



OFFICE BUILDING MANAGER I

Exam Code: 3GS38

Department: Department of General Services

Exam Type: Departmental, Open

Final Filing Date: Continuous

CLASSIFICATION DETAILS

Office Building Manager I (6675) – \$6,700 - \$8,331 per month.

View the [Office Building Manager I](#) classification specification.

APPLICATION DEADLINES

Applications are accepted on a continuous basis. Cut-off-dates for processing are as follows:

September 29, 2023

December 29, 2023

March 29, 2024

June 28, 2024

Check back periodically as cut-off dates may be added in the future. Cut-off dates are subject to change or can be cancelled at any time. Such changes or cancellations will be in accordance with civil service laws and rules. Additionally, applications may be processed on a flow basis prior to the cut-off-date to meet the hiring needs of the Department.

APPLICATION INSTRUCTIONS

Who Should Apply:

Applicants who meet the minimum qualifications as stated on this bulletin by the cut-off-date may apply for and take this examination.

Once you have taken this examination, you may not retake it for **twelve (12) months**.

How To Apply:

Applicants are required to submit a completed and signed (1) [State Application](#) (Std. Form 678) and (2) Training and Experience Evaluation (found at the end of this bulletin) for this examination either by mail, in person, or via email to the addresses listed below.

Via Email

DGSExams@dgs.ca.gov

The preferred method of application submittal is via email as it is the most **expeditious** method of communication.

By Mail

Department of General Services
Office of Human Resources
Attn: Recruitment and Examination Services Unit
P.O. Box 989052
West Sacramento, CA 95798-9052

In Person

Department of General Services
707 3rd Street, Lobby*
West Sacramento, CA 95605
Monday through Friday, 8:00 a.m. to 5:00 p.m. (excluding holidays)

*Visitors to the Department of General Services must be escorted at all times. Applicants must use the telephone provided in the Lobby to contact the Office of Human Resources at (916) 376-5400 OR email DGSExams@dgs.ca.gov to set up an appointment to drop off their application.

Do not submit applications to the California Department of Human Resources.

Applications with an original or electronic signature will be accepted.

Dates printed on mobile barcodes or equivalent mobile print technology shall not be considered postmarks and, as such, are not acceptable proof of the date an application was filed.

Applications MUST include “to” and “from” dates (month/day/year), time base, civil service class title(s), and range (if applicable) for all work experience. College course information MUST include title, number of semester or quarter units, name of institution, completion dates, and degree (if applicable). Applications received without this information may have delays in processing and/or may be rejected.

Special Testing Arrangements:

If you require special testing arrangements due to a verified disability or medical condition, please contact the department listed in the Contact Information section of this bulletin.

MINIMUM QUALIFICATIONS

All applicants must meet the education and/or experience requirements as stated on this exam bulletin to be accepted into the examination. Part-time or full-time jobs, regardless of whether paid or volunteer positions, and inside or outside California state service will count toward experience.

Office Building Manager I

Either I

In the California state service, either:

1. One year of experience performing the duties of a Chief Engineer I or Supervisor of Building Trades. **Or**
2. One year of experience in a supervisory position equivalent to Janitor Supervisor III with primary responsibility for building management or building maintenance.

Or II

Two years of building management experience, one year of which shall have involved the supervision of a large office or institutional building (of at least 100,000 square feet), involving public contacts and responsibility for a large maintenance and custodial staff.

POSITION DESCRIPTION

Office Building Manager I

Under general direction, to plan the work and direct the staff engaged in the maintenance, repair, custodial operations, and other services for State buildings and grounds in one of the smaller State buildings or building areas; or to assist an Office Building Manager III or higher level in a large metropolitan area; and to do other related work.

Positions exist statewide.

EXAMINATION SCOPE

This examination consists of the following components:

Training and Experience (T&E) Evaluation – Weighted 100% of the final score.

The examination will consist solely of a **T&E Evaluation**. To obtain a position on the eligible list, a minimum score of 70% must be received. Applicants will receive their exam results within four (4) weeks of the cut-off-date.

