



ASSISTANT DIRECTOR OF FACILITIES OPERATIONS

Classification: Classified Administrator
Salary Range: 8

Retirement Type: PERS*
Revised/Board Approval: June 17, 2024

KEY ROLES/RESPONSIBILITIES

Under the direction of an assigned administrator, exercise direct leadership of the areas assigned providing functional supervision over assigned positions. Implement the department's or unit's vision and develop, organize, and implement goals and objectives; plan, develop, organize schedule, direct, improve and evaluate assigned programs, services, and activities; and provide oversight, development, and coordination of all elements of the areas assigned, including the activities of maintenance, cleaning services, and grounds.

Foster a culture of collaboration, mutual respect, innovation, and continuous improvement throughout the assigned unit, department, and Administrative Services Area; lead by example; actively participate in and support College-wide shared governance components and activities and other collaborative processes; encourage professional excellence among assigned staff; and promote, foster, and facilitate an organizational culture of customer service, teamwork, and innovation.

SUPERVISION RECEIVED and EXERCISED

- Receive general direction from an assigned administrator.
- Supervise, motivate, and evaluate the performance of assigned staff, interview and select employees; recommend promotions, transfers, reassignment, termination, and disciplinary actions to the assigned reporting level.
- Review and recommend staffing patterns, approve goals and performance objectives for personnel.
- Provide consistent direction in administering the collective bargaining agreements with faculty and classified employees; understand and interpret agreements for faculty and staff as directed.
- Foster a culture of sensitivity to and an understanding of the diverse academic, socioeconomic, cultural, linguistic, ethnic backgrounds and disabilities of community college students, faculty, and staff.

REPRESENTATIVE DUTIES

The following duties and responsibilities are typical for this position. Incumbents may not perform all the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

I. LEADERSHIP

1. Lead, direct, and manage the planning, development, organization, scheduling, direction, performance, and evaluation of programs and services of assigned departments or units. Articulate a clear vision of assigned areas, including services, applications, and benefits provided. Lead and manage change within assigned departments or units and across the Administrative Services Area as directed.
2. Actively participate in long-range planning, program review, and resource development activities. Promote transparency within and among assigned units or departments.
3. Participate actively in the life of the College, including operational processes and initiatives, by serving on College committees, workgroups, task forces, and councils as assigned.
4. Strengthen quality educational and support services to promote and empower student learning, success, and self-advocacy. Prepare and implement the department's budget.
5. Enhance innovation and participation in issues related to areas of assignment to ensure ongoing sustainability of the College.
6. Support student learning using a variety of effective instructional methods, educational technologies, and college resources.
7. Be accountable for effective and efficient utilization of resources. Control and authorize expenditures in accordance with established guidelines. Measure and assess outcomes. Identify opportunities for improvement within assigned areas and implement actions to strengthen services to students and the campus community.
8. Support and promote College initiatives including Diversity, Equity, Inclusion, Accessibility and Anti-racism.

II. FUNCTIONAL RESPONSIBILITIES: College Level

1. Provide effective leadership and ongoing guidance over all aspects of the areas assigned, including resource planning, budgeting, tracking, and reporting. Provide technical expertise as directed.
2. Monitor and improve the delivery of services throughout the areas assigned. Promote an effective work environment that supports high performance teamwork, continuous improvement, and ongoing sustainability of College resources.
3. Support the fiscal integrity of the College to promote and empower student learning, success, and self-advocacy.
4. Participate in grievances, disciplinary meetings, legal matters, and other employment related activities within areas assigned. Be alert for and effectively manage trouble spots in assigned service areas.
5. Provide timely operational, technical, and functional information to the Department Head, Vice President, and other College administrators, as directed. Interpret routine policies and regulations and recommend appropriate courses of action in unusual and complex circumstances. Demonstrate effective stewardship through continuous monitoring and reporting of resource needs, deployment, and utilization.
6. Draft, submit, assess, and revise, College documentation that includes, but is not limited to, Accreditation, Program Plans, Program Reviews, and Service Area Outcomes related to assigned areas of responsibility.

