



POSITION DESCRIPTION

JOB TITLE:	Facilities Technician	JOB CODE:		PAY GRADE:	ST
DEPARTMENT:	Farm Support Services	PAY STATUS:		Full Time/Hourly	
REPORTS TO:	Farm Support Services Manager	REGULAR/SEASONAL:		Regular	
APPROVED BY:	<i>Bentley & John</i> , Human Resources Manager	DATE APPROVED:		6/28/2017	

I. POSITION FUNCTION SUMMARY:

This position was created to perform work involving the skills of two or more maintenance or craft occupations to keep machines, mechanical equipment, or the structure of an establishment in good working condition. Duties may involve pipe fitting; insulating; welding; machining; carpentry; repairing electrical or mechanical equipment and machines; installing, aligning, and balancing new equipment and machines; and repairing buildings, floors, or stairs.

II. ESSENTIAL FUNCTIONS, DUTIES, AND RESPONSIBILITIES:

The following statements are essential functions of this position and not intended to be all-inclusive; rather, they are intended to describe the general nature and level of work to be performed. They are not to be construed as an exhaustive list of all responsibilities, duties and skills required of the incumbent, and an employee may be directed to perform other reasonably related job duties and responsibilities. NAPI reserves the right to revise or change the job duties and responsibilities as the need arises, based on business need, and this position description may be updated accordingly. This position description does not constitute a written or implied contract of employment.

General Duties & Responsibilities

1. Inspects equipment, structures, or materials to identify the cause of errors, other problems or defects.
2. Services, repairs, adjusts, and tests machines, devices, moving parts, and equipment that operate primarily on the basis of mechanical & electronic principles.
3. Runs, maneuvers, navigates, or drives vehicles or mechanized equipment, such as heavy equipment, forklifts & passenger vehicles.
4. Tests electrical circuits and components for continuity, using electrical test equipment.
5. Tests pipe or tubing joints and connections for leaks, using pressure gauge or soap-and-water solution.
6. Installs, connects, and adjusts thermostats, humidistats and timers, using hand tools.
7. Complies with all applicable standards, policies, and procedures, including safety procedures and the maintenance of a clean work area.
8. Inspects and tests systems to verify system compliance with plans, specifications and to detect and locate malfunctions.
9. Develops and submits weekly progress reports as directed and in a timely manner.
10. Performs routine preventive maintenance to ensure that machines continue to run smoothly, building systems operate efficiently, or the physical condition of buildings does not deteriorate.
11. Properly and safely prepares work area: layout, grading, compaction, etc.
12. Installs moisture barrier, insulation, and exterior skin and roof.
13. Constructs, erects, installs, and repairs structures and fixtures of wood, plywood, and wallboard. Uses carpenter's hand tools, power tools, and conforms to local building codes while working from blueprints, drawings, or other instructions.
14. Builds, repairs, and installs counters, cabinets, benches, partitions, floors, doors, stairs, window glass, and replaces, ceiling panels, floor tiles, carpets, and wall coverings.

15. Fits and installs prefabricated windows, doors, weather strips, interior and exterior trims, and hardware such as door locks, letter drops, kick plates, door closures, window shades, wall fans, and fire extinguisher hangers.
16. Constructs, erects built-in-place forms or assembles and installs prefabricated form on construction sites by interpreting blueprint specifications or diagrams. Anchors and braces forms to fixed objects; anchors bolts, using nails, bolts, anchor rods, steel cables, planks, and timbers.
17. Levels earth to fine grade specifications, using shovel, vibrator, screed, float, and trowels.
18. Erects scaffolding, ladders, handrails, walkways, and platforms for assembly structures above ground level.
19. Welds metal parts to steel structural members or use torch to cut metal to specifications, as needed.
20. Assembles, installs, and repairs pipes, fittings, and fixtures of heating, water, and drainage system according to specifications.
21. Repairs damaged fences, cleans parking lots, and fills holes in grounds, using shovel hoe and rakes.