In addition to evaluating applicants' relative knowledge, skills, and ability, as demonstrated by quality and breadth of education and/or experience, emphasis in each exam component will be measuring competitively, relative job demands, each applicant's:

Knowledge of:

1. Methods of caring for public buildings and grounds.
2. Repair and operation of various types of building equipment.
3. Kind, quality, and amount of material and supplies used in building and ground maintenance and methods used in requisitioning, receiving, checking, storing, and issuing them.
4. Methods of heating, lighting, cleaning, and ventilating large buildings.
5. Requirements, methods, and practices of the common trades and crafts.
6. Principles of personnel management and effective supervision.
7. Department's Equal Employment Opportunity (EEO) Program objectives.
8. A manager's role in the EEO Program and the processes available to meet EEO objectives.

Ability to:

1. Read and write English at a level required for successful job performance.
2. Direct the work of others.
3. Read and interpret plans, drawings, and specifications.
4. Estimate the cost of materials and labor involved in making alterations.
5. Maintain records and prepare concise reports.
6. Maintain cooperative relations with building occupants.
7. Analyze situations accurately and take effective action.
8. Effectively contribute to the department's EEO objectives.

ELIGIBLE LIST INFORMATION

A departmental, open eligible list for the **Office Building Manager I** classification will be established for:

Department of General Services

The names of successful competitors will be merged onto the eligible list in order of final score regardless of exam date. Eligibility expires **twenty-four (24) months** after it is established. Applicants must then retake the examination to reestablish eligibility.

Veterans' Preference will be granted for this examination. In accordance with Government Codes 18973.1 and 18973.5, whenever any veteran, or widow or widower of a veteran achieves a passing score on an open examination, he or she shall be ranked in the top rank of the resulting eligible list.

Veterans' status is verified by the California Department of Human Resources (CalHR). Information on this program and the [Veterans' Preference Application](#) (Std. Form 1093) is available online. Additional information on veteran benefits is available at the Department of Veterans Affairs.

PREPARING FOR THE EXAMINATION

Here is a list of suggested resources to have available prior to taking the exam.

To streamline the examination process, please create a [CalCareer Account](#) with CalHR. A CalCareer Account is a one stop shop for taking civil service examinations, applying for state jobs, and provides storage and organization for your documents and communications stemming from job opportunities, all in a paperless format. To sign up for a CalCareer Account, or log in to your existing account, [Click here](#).

Employment History: Employment dates, job titles, organization names and addresses, names of supervisors or persons who can verify your job responsibilities, and phone numbers of persons listed above.

Education: School names and addresses, degrees earned, dates attended, courses taken (verifiable on a transcript), persons or office who can verify education, and phone numbers of persons or offices listed above.

Training: Class titles, certifications received, names of persons who can verify your training, and phone numbers of persons listed above.

TESTING DEPARTMENTS

Department of General Services

CONTACT INFORMATION

If you have any technical or administrative questions concerning this examination bulletin, including provision of reasonable accommodation for this testing process, please contact:

Department of General Services
Office of Human Resources
Attn: Recruitment and Examination Services Unit
707 3rd Street
West Sacramento, CA 95605

Phone: (916) 376-5400

Email: DGSExams@dgs.ca.gov

California Relay Service: 7-1-1 (TTY and voice)

TTY is a Telecommunications Device for the Deaf and is reachable only from phones equipped with a TTY Device.

EQUAL OPPORTUNITY EMPLOYER

The State of California is an equal opportunity employer to all, regardless of age, ancestry, color, disability (mental and physical), exercising the right of family care and medical leave, gender, gender expression, gender identity, genetic information, marital status, medical condition, military or veteran status, national origin, political affiliation, race, religious creed, sex (includes pregnancy, childbirth, breastfeeding, and related medical conditions), and sexual orientation.

DRUG-FREE STATEMENT

It is an objective of the State of California to achieve a drug-free State workplace. Any applicant for State employment will be expected to behave in accordance with this objective, because the use of illegal drugs is inconsistent with the law of the State, the rules governing civil service, and the special trust placed in public servants.

