decisions that may potentially have a material effect on personal financial interests. The appointee is required to complete form 700 within 30 days of appointment and annually thereafter. Failure to comply with the Conflict of Interest Code requirements may void the appointment.</p> <p>DUTIES</p> <p>The incumbent plans the work of a large staff engaged in the maintenance, custodial operations, upkeep and other services for the State-owned and occupied building and grounds. The staff may include subordinate building managers, skilled crafts supervisors, stationary engineers, and custodian supervisors. The work is performed in order to maintain and repair all building systems in accordance with published guidelines as set forth in Sections 14600 through 14973 of the Government Code, the Department of General Services (DGS), Division of the State Architect (DSA) Excellence in Public Building Initiative, and the Building Owners and Managers Association (BOMA) industry standards. The incumbent applies sustainable (environmentally safe) work practices in the operation and maintenance of all building systems and equipment.</p>

SUPERVISOR'S STATEMENT: I HAVE DISCUSSED THE DUTIES OF THE POSITION WITH THE EMPLOYEE

SUPERVISOR'S NAME (Print)	SUPERVISOR'S SIGNATURE	DATE
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EMPLOYEE'S STATEMENT: I HAVE DISCUSSED WITH MY SUPERVISOR THE DUTIES OF THE POSITION AND HAVE RECEIVED A COPY OF THE DUTY STATEMENT

The statements contained in this duty statement reflect general details as necessary to describe the principal functions of this job. It should not be considered an all-inclusive listing of work requirements. Individuals may perform other duties as assigned, including work in other functional areas to cover absence of relief, to equalize peak work periods or otherwise balance the workload.

EMPLOYEE'S NAME (Print)	EMPLOYEE'S SIGNATURE	DATE
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25%	<p>ESSENTIAL FUNCTIONS: Facility Operations and Maintenance</p> <p>In order to safely operate and maintain facilities and a healthy and safe environment for all staff and public, and to preserve the value of the State's investment as mandated by and in accordance with the Government Code, State Administrative Manual (SAM), DGS/DSA Excellence in Public Buildings Initiative, DGS, Real Estate Services Division (RESA) established guidelines, BOMA industry standards, using verbal and written communication through the various supervisors in charge of rank and file staff, the incumbent performs the following duties:</p> <ul style="list-style-type: none"> • Develops and maintains a comprehensive preventive maintenance program that complies with the manufacturers operating and maintenance manual recommendations using Microsoft Office and Maximo; • Directs implementation of the preventive maintenance program by training and directing subordinate staff using training manuals, Microsoft PowerPoint, on-the-job training, classroom, and written and verbal instruction; • Monitors the testing of all facility back-up systems using regularly scheduled Maximo work tickets and reports; • Maintains accurate machinery histories by logging usage, maintenance and repairs into the Maximo database; • Oversees and coordinates the planning, contracting, and total completion of alterations performed for customers; develop and evaluate alternatives for customer projects; make presentations to customers; assist customers in decisions on funding of projects; • Oversees that all supplies and equipment are adequately maintained through inventory management practices using various inventory control tools. These tools may include handwritten inventory sheets; computer generated inventory sheets; software inventory programs including Maximo and purchase order requests;
20%	<p>Administrative and Supervisory Responsibilities:</p> <p>In order to effectively manage and direct subordinate staff in accordance with DGS constructive intervention process, Office of Legal Services direction, an established personnel equal opportunity, and MOU provisions, policies, rules and regulations:</p> <ul style="list-style-type: none"> • Monitor performance staff; provide feedback on performance; work with the Constructive Intervention Unit (CIU); report progress of discipline processes advising Assistant Chief when adverse action steps are to be pursued ensuring all appropriate documentation is adequately prepared to proceed with actions; prepare management unit reports to Assistant Chief. • Ensure subordinate supervisory staff is trained, understands and applies policies and practices in an effective manner including grant/deny staff request for time off or overtime requests; verifying staff have sufficient leave to cover requests; approve time in PAL system (time charged to projects, leave usage, approved leave without pay (dock or NDI), Absence without Leave (AWOL)) before SCO's semi-monthly or monthly payroll cut-off date in order to ensure timely issuance of pay and to ensure the correct issuance of a warrant is returned to SCO for late dock, and issuance of correct overtime pay due to an employee and proper billing for services rendered • Review, revise and/or compose duty statements/organizational charts for subordinate staff's positions. • Lead/participate in recruitments for positions; ensure DGS, CalHR and SPB policies and regulations are followed; work with the Personnel Liaison to ensure all approvals, pre-hiring requirements are completed and cleared by OHR, and proposed start date has been communicated to OHR.
20%	<p>Project Management</p> <p>In order to preserve the integrity of building design, maintain timeliness of schedule and quality control, and protect the State's investment and customer's ability to operate programs in accordance with the DGS Manual, SAM, RESA/BPM Strategic Plan, and the Excellence in Public Buildings Initiative:</p> <ul style="list-style-type: none"> • Acts as the primary FMD delegate coordinating accessibility or providing information to either assist customers in finding solutions to real estate needs or by working in conjunction with other operational branches or professional services in the planning, design, space alteration and construction-related activities and asset-managed buildings to facilitate a smooth construction process. • Reviews job scope and plans, specifications and change orders, and monitors their progress through