Other

22. Works collaboratively, cooperatively, and in coordination with fellow team members and with others in the organization, treats them with respect, courtesy and consideration, and shows understanding and the appropriate support of other team members to help get the job done.
23. Provides information, guidance and resources to diverse groups of customers, clients and others outside of the organization; treats them in a friendly manner with professionalism, helpfulness, respect, courtesy and consideration at all times regardless of circumstances.
24. Maintains regular, dependable attendance and punctuality, and physical presence at the assigned worksite; must interact directly with people or objects at the worksite on a regular basis. Communications technology may, for certain tasks and under certain circumstances, enable an employee to effectively perform some of the work-related duties from home on a temporary basis.
25. Complies with all applicable environmental health and safety policies, procedures and work rules, giving maximum effort to performing job functions in a manner that protects the health and safety of the incumbent, co-workers, and the general public.
26. Performs other duties as assigned and which are deemed necessary or desirable by NAPI.

III. POSITION AUTHORITIES AND ACCOUNTABILITIES:

General:

Position has a low level of line responsibility and moderate-level authority to make independent decisions over an assigned department or function. A person in this position has a high level of responsibility for a key operation or function.

Results of Action:

Decisions will have a high degree of impact on operations or services. Errors may result in significant disruption of operations or services or damage to operational activities. Errors in accuracy, judgment, tact or communication could result in a loss of productivity, and a significant loss of credibility and potential income for the organization. Failure to establish and monitor work schedules for the Department will result in an inability to meet deadlines and will delay the completion of records and other projects.

Budgetary & Financial Resources Accountability:

Position has low level of accountability for budgetary or financial decisions, and decisions will have a high degree impact on resource utilization within NAPI; responsible for a moderate level of impact on an operating budget for the Department;

Equipment/Material Management & Accountability:

Position has a high level of responsibility for equipment, material, or supplies; proper utilization is required plus accountability for first-echelon maintenance may be required; moderate-level authority and accountability for purchase within strict policy guidelines may be present.

Confidential and Sensitive Information:

- Incumbent has a moderate level of access to sensitive and proprietary company data, including but not limited to services, legal and financial data, and an essential job result is the maintenance of a high level of confidentiality of the information processed by the employee.
- Incumbent has a minimal level of access to personal data regarding customers/clients/members and their families, and must comply with the Fair and Accurate Credit Transactions Act (FACTA) to keep that data secure and private.
- Incumbent has no access to health data of employees and their families, and to health data of customers/clients/members and their families, and must comply with the Health Insurance Portability and Accountability Act (HIPAA), to keep that data secure and private.

Independence of Action; Supervision Received:

The Facilities Technician works under general supervision of the Farm Support Services Manager. Employee performs a moderate level of analysis and problem-solving with a moderate degree of independence and discretion.

Supervision Exercised:

The Facilities Technician is responsible for own work, and has no supervisory authority or responsibility, although the Facilities Technician may retain functional authority over specific projects or areas of responsibility as specified in this Job Description or otherwise delegated by the Farm Support Services Manager.

IV. POSITION QUALIFICATIONS AND REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability required for the position, but is not a comprehensive list. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and Experience:

Required:

- High School Diploma, GED, or High School Equivalence.
- College course work in HVAC, Welding, Carpentry, or related technical field.
- Two (2) years progressive experience in HVAC technology/systems, maintenance or electrical function.

Preferred:

- Associate's degree from an accredited college or vocational school in Heating, Air Conditioning & Refrigeration, Electrical/Electronic Technology, or directly related discipline.

Navajo Preference:

Navajo preference will be applied in accordance with the Navajo Preference in Employment Act (NPEA), it is Navajo Agricultural Products Industry's ("NAPI") goal and intention to strictly adhere to the NPEA in all employment practices and hire qualified Navajo Personnel for all positions. Tribal sovereignty support and Navajo preference initiatives are mandatory.

Language Requirements:

Required:

Ability to read and write English in order to understand and interpret written procedures and technical manuals. This includes the ability to give and receive instructions in written and verbal forms and to effectively present information and respond to questions from vendors, contractors, supervisors and co-workers.