GENERAL INFORMATION

Examination and/or Employment Application (Std. Form 678) forms are available at CalHR, local offices of the Employment Development Department, and through your **CalCareer Account**.

If you meet the requirements stated on this examination bulletin, you may take this examination, which is competitive. Possession of the entrance requirements does not assure a place on the eligible list. Your performance in the examination described in this bulletin will be rated against a predetermined job-related rating, and all applicants who pass will be ranked according to their score.

Department of General Services reserves the right to revise the examination plan to better meet the needs of the service if the circumstances under which this examination was planned change. Such revision will be in accordance with civil service laws and rules and all applicants will be notified.

General Qualifications: Applicants must possess essential personal qualifications including integrity, initiative, dependability, good judgement, the ability to work cooperatively with others, and a state of health consistent with the ability to perform the assigned duties of the class. A medical examination may be required. In open examinations, investigation may be made of employment records and personal history and fingerprinting may be required.

Eligible Lists: Eligible lists established by competitive examination, regardless of date, must be used in the following order: 1) sub-divisional promotional, 2) departmental promotional, 3) multi-departmental promotional, 4) servicewide promotional, 5) departmental open, 6) open. When there are two lists of the same kind, the older must be used first. Eligible lists will expire in one to four years unless otherwise stated on the bulletin.

High School Equivalence: Equivalence to completion of the 12th grade may be demonstrated in any one of the following ways: 1) passing the General Education Development (GED) Test; 2) completion of 12 semester units of college-level work; 3) certification from the State Department of Education, a local school board, or high school authorities that the competitor is considered to have education equivalent to graduation from high school; or 4) for clerical and accounting classes, substitution of business college work in place of high school on a year-for-year basis.

This bulletin cancels and supersedes all previously issued bulletins.



**OFFICE BUILDING MANAGER I
Training and Experience Evaluation**

GENERAL INFORMATION

This Training and Experience (T&E) Evaluation will be used to measure your experience, training, and/or education relevant to this classification. It will ask you to rate yourself on the experience, training, and/or education that you will bring to the job with Department of General Services (DGS).

This T&E Evaluation is a scored component accounting for 100% of your score in this examination. To obtain a position on the eligible list, a minimum rating of 70% must be attained. It is important to complete the T&E Evaluation carefully and accurately. Your responses are subject to verification before appointment to a position. It is essential to **take your time and read all questions and responses carefully** before selecting your response.

The eligible list resulting from this examination will be used by DGS to fill our existing and/or future vacancies. A "Conditions of Employment" form is included in this T&E Evaluation that will allow you to select the location(s), tenure(s), and time base(s) that you are interested in working.

AFFIRMATION STATEMENT

I hereby certify and understand that the information provided by me on this examination is true and complete to the best of my knowledge and contains no willful misrepresentation or falsifications. I understand that if it is later determined that I have made any false or inaccurate representations in any of the information I have provided, I will be removed from the eligible list resulting from this examination and may not be allowed to compete in future examinations for State employment. If already hired from the result of this examination, I may have adverse action taken against me, which could result in dismissal. I also understand that I am solely responsible for the accuracy of the responses I provide.

Print

Name _____

CalCareer ID #: _____ Email: _____

Cell Phone #: _____ Work Phone # _____

Signature _____ Date: _____

FILING INSTRUCTIONS

You are required to submit **this completed T&E Evaluation** as follows:

Via Email

DGSExams@dgs.ca.gov

*The preferred method of T&E submittal is via email as it is the most **expeditious** method of communication.*

By Mail

Department of General Services
Office of Human Resources
Attn: Recruitment and Examination Services Unit
P.O. Box 989052
West Sacramento, CA 95798-9052

In Person

Department of General Services
707 3rd Street, Lobby*
West Sacramento, CA 95605

**Visitors to the Department of General Services must be escorted at all times. Applicants must use the telephone provided in the Lobby to contact the Office of Human Resources at (916) 376-5400 OR email DGSExams@dgs.ca.gov to set up an appointment to drop off their application.*

TRAINING AND EXPERIENCE EVALUATION

INSTRUCTIONS: Read each statement carefully and select one option for each of the scales provided that best relates your experience. In responding to each statement, you may refer to your FORMAL EDUCATION, FORMAL TRAINING COURSES, and/or WORK EXPERIENCE whether paid or unpaid.

