

Code: 2154

Title: CENTRAL PLANT SYSTEMS TECHNICIAN-SENIOR

SUMMARY: Leads and participates in operating, adjusting, servicing, maintaining and repairing automated heating, ventilating and air-conditioning (HVAC) and associated systems and equipment. Monitors and takes routine or emergency actions upon receipt of alarms, requests for services or when supported systems instrumentation indicates problems.

DUTIES/RESPONSIBILITIES: (Work assignments may vary depending on the department's needs and will be communicated to the applicant or incumbent by the supervisor.)

Coordinates and schedules Central Plant operations and maintenance activities with maintenance staff and affected facilities;

Develops and coordinates Central Plant operating procedures, maintenance schedules and staffing changes with facilities management engineering staff and affected facility managers/operators;

Responds to and resolves inquiries and complaints about heating, cooling and ventilation in the County complex buildings;

Sets energy management operating limits and temperature parameters for computerized HVAC control system;

Installs, programs, maintains and repairs energy management control system (EMCS) controllers;

Prepares cost estimates for installation or replacement of EMCS controllers in County facilities;

Operates automated and computer-controlled heating, ventilating and air-conditioning (HVAC) control systems, and their associated equipment and systems, to include adjusting temperatures of individual work areas and performing seasonal changeovers of equipment, systems and their operating schedules;

Performs or directs, and documents, operator-level maintenance, servicing and repairs of Central Plant equipment and related equipment and systems;

Reviews plant equipment water systems water sampling test data, notes trends and directs subordinates in adjusting water treatment processes;

Monitors fire alarms for the County complex and outlying facilities, reports fires/emergencies to the 9-1-1 emergency dispatch system and shuts down HVAC and related equipment in the affected areas and facilities;

Maintains equipment, system, facility and shift operations and maintenance logs;

Prepares and submits periodic, recurring and special reports of Central Plant activity to Facilities Management engineering staff;

Compiles and submits annual operating cost data to management with recommendations for future fiscal year budgeting;

Orders required parts and materials for Central Plant operations and monitors all expenditures;

Assists Facilities Management engineering staff in planning and execution of Central Plant facility/systems modifications, major repairs/overhauls and related activity;

May plan, schedule and assign work of Central Plant Systems Technicians;

May train and evaluate subordinate employees.

KNOWLEDGE & SKILLS:

Knowledge of:

- methods and practices of operating and maintaining a central plant;
- operation and maintenance of heating, ventilating, air-conditioning (HVAC) and related electrical and auxiliary and related systems and equipment;
- water-treatment as applied to central plant activities to include chemical testing and quantitative application of industrial chemicals;
- hazards and safety precautions associated with central plant operations;
- principles and practices of supervision and training;
- theory of operation of automated HVAC control systems.

Skill in:

- operating and maintaining central plant equipment and systems;
- using tools, equipment and materials of the trade;
- reading and interpreting specifications, operating manuals and technical data;
- supervising, directing, training and evaluating employees;
- operating automated HVAC control systems;
- maintaining equipment, system and shift operations and maintenance logs;
- responding to out-of-tolerance or emergency situations by adjusting equipment/systems, recalling/dispatching specialists, or reporting situations to emergency response dispatch functions and functional area managers;
- developing and enforcing central plant operating procedures;
- compiling and reporting annual operating costs and developing recommendations for future budgets.

MINIMUM QUALIFICATIONS:

EITHER:

(1) Six years of experience in heating and air-conditioning plant operations and maintenance, and at least one year of lead or supervisory experience in an HVAC plant setting. [Supervisory/lead experience may be concurrent.]

OR:

(2) An Associate's degree from an accredited college or technical school in air-conditioning technology and four years of experience in heating, ventilating and air-conditioning (HVAC) central plant operations, including at least one year of lead or supervisory experience. [Supervisory/lead experience may be concurrent.]

OR:

(3) One year of experience with Pima County as a Lead Stationary Engineer or Lead Kino Central Plant Operator.

OR:

(4) Two years of experience with Pima County as a Central Plant Operator or Kino Central Plant Operator.

OTHER REQUIREMENTS:

Physical/Sensory Requirements: Physical and sensory abilities will be determined by position.

This class specification is intended to indicate the basic nature of positions allocated to the class and examples of typical duties that may be assigned. It does not imply that all positions within the class perform all of the duties listed, nor does it necessarily list all possible duties that may be assigned.