



Job Title: Maintenance Manager

Location: Chelsea/Watertown, MA 02150

Hours: Full-time – 40 hours per week

Job Description:

HallKeen Management is seeking a qualified, motivated and experienced Full-time working Maintenance Manager to ensure the successful maintenance operation of four scattered site properties in the Boston Metro area. The purpose of the position is to provide leadership to team members, caring for and maintaining of the property, provide a high-quality living environment, develop a budget and properly manage the property's physical plant.

Duties and Responsibilities:

The responsibility of the Maintenance Manager is wide-ranging and quite diverse. Some duties include but are not limited:

- Oversight of all aspects of maintaining the properties, such as HVAC, Preventative maintenance, etc.
- Implementation and compliance with the maintenance initiatives of the HK Policy Manual.
- Make necessary repairs emergency and routine related to service requests and turnovers (i.e. electrical appliances, plumbing, sinks and tubs, painting, window repairs, and any structural damages within the unit).
- Responsible for maintenance and proper use of all safety and building equipment/components – Smoke detectors, fire extinguishers, HVAC components, Roofing, Solar Systems, Windows, etc.
- Schedule preventative maintenance, including annual apartment inspections.
- Complete unit turns within allotted time, coordinate contractors if needed
- Participate in and coordinate the “on-call” emergency service rotation.
- Be available and coordinate snow removal as needed.
- Organize and distribute work responsibilities for the maintenance staff as well as contractors and vendors.
- Prepare a maintenance and capital budget annually and then work on the financials throughout the year with the manager.
- Ensure that all staff including new hires are trained and practice proper and safe equipment use.
- Responsible for the overall upkeep of the grounds including inventory of maintenance supplies and equipment.
- Work with the Property Manager to ensure the buildings are overall in good shape, bringing to Management's attention any defects in need of repair.
- Conduct weekly property walks noting and correcting any issues at all sites

The Maintenance Manager will oversee and direct the members of the maintenance team. The Maintenance Manager will take ownership of all maintenance responsibilities as they relate to the property.

Ideal candidate must be able to work independently on a daily basis. Candidates should have basic working knowledge of current safety practices and regulations (OSHA), grounds maintenance, plumbing, heating and electrical systems, be able to handle service calls and maintain good vendor relationships. Candidate must also be able to work in a team-oriented environment, maintain excellent communication skills with residents and staff and have good organizational skills. Candidate must have previous supervisory maintenance experience in a residential setting and ability to oversee a team. Time management, detailed oriented and ability to multitask are key. Prior experience with budgets, 3 bids, contract etc. is preferred

This position is forty hours a week with rotation of on-call emergencies after hours and weekends if necessary.

Maintenance Technicians are in constant need to be on their feet and participating in physical labor. They must have the ability to bend/squat/climb stairs/push/pull/climb ladders/etc. While performing the duties of this job, the employee regularly works in outside weather conditions.

Job Requirements:

- High School diploma or GED
- 4-8 years of similar experience
- 4-8 years of supervisory/management experience
- Certification/License: OSHA 10, HVAC
- Comprehend and converse in English to communicate effectively with organization staff, clients and families.

Benefits:

Full time position offers a competitive benefit program to include Medical, Dental, Vision, Health FSA, Dependent Care FSA, Short-Term Disability, Long Term Disability, Life Insurance, Home and Auto Discount program, Vendor Discount Program, 401(k) with matching contribution, Accrued Vacation, Sick, and Personal time and Paid Holiday Benefit.

If you are interested in applying or know someone to refer for the position, please e-mail resume to jroderick@hallkeen.com