7. Ensure that all programs, services, activities, events, and experiences demonstrate sensitivity to and understanding of the diverse academic, socioeconomic, cultural, linguistic, racial, ethnic backgrounds and disabilities of community college students, faculty, and staff.
8. Demonstrate sensitivity to and understanding of the diverse academic, socio-economic, cultural, disability, and ethnic backgrounds of students.

FUNCTIONAL RESPONSIBILITIES: *Job Level*

1. Plan, recommend, initiate, and implement programs or strategies to enhance and improve facilities maintenance, cleaning, operations, and grounds services. Ensure operations are integrated, compliant, and streamlined to provide excellent customer service and necessary staffing. Ensure that all services provided are prompt, efficient, and lead to a seamless experience for the people served.
2. Provide leadership, supervision, and training to the Facilities Management Team for assigned areas, including budget administration, project management, employee relations, negotiations, and team building.
3. Develop and administer effective maintenance and cleaning programs. Maintain related records, including procedures, work instructions, work scheduling, and inspection. Inspect work performed and resolve deficiencies as needed. Coordinate work activities between Administrative Services Areas, units, contractors, and campus groups through oral and written communications.
4. Determine requirements, prepare specifications, and submit purchase requisitions for materials and services as needed by the assigned units of the Facilities Planning and Services Department.
5. Collect and organize Facilities Planning and Services documents for preservation including technical manuals, maintenance schedules, equipment replacement program, vendor files, maintenance work orders, and purchase orders.
6. Identify opportunities to implement new ideas to enhance operational efficiencies. Evaluate and recommend new tools and methodologies that will expedite or enhance the service improvement process.
7. Evaluate, determine, and estimate the maintenance needs of the physical plant. Conduct surveys, make inspections, receive requests, and communicate with others to determine needs.
8. Assist in the determination of priorities and level of quality by considering function, safety, health, criticality, and resources available. Determine required resources necessary to accomplish work by use of appropriate estimating and time standards.
9. Assist in the development and preparation of the annual maintenance and capital construction fund budgets; analyze and review budgetary and financial data; control and authorize expenditures in accordance with established policy.
10. Coordinate health and safety programs in the Administrative Services Area. Ensure that all State Educational codes, building codes, OSHA, AHERA, and ADA compliance codes and regulations are adhered to too. Conduct safety meetings with supervisory staff as needed.
11. Ensure a safe environment for students, faculty, and staff by inspecting and working with the safety committee and the safety and health administrator. Assist the Risk

Manager in strategic level planning and implementation of special health or safety requirements.

12. Execute independent judgment to effectively resolve problems in a variety of situations, having both major and minor impact on operations and services.
13. Ensure employees understand their job duties and how performance will be measured. Evaluate employee performance and provide feedback. Identify and facilitate training and professional development opportunities for staff to support skill development.
14. Monitor workload statistics in support of achieving service level goals. Review plans for new construction, remodeling, and related facilities requests to ensure service and performance requirements are met.
15. Oversee the inventory and reconciliation of all newly procured materials in areas assigned and ensure accurate product tracking and delivery to appropriate requesting departments. Maintain detailed and up-to-date records of all facility purchases.
16. Work collaboratively to coordinate staffing availability, performance management, and related capacity planning issues and assure timely, accurate, and prompt turnaround of work orders/requests.
17. Attend and conduct a variety of meetings as assigned. Give presentations to groups and represent the College with outside organizations and agencies including regulatory, local state, and federal governments, as assigned.
18. Monitor changes in laws, regulations, and technology that may affect College or departmental operations; review College policies and procedures to ensure compliance; and implement policy and procedural changes as required. Oversee and participate in reviewing, processing, and training staff on State and Federal rules and regulations related to facilities operations.
19. Serve as an active participant on the Facilities leadership team; collaborate with other supervisors within the unit in the development of appropriate operational plans and priorities.

