



Job Title: Maintenance Manager

Location: Huntington Ave - Frawley Delle Apartments Boston, MA 02115

Hours: Full-time – 40 hours per week

Job Description:

HallKeen Management is seeking a qualified, motivated and experienced Maintenance Manager to ensure the successful maintenance operation of two scattered site properties in the Boston Metro area. The purpose of the position is to provide leadership to team members, care for and maintain properties, provide a high-quality living environment, assist in developing 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:

- 1) Oversight of all aspects of maintaining the properties, such as HVAC, plumbing, electrical, preventative maintenance, etc.
- 2) Implementation and compliance with the maintenance initiatives of the HK Policy Manual.
- 3) Make necessary repairs related to service requests and turnovers (i.e. electrical appliances, plumbing, sinks and tubs, painting, window repairs, and any structural damages within the unit).
- 4) Responsible for maintenance and proper use of all safety and building equipment/components – Smoke detectors, fire extinguishers, HVAC components, Roofing, Solar Systems, Windows, etc.
- 5) Responsible for providing and following preventative maintenance schedules, including annual apartment inspections.
- 6) Responsible for emergency repairs as needed.
- 7) Be available and coordinate the “on-call” emergency service rotation.
- 8) Be available and coordinate snow removal as needed.
- 9) Organize and distribute work responsibilities for the maintenance staff as well as contractors and vendors.
- 10) Assist in preparing a maintenance and capital budget annually and help work on the financials throughout the year with the manager.
- 11) Ensure that all staff including new hires are trained and practice proper and safe equipment use.
- 12) Responsible for the overall upkeep of the grounds including inventory of maintenance supplies and equipment.
- 13) Work with the Property Manager to ensure the buildings are overall in good shape, bringing to Management's attentions any defects in need of repair.

The Maintenance Manager will oversee and direct the members of the maintenance team and 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 should have previous supervisory experience and ability to oversee a team. Previous experience in Property Management maintenance is required.

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 Kristina Bradley at kbradley@hallkeen.com