1. Assist and/or oversee a building and property management program to maintain buildings and grounds, of 100,000 square feet, to deliver effective high-quality services to building occupants/customers.
 - A. Select one that best relates to the **length** of your experience performing this task.
 - 60 or more months
 - 24 to 59 months
 - 0 to 23 months
 - B. Select one that best relates to the **frequency** (how often) you performed this task.
 - Daily/Weekly
 - Monthly/Quarterly
 - Semi-Annually/Annually
 - Never

2. Plan and/or direct the work of various staff (e.g., supervisors, trades/crafts, custodians, administrative personnel) engaged in maintenance and repair services including but not limited to custodial services (e.g., floor care and restroom program, route assignments), grounds care, trades/crafts, security/guard, automation systems, structural systems, and interior finishes.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

3. Prepare and review plans and specifications for estimates, changes, modifications, and alterations of building operations and systems.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

4. Develop and maintain a comprehensive maintenance program to ensure preservation of investment in real property and equipment.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

5. Document significant building events for tracking purposes.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

6. Prepare and review various forms (e.g., collections, deposit control notices, requisitions, work orders, purchase orders, SCIF/Workers' Compensation forms, personnel forms, incident reports, timesheets).

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

7. Take corrective action to improve employee performance using various methods and/or techniques (e.g., Adverse Action, Counseling Memorandum, verbal warnings.)

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

8. Document employee performance for the purpose of coaching, counseling, and disciplinary action.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

9. Coach subordinate staff on the tasks of the job to improve performance and productivity.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

10. Resolve verbal disagreements, conflicts, and/or disputes using interpersonal, mediation, facilitation, and/or supervisory skills to achieve and maintain a cohesive, productive workforce.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

11. Ensure staff participate in various training (e.g., job performance, upward mobility, mandated.)

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

12. Assist in the preparation and/or implementation of Emergency Response Plans, Disaster Recovery and Business Resumption Plans, HazMat Business Plans, HazWaste Manifests, and other reports required by code to protect the health and safety of workers, building tenants, and the public under emergency situations.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

13. Oversee and/or conduct health and safety meetings, inspections, and training.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

14. Attend training classes and/or conferences to maintain current knowledge of personnel-related issues, hazardous materials, environmental safeguards, new innovations/technology, safety, and/or building codes.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

15. Monitor expenditures utilizing past fiscal trends to ensure appropriate spending, operating, and personnel expense budgets (e.g., PY hours, equipment, supplies.)

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

16. Assist management in the planning, designing, space alterations, cleaning frequency plans, and construction-related activities in managed buildings to promote quality service to customers.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

17. Promote and maintain cooperative team and/or public relations with others (e.g., contractors, building staff, tenants, public) to fulfill strategic plans and goals.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

18. Promote and/or implement energy conservation practices through new technology, HVAC, lighting, and/or water conservation by taking corrective action and reporting problems to management to save energy, resources, and costs.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

19. Promote mandates in the workplace about safety, security, Equal Employment Opportunity (EEO), Americans with Disabilities Act (ADA), and other personnel practices as defined by regulatory agencies and established guidelines/policies to ensure a discrimination-free and a safe work environment.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

20. Promote and ensure customer satisfaction for staff, tenants, and public through quality service by monitoring and overseeing service delivery to achieve goals.

A. Select one that best relates to the **length** of your experience performing this task.

- 60 or more months
- 24 to 59 months
- 0 to 23 months

B. Select one that best relates to the **frequency** (how often) you performed this task.

- Daily/Weekly
- Monthly/Quarterly
- Semi-Annually/Annually
- Never

CONDITIONS OF EMPLOYMENT

Please mark the appropriate box(es) of your choice – you will not be offered a job in locations not marked.