III. RELATIONSHIPS

1. Develop and enhance partnerships with schools, colleges, universities, businesses, and community-based organizations to respond to the educational, workforce training, and economic development needs of the community.
2. Advance an effective process of collaboration and collegial consultation conducted with integrity and respect to inform and strengthen decision-making.
3. Work closely with other departments within the Administrative Services Area and across the College to foster and facilitate a seamless student experience and increase student success.
4. Work cooperatively and communicate effectively with College administrators and staff, representatives of State and federal agencies, educational institutions, social service organizations, community representatives, and others to coordinate and implement assigned programs and activities and provide information to others.
5. Attend a variety of administrative and staff meetings related to strategic planning, budget, advisory committees, and other assigned activities; participate in consultation, shared governance, and appropriate advisory committee meetings. Chair committees as assigned.

6. Maintain and encourage effective communication with assigned staff by holding regular staff meetings. Provide timely information to staff about issues, programs, and practices affecting the college, Administrative Services Area, and departments.
7. Network with professional colleagues inside and outside of the College. Attend workshops and professional conferences to stay informed of new developments and technologies; serve on a variety of campus, community, and state committees; meet with representatives of business, industry, and local government as appropriate.
8. Participate as an active member of the Department's management team.

IV. ORGANIZATION MANAGEMENT

1. Maintain up-to-date knowledge of the regulations, policies, requirements, and eligibility criteria for assigned programs and ensure compliance with the College's policies, procedures, and practices.
2. Strengthen processes, programs, and services through the effective and efficient use of assessment, program review, planning, and resource allocation. Implement priorities in conjunction with the College's comprehensive planning and budgeting guidelines. Implement an organizational structure that maximizes utilization of resources and ensures effective and efficient delivery of services.
3. Train, supervise, motivate, and evaluate the performance of assigned managerial, professional, operational, technical, and support personnel; recommend transfers, reassignment, termination, and disciplinary actions as needed; delegate and review assignments; evaluate work products and results, implement appropriate procedures to accommodate need for information and assistance; establish and monitor timelines and prioritize work. Monitor employee performance on a regular basis and provide coaching for performance improvement and/or development as needed. Anticipate, prevent, and resolve conflicts under areas of supervision.
4. Implement plans for efficient and appropriate use and security of assigned facilities; ensure compliance with health and safety regulations.
5. Work with Information Technology personnel on a continual basis to enhance and improve relevant computer systems. Learn and apply emerging technologies to perform duties and provide services in an efficient, organized, and timely manner. Work to modernize infrastructure and technological resources to facilitate a positive learning and working environment and promote student success.
6. Perform other duties as assigned.

MINIMUM QUALIFICATIONS

Education: Bachelor's Degree in engineering, construction management, or a related field.

Experience: Five (5) years progressive, responsible facilities management experience, including at least two years of supervisory or management experience.

LICENSES AND OTHER REQUIREMENTS

Valid California driver's license

(Note that for travel reimbursements, a valid California driver's license and successful completion of the District's Defensive Driver Training program is required.)

DESIRED QUALIFICATIONS

Desirable Experience: Work in a supervisory capacity involving project management, planning, preparing project cost estimates, budget oversight and development, and leading and managing facilities staff in a unionized environment.