Preferred:

Bi-lingual (English/Navajo)

Shared Responsibilities:

As a requirement of their employment, all NAPI employees are expected and required to follow and adhere to the following job responsibilities:

- Support the mission, vision, values, and goals of Navajo Agricultural Products Industry.
- Support excellence in our customer service philosophy, and deliver excellent customer service both to internal and external customers.
- Adhere to all company policies and procedures.
- Follow all safety policies, guidelines, and work rules, and participate in trainings.
- Practice good stewardship of NAPI property and follow policy.
- Act in a professional manner at all times.
- Function from INTEGRITY, HONESTY, and LOYALTY in all activities concerning NAPI.
- Follow the current NAPI Strategic Plan initiatives.
- Maintain and support a team environment within the workgroup, and with other departments.
- Champion NAPI in the community.

Core Competencies:

Performs the essential functions and elements of this position competently, demonstrating adequate progress throughout the course of the introductory period of employment and continuing throughout employment with NAPI. A variety of personal competencies need to be demonstrated by everyone at NAPI, and include but are not limited to:

- **Quality/Compliance:** Achieving a standard of excellence with our work processes and outcomes, honoring NAPI policies and all regulatory requirements.
- **Customer focus:** Striving for high customer satisfaction, going out of our way to be helpful and pleasant, making it as easy as possible on the customer or client, rather than on self, department, or organization.
- **Communication:** Balancing listening and talking, speaking and writing clearly and accurately, influencing others, keeping others informed.
- **Collegiality:** Being helpful, respectful, approachable, and team oriented, building strong working relationships and a positive work environment.
- **Initiative:** Taking ownership of our work, doing what is needed without being asked, following through
- **Efficiency and Continuous Improvement:** Planning ahead, managing time well, being on time, being cost conscious, thinking of better ways to do things
- **Coachability:** Being receptive to feedback, willing to learn, embracing continuous improvement
- **Safety:** Comply with and actively support all workplace safety policies and practices.
- **Team Player:** able to work collaboratively with others in the organization, and to work well with diverse groups of people and gain and maintain respect of others, both inside and outside of NAPI.

Knowledge, Skills and Abilities:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required to perform the essential functions of the position, but are not a comprehensive list:

- Knowledge of machines and tools, including their designs, uses, repair, and maintenance.
- Knowledge of materials, methods, and the tools involved in the construction or repair of buildings.
- Knowledge of safe and proper work habits in construction and safe use of construction tools, equipment, processes, and materials.
- Knowledge of principles and processes for providing customer and personal services. This includes customer needs assessment, meeting quality standards for services, and evaluation of customer satisfaction.

- Knowledge of design techniques, tools, and principles involved in production of precision technical plans, blueprints, drawings, and models.
- Skill in determining causes of operating errors and deciding what to do about it.
- Skill in performing routine maintenance on equipment, buildings, and machines and determining when and what kind of maintenance is needed.
- Skill in conducting tests and inspections of products, services, or processes to evaluate quality or performance.
- Skill in determining causes of operating errors and deciding what to do about it.
- Skill in repairing machines or systems using the needed tools.
- Skill in using pressure indicators such as differential pressure detectors, pneumatic air gauges, pressure gauges & refrigerant pressure meters.
- Skill in using thermocouples such as bead type thermocouples, pipe clamp thermocouples.
- Skill in using computer HVAC tools software, contact management systems, data logging software, database software & building automation software.
- Skill in using logic and reasoning to identify the strengths and weaknesses of alternative solutions, conclusions or approaches to problems.
- Skill in considering the relative costs and benefits of potential actions to choose the most appropriate one.
- Skill in determining how a system should work and how changes in conditions, operations, and the environment will affect outcomes.
- Ability to be reliable, responsible, and dependable, and fulfilling obligations.
- Ability to be careful about detail and thorough in completing work tasks.
- Ability to be pleasant with others on the job and displaying a good-natured, cooperative attitude.
- Ability to be honest and ethical.
- Ability to maintain composure, keep emotions in check, control anger, and avoid aggressive behavior, even in very difficult situations.
- Ability to be persistent in the face of obstacles.
- Ability to take on responsibilities and challenges.
- Ability to accept criticism and deal calmly and effectively with high stress situations.
- Ability to lead project teams, to include organizing, prioritizing, and scheduling work assignments.
- Ability to thrive in a fast-paced and pressured environment and must be able to shift to other functions and priorities as needed.