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10%	<p>subordinate supervisors, technical staff, and contract specifications or in conjunction with the Professional Services Branch and/or Project Management Branch.</p> <ul style="list-style-type: none"> • Makes qualified 5-year Special Repairs recommendations to FMD Executives and Fiscal Management Unit as part of the annual budget preparation in order to maintain the highest and best use of assigned buildings by preparing and submitting Capitol Outlay Special Repair Update Sheets, Energy Efficiency Measures Tier I/II lists, and Sustainable Buildings Measures Tier I/II lists. • Manages approved Special Repairs projects, providing monthly status reports to the Assistant Chief, by coordinating team efforts of the RESD Branches using applicable real estate industry standards and principles in defining job scope, planning, designing, procuring, and contracting. • Maintains cooperative team relations by facilitating ongoing interaction with other RESD units and/or branches responsible for elements of project completion, contractors, building staff and tenants during project construction. • Proactively participates in resolution of project problems to promote a positive tenant experience by holding regular tenant and project meetings, and researching industry standards and recommending solutions. • Responds promptly to emergencies via telephone and personal visits to the property or area to assess overall damage caused by emergency event(s) and to ensure damage mitigation and effects organized, prompt and timely repair. <p><u>Compliance</u></p> <p>In order to ensure compliance with the Government Code and the Excellence in Public Building Initiative by following the FMD Operations Manual, operating manuals and manufacturer specifications:</p> <ul style="list-style-type: none"> • Implements and oversees the maintenance, repair services, engineering and trades services; • Implements and oversees the administrative/fiscal programs and security programs; • Implements and oversees the designed building functions including the BMS automation systems, fire life safety system, security systems, structural systems and interior finishes. • Prepares and updates annually, a business operations plan using Maximo, MS Office, and ABMS to provide the groundwork for building operations and periodic activities reporting as outlined in the RESD/FMD Strategic Plan. • Prepares written monthly activities statements with problem analysis and resolution recommendations using MS Office to record if building operational plan is meeting goals and objectives. • Conducts ongoing emergency response training for building tenants and DGS staff using training manuals and interactive discussion to ensure emergency preparedness for the facility. • Oversees the work of multi-trades personnel to insure that preventive maintenance, remedial maintenance and tenant improvement projects are completed in a professional and timely manner. • Writes reports, contracts, and specifications as required to insure safety building methodology is in compliance with appropriate codes. • Provides project management services to customers to insure timely and accurate project completion. • Reads blue prints, oversees the operation of the computerized preventive maintenance system for the United Trades Unit.
10%	<p><u>Budget Management and Reporting</u></p> <p>In order to manage and administer the unit's annual budget in accordance with the Department of Finance (DOF) guidelines, SAM Section 3500, Purchasing, and DGS Manual Sections 1004-1005, Budget and Fiscal, using MS Office and ABMS to perform the following duties:</p> <ul style="list-style-type: none"> • Tracks expenditures and project cost variances to maintain budgeted parameters for current fiscal reporting years and succeeding fiscal year's operational and 5-year Special Repairs Plan. • Prepares and monitors written analysis of expenditures to ensure appropriate spending of approved budgeted amounts. • Oversees subordinate supervisor's analysis by reviewing their costs in order to seek ways to control and reduce square footage costs as compared to BOMA expense comparisons for government facilities. • Directs the requisition, receipt, active and inactive inventory, and distribution of supplies, tools, and equipment through subordinate supervisors to accomplish sound fiscal and procurement practices.