Knowledge/Areas of Expertise: College Level

- California Education Code, Title 5, Chancellor's Office administrative procedures, Federal laws and regulations and other legal parameters that affect the policies and practices of the College, as they apply to areas assigned.
- Understanding of higher education principles and practices in community colleges, including the mission of the California Community Colleges.
- Community college organization, operations, policies, and objectives, including specific policies and procedures of El Camino College covering the departments or units supervised.
- Specific needs and interests of community college students.
- Principles of business administration, management, marketing, and record keeping.
- Effective organizational and management practices pertaining to the analysis and evaluation of projects, programs, policies, procedures, department performance metrics, and operational needs.
- Effective fiscal management strategies, including understanding of budget concepts, principles, and practices, and effective budget administration and control.
- Effective financial reporting and record keeping.
- Grant proposal writing and special funding resources applicable to areas supervised.
- Appropriate risk management strategies, safety precautions, and procedures.
- Principles of communicating and collaborating effectively with diverse students, faculty, staff, and administration.
- Effective methods for conflict resolution and crisis management.
- Effective change management principles and practices.
- Evaluation and statistical methodology for preparation of statistical research and reports.
- Effective marketing, promotion, and public relations techniques. Preparation, publication, and distribution of informational and promotional materials related to areas assigned.
- Effective written and oral communication skills. Effective interpersonal skills using tact, patience, and courtesy. Effective collaboration, communication, and consensus-building techniques.
- Effective needs assessment methods and project management practices. Effective data management, record-keeping, and reporting techniques. Understanding of key performance indicators, goals, and measurable objectives and how to implement them.
- Effective leadership, administration, organizational planning, supervision, training, and analysis techniques applied to the assigned administrative area. Comprehensive understanding of the principles and practices of effective supervision, training, motivation, and performance evaluation.
- Computer systems and software applications related to areas of assignment, including capabilities and limitations. Modern office practices, procedures, and equipment. Operation of computer, peripherals, and software programs, including information systems, database management, spreadsheet, word processing and specialized software.

- Proficient level operation of a computer and assigned software, including proficient level use of common office software such as: Excel, Access, Word, Outlook, and PowerPoint.
- Technological advancements and their application to the assigned areas of responsibility.

Knowledge/Areas of Expertise: *Job Level*

- Effective planning, organization, and direction of facilities management responsibilities.
- Proficient knowledge of federal, state, and institutional regulations governing facilities operations, programs, and services, including applicable building codes, OSHA safety mandates, rules, and environmental regulations; state, local and federal laws, regulations, codes, and requirements; and College policies.
- Comprehensive knowledge of the principles of facilities maintenance, including effective energy management and conservation methods.
- Proficient knowledge of effective document and drawing management methods and practices.
- Comprehensive knowledge of effective custodial and maintenance methods and practices. Extensive knowledge of industry building standards and regulations for facilities maintenance.
- Effective and compliant procedures for warehousing, material handling, inventory control, and delivery.
- Comprehensive knowledge of documentation standards and procedures, including public contract administration.
- Proficient level expertise in capital project cost estimating processes and ability to develop accurate conceptual cost projections.

Abilities/Skills: *College Level*

- Represent the College in a manner that reflects a positive image of services and support provided.
- Demonstrate sensitivity to and an understanding of the diverse academic, socioeconomic, cultural, linguistic, disability, and ethnic backgrounds of community college students, faculty, and staff. Relate effectively to people of varied academic, cultural, and socio-economic backgrounds using tact, diplomacy, and courtesy.
- Establish and maintain cooperative and effective working relationships with a wide diversity of students, faculty, staff, and community members in an atmosphere of collegial decision-making and consensus-building. Work effectively and collaboratively in a diverse college environment, as well as within a community college system.
- Establish and maintain cooperative and effective working relationships with others. Listen effectively. Communicate respectfully with people of diverse cultures, languages, abilities, etc. Work effectively with others to build consensus and gain cooperation through discussion and persuasion to achieve common goals.
- Provide effective customer service and end-user satisfaction. Respond promptly to requests and inquiries from the public. Effectively resolve complex problems.
- Work independently with limited administrative oversight and direction. Adhere to ethical principles and practices, consistently exercise good judgment, and make effective decisions. Demonstrate flexibility and creativity in accomplishing work and resolving problems.
- Meet assigned schedules and timelines. Effectively manage the stress of working under tight timelines.