Certification, Licenses and Registrations:

- Must have and maintain a current New Mexico, or Arizona driver's license, must have and maintain an NAPI-insurable driving record, and must provide proof of current liability insurance meeting or exceeding State-required minimum coverages.
- First Aid, CPR, Defensive Driving Course, HazWoper, and Pesticide Applicator's license.

Training Requirements:

- Must successfully complete all NAPI-required safety and other training
- Must successfully pass and maintain training certification in all state, NAPI, individual-specific, and/or other training requirements of the position and job assignment.
- Additional specific training requirements for this position may be required by NAPI.

Tools and Equipment Used:

- Standard office equipment, including desktop computer and standard MS-Office applications
- Able to operate a forklift, voltage or current meters such as alternating current AC line splitters, electrical current meters, non-contact voltage detectors, and voltmeters.
- Must be able to operate a company vehicle and a two-way radio.

Other:

- In accordance with the conditional offer of employment, individual must pass drug screen, and all NAPI, and other required background investigations.
- Additional drug screening and background investigations may be required depending on the job assignment, or job transfer.
- Must read and acknowledge NAPI's Non-disclosure agreement.

V. PHYSICAL & MENTAL DEMANDS and WORKING CONDITIONS

The physical and mental demands, and working conditions described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. The physical and mental demands, and working conditions described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of this position.

NAPI maintains a comprehensive, detailed assessment of the physical and mental demands, and working conditions for this position, which are also included in the incumbent's employment file.

Physical Effort and Demand:

- Significant physical demand is required to perform the work; an employee in this position frequently stands, walks, kneels, squats, crawls, twists, and climbs. An employee in this position frequently lifts a minimum of 50 pounds.

Visual Acuity, Hearing, Speaking, Manual Dexterity:

- Must have visual acuity and manual dexterity to perform timely and accurate maintenance and repairs.

Mental Demand:

- Effective performance requires continual thinking and attention to work/detail demanded by the Knowledge, Skills and Abilities and essential functions of the job.
- Must be able to work non-standard work hours as required to fulfill job responsibilities.

Environment/Working Conditions:

- Moderate to high level hazardous conditions exist in the work environment. The work environment is pleasant; only minimal negative physical factors exist.
- Above average amount of negative psychological factors; these factors must be addressed and considered in the performance of duties and have potential for a negative impact on job incumbents.
- Moderate exposure to hot, cold, wet, humid, or windy conditions caused by weather.

Continued on next page.

VI. EMPLOYEE ACCEPTANCE:

By my signature below, I certify that I have read my Job Description and understand my assigned responsibilities, and have been given a copy of this Job Description.

Employee – please initial each of these statements below to indicate your agreement, in addition to your signature at the bottom of this page:

_____	I acknowledge that I have been given access to a print and/or electronic copy of the Employee Policies and Procedures Handbook , and understand that I am responsible for reading and following all relevant policies and procedures outlined in it.
_____	I understand that I am responsible for following all departmental and job-specific policies, procedures, work rules, and other guidelines.
_____	I understand that neither the Board of Directors nor management of NAPI can guarantee my employment, and that NAPI can change compensation, benefits, and conditions of my employment at any time and at its full and sole discretion to meet business needs of NAPI.
_____	I further understand that the foregoing Job Description is not all-inclusive of the duties to which I may be assigned. To meet business needs, ensure maximum flexibility and efficiency, and to encourage cross training, I acknowledge that I may be assigned additional duties as are deemed necessary or desirable by NAPI.
_____	I acknowledge that NAPI also reserves the exclusive right to transfer, assign, or locate the incumbent to another job assignment within this job title for which I am qualified. Such transfer, re-assignment or re-location may be on either a temporary or regular basis, and shall be done to meet the business needs of NAPI.
_____	I also certify that I can perform the essential functions of this Job Description either with or without a reasonable accommodation.
_____	I further acknowledge that this Job Description does not constitute a written or implied contract of employment with NAPI.

Accepted and Acknowledged by:

_____ Employee Signature Date

_____ Print Employee's Name

Witnessed by:

_____ NAPI Representative Signature Date

_____ Print NAPI Representative's Name and Job Title