If you are successful in this examination, your name will be placed on an active employment list and referred to fill vacancies according to the conditions you specify on this form. If you are not planning to relocate or are not willing to travel to a distant job location, do not select locations that are a long way from your residence.

TYPE OF EMPLOYMENT YOU WILL ACCEPT

Please mark the appropriate box(es) - you may check "Any" if you are willing to accept any type of employment. If all are marked and you receive an appointment other than Permanent Full-Time, your name will continue to be considered for Permanent, Full-Time positions.

- Any
- Permanent, Full Time
- Permanent, Part Time
- Permanent, Intermittent
- Limited Term, Full Time
- Limited Term, Part Time

LOCATION(S) YOU ARE WILLING TO WORK

(0005) ANYWHERE IN THE STATE – if this box is marked, no further selection is necessary.

NORTHERN CALIFORNIA COUNTIES

- | | | |
|---|--|--|
| <input type="checkbox"/> (0400) Butte | <input type="checkbox"/> (1800) Lassen | <input type="checkbox"/> (4600) Sierra |
| <input type="checkbox"/> (0600) Colusa | <input type="checkbox"/> (2500) Modoc | <input type="checkbox"/> (4700) Siskiyou |
| <input type="checkbox"/> (0800) Del Norte | <input type="checkbox"/> (2800) Napa | <input type="checkbox"/> (4900) Sonoma |
| <input type="checkbox"/> (0900) El Dorado | <input type="checkbox"/> (2900) Nevada | <input type="checkbox"/> (5100) Sutter |
| <input type="checkbox"/> (1100) Glenn | <input type="checkbox"/> (3100) Placer | <input type="checkbox"/> (5200) Tehama |
| <input type="checkbox"/> (1200) Humboldt | <input type="checkbox"/> (3200) Plumas | <input type="checkbox"/> (5300) Trinity |
| <input type="checkbox"/> (1700) Lake | <input type="checkbox"/> (3400) Sacramento | <input type="checkbox"/> (5700) Yolo |
| | <input type="checkbox"/> (4500) Shasta | <input type="checkbox"/> (5800) Yuba |

CENTRAL CALIFORNIA COUNTIES

- | | | |
|--|--|---|
| <input type="checkbox"/> (0100) Alameda | <input type="checkbox"/> (1500) Kern | <input type="checkbox"/> (4000) San Luis Obispo |
| <input type="checkbox"/> (0200) Alpine | <input type="checkbox"/> (1600) Kings | <input type="checkbox"/> (4100) San Mateo |
| <input type="checkbox"/> (0300) Amador | <input type="checkbox"/> (2000) Madera | <input type="checkbox"/> (4300) Santa Clara |
| <input type="checkbox"/> (0500) Calaveras | <input type="checkbox"/> (2100) Marin | <input type="checkbox"/> (4400) Santa Cruz |
| <input type="checkbox"/> (0700) Contra Costa | <input type="checkbox"/> (2200) Mariposa | <input type="checkbox"/> (4800) Solano |
| <input type="checkbox"/> (1000) Fresno | <input type="checkbox"/> (2400) Merced | <input type="checkbox"/> (5000) Stanislaus |
| <input type="checkbox"/> (1400) Inyo | <input type="checkbox"/> (2600) Mono | <input type="checkbox"/> (5400) Tulare |
| | <input type="checkbox"/> (2700) Monterey | <input type="checkbox"/> (5500) Tuolumne |

SOUTHERN CALIFORNIA COUNTIES

- (1300) Imperial
- (1900) Los Angeles
- (3000) Orange

- (3500) San Benito
- (3800) San Francisco
- (3900) San Joaquin
- (3300) Riverside

- (3600) San Bernardino
- (3700) San Diego
- (4200) Santa Barbara
- (5600) Ventura

ADDRESS OR AVAILABILITY FOR EMPLOYMENT CHANGES

If you would like to change your address, phone number(s), email address, and/or locations and tenure/time base preferences, please log into your CalCareer Account, and click on the Eligibilities tab.