- Maintain confidentiality and act with discretion. Maintain the security of confidential materials.
- Travel to meetings and events on and off campus as required. Observe legal and defensive driving practices when operating a motor vehicle on campus or on official business.
- Utilize effective planning and organizational skills. Analyze problems, identify alternative solutions, anticipate consequences of proposed actions, and implement effective solutions in support of goals.
- Administer and control the budget for program areas as assigned.
- Chair and participate in a variety of college committees and work groups as directed.
- Read, understand, interpret, and apply technical and legal information effectively. Analyze, interpret, communicate, and enforce applicable federal, state, and local laws, regulations, rules, policies, administrative data, and related materials. Interpret, apply, and explain rules, regulations, policies, and procedures in a variety of procedural situations for areas assigned.
- Collect, compile, and analyze data. Prepare comprehensive narrative and statistical reports. Direct the maintenance of a variety of reports and files related to assigned activities. Prepare and maintain accurate and detailed records and reports related to the area supervised. Prepare analytical reports, proposals and other written plans for the College, Board of Trustees, Chancellor's Office, and other outside agencies as assigned. Assist in related research and evaluation activities as required.
- Utilize effective oral and written communication skills, including business letter writing, report preparation, and public speaking. Utilize appropriate English usage, composition, grammar, spelling, punctuation, and vocabulary.
- Communicate clearly, concisely, and effectively with diverse constituencies within and outside of the College, both orally and in writing. Prepare and present effective oral and written reports, press releases, and promotional materials as required. Prepare and deliver effective presentations as requested.
- Utilize effective planning and organizational skills. Plan, organize, coordinate, and direct work to maximize efficiency and effectiveness. Prepare work plans, implement schedules, and consistently meet reporting timelines. Effectively delegate authority and responsibility. Provide guidance and assistance to the functional and operational areas within the assigned Department.
- Utilize effective leadership, counseling, and modeling skills. Encourage professional excellence among employees and promote an organizational culture of customer service, teamwork, and innovation.
- Effectively train, direct, supervise, motivate, and evaluate the performance of assigned staff. Facilitate effective staff meetings and group discussions and involve staff in idea generation, goal setting, and decision making.
- Work effectively within a unionized environment.
- Operate a variety of office equipment including a computer. Use automated systems to maintain records, collect data, and generate reports.

Abilities/Skills: Job Level

- Effectively plan, organize, control, and direct the maintenance and operations of the College's facilities. Develop, implement, direct, and evaluate effective facilities management services, activities, and programs. Develop and administer effective preventive maintenance programs.

- Effectively organize multiple projects and carry out required project details on a timely basis to implement successful outcomes. Accurately estimate labor, material, and equipment costs.
- Effectively evaluate facilities management needs and assist in making recommendations to aid in the achievement of the College's goals and objectives.
- Effectively plan, organize, and direct the work of consultants and contractors and monitor for assurance of conformance to contract requirements.
- Effectively coordinate activities between departments, units, contractors, and campus groups. Provide appropriate information and direction to others with varying levels of facilities management knowledge.
- Develop and administer effective preventive maintenance programs and maintain related records. Coordinate health and safety programs for areas assigned and ensure compliance with safety practices and code requirements.
- Work effectively from blueprints, shop drawings, and sketches.

WORK ENVIRONMENT AND PHYSICAL DEMANDS

The work environment and physical demands described here are representative of those required by an employee to perform the essential functions of this job successfully.

Note: Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Work Environment

Combined indoor and outdoor work setting. Duties are typically performed in an office environment while sitting at a desk or computer workstation, with frequent visits to outdoor work sites having exposure to unpleasant fumes, dust, and odors. Incumbents are subject to extensive contact with students, faculty, and staff with frequent interruptions, noise, and demanding timelines. At least minimal environmental controls to assure health and comfort. Frequently involves working non-standard, evening, and weekend hours, often under unpleasant conditions.

Physical Demands

Incumbents regularly sit or stand for long periods, travel short distances on campus on a regular basis, travel to various locations to attend meetings and conduct work, use hands, wrists, and fingers to operate an electronic keyboard or other office machines, bend at the waist, kneel, or crouch to observe work, reach with hands and arms, speak clearly and distinctly to answer telephones and to provide information; see to read fine print and operate computer; hear and understand voices over telephone and in person; and lift, carry, and/or move objects weighing up to 25 pounds.

** Previous employment performed in a different public retirement system may allow eligibility to continue in the same retirement system.*