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10%	<p><u>Health and Safety</u></p> <p>In order to maintain a safe and healthful environment for the benefit of all employees and the public, under the direction of the Assistant Chief and FMD Environmental Safety and Health Unit (ESHOP), in accordance with the rules, regulations and guidelines set forth in the Occupational Safety and Health Administration (OSHA), Safety Training, Injury and Illness Prevention Program (IIPP) (Title 8), and Workers' Compensation (Title 8):</p> <ul style="list-style-type: none"> • Ensures compliance in handling of hazardous materials, injury and illness prevention, asbestos awareness, blood-born pathogens and use of environmental safeguards by attending ESHOP organized training classes. • Directs subordinate staff in the administration of health and safety programs pertaining to air toxics, emissions, CFCs; asbestos; PCBs, pesticides, hazardous wastes; safety training, injury and illness prevention (Title 8), and workers' compensation by inspecting physical work locations and evaluating workplace hazards and promoting IIPP objectives. • Ensures that IIPP plans are updated and that records and reports are properly completed by coordinating with the designated Branch or Safety Coordinator. • Leads team and acts as the Safety Coordinator in developing, executing and training the tenants in the plans for Emergency Response: disaster Recovery: Continuity of Business Plan; and Hazardous Materials and Waste Manifest by creating and/or conducting regularly scheduled emergency response team meetings in accordance with published guidelines and CHP and DGS guidelines. • Collaborates with and directs staff to comply with routine building inspections of all areas and completion of periodic reports by written and verbal communication. • Oversees that the appropriate staff is asbestos trained and medically certified by maintaining training records and/or written certification from ESHOP verification obtained by immediate supervisors. • Directs payment by having ABMS service orders completed and invoices properly processed in accordance with DGS Fiscal Services for hazardous waste taxes, fees and permits in compliance with EPA laws in order to prevent fine assessments. • Coordinates prompt correction of potential OSHA violations by issuing correction guidelines using Maximo work tickets or contract services in order to provide a safe building environment and prevent assessment of costly fines.
5%	<p>MARGINAL FUNCTIONS</p> <p>Ensures that the technical building operations manuals or technical equipment functions are understood by the appropriate staff by providing training or assigning the reading of same in order to provide compliance with the general functions of the branch as mandated by Government Code Sections 14600 through 19473 and the Excellence in Public Buildings Initiative.</p> <p>Oversees and directs the performance of corrective work including, but not limited to, resetting computer controls for buildings' systems such as life safety, mechanical, lighting, security in order to return a building to normal function in accordance with owner's manuals by following the manufacturer's operating guidelines and specifications.</p> <p>KNOWLEDGE AND ABILITIES:</p> <p>Knowledge of: Methods used in caring for a group of large public buildings and grounds; modern methods of heating, lighting, and ventilating large buildings; repair and operation of various types of building equipment; materials and supplies used in construction, alteration, and maintenance of buildings and grounds and methods used in requisitioning, receiving, checking, storing, and issuing them; requirements, methods and practices of the common trades and crafts; methods and practices of custodial operations in large office buildings; principles of personnel management and effective supervision and delegating work programs to subordinates and following up on their compliance; department's equal opportunity program; a manager's role regarding equal opportunity and the processes available to meet equal employment objective</p> <p>Ability to: Read and write English at a level required for successful job performance; delegate work programs to subordinates and follow up on their compliance; maintain discipline over a large maintenance, repair, and custodial staff; read and interpret plans, drawings, and specifications; estimate the cost of materials and labor involved in making alterations; plan maintenance schedules; prepare reports and budget recommendations; resolve controversial situations in connection with work responsibilities, space allocations and relations with others; analyze situations accurately and take effective action; effectively contribute to the department's equal opportunity objectives.</p>

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	<p>DESIRABLE QUALIFICATIONS</p> <ul style="list-style-type: none"> • The incumbent will be required to take and must pass the Department of Justice background and/or fingerprinting checks in order to work in San Francisco, Ronald M. George State Office Complex or other floors/buildings with restricted security access in the Bay Region. • The incumbent will be required to possess a valid California Driver's License, Class C in order to drive self, supplies, staff and/or equipment from one building site to another while driving a State vehicle in order to perform the duties of the Office Building Manager III, Ronald M George State Office Complex, Bay Region. • The incumbent will be required to take a medical examination and must be approved by the State Personnel Board. • Education equivalent to completion of the twelfth grade. <p>SPECIAL PERSONAL CHARACTERISTICS</p> <ul style="list-style-type: none"> • Willingness to work in any regional location. <p>ADDITIONAL QUALIFICATIONS</p> <ul style="list-style-type: none"> • Work independently, organize, and set priorities. • Broad understanding of real estate principles and business management. <p>INTERPERSONAL SKILLS</p> <ul style="list-style-type: none"> • Work well with a team; motivate staff; deliver high quality customer service; maintain good working relationships; communicate information, both verbally and in writing, in a clear and concise manner. • Display efficiency, effectiveness, conscientiousness and professionalism. • Collaborates with and directs staff to comply with routine building inspections of all areas and completion of periodic reports by written and verbal communication. • Directs staff in the performance of biannual asbestos inspections, and distribute annual asbestos notifications to tenants via mail, e-mail and/or personal delivery by providing written procedures and/or training. <p>WORK ENVIRONMENT/PHYSICAL OR MENTAL ABILITIES:</p> <p>WORK ENVIRONMENT</p> <ul style="list-style-type: none"> • Work in a low-rise (6 floors and lower) to a high-rise (7 floors and higher) office-building environment. • Professional office environment. • Wear appropriate business attire for the work environment. • Occasional exposure to mechanical equipment open and confined spaces. • Occasional exposure to noisy work areas, equipment or machinery. • Willingness to work in any regional location and to work hours necessary to mitigate a building emergency, meet deadlines or complete tasks. <p>PHYSICAL ABILITIES</p> <ul style="list-style-type: none"> • Typical work activities involve frequent and prolonged periods of standing, walking extended distances, bending, stooping, kneeling or squatting while performing duties. • May climb stairs and/or ladders. • Reach or stretch by extending hand(s) or arm(s) in any direction. • Move about and work in confined spaces. • Drive a State Vehicle to field locations. <p>MENTAL ABILITIES</p> <ul style="list-style-type: none"> • Make prompt decisions and meet ever-changing deadlines. • Multi-task.