



**TITLE:** Maintenance Technician II – Corporate and Neisner

**REPORTS TO:** Facilities Manager

**JOB STATUS:** Full Time, Non-Exempt (Hourly)

**SALARY GRADE:** 3

**SALARY RANGE:** \$19.05-28.57

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### **POSITION SUMMARY**

The Maintenance Technician performs maintenance for properties located in the Downtown Rochester area both commercial and residential. This position requires a versatile background in building systems, hands-on repairs, and preventative maintenance across a variety of trades including electrical, plumbing, HVAC, carpentry, and general upkeep.

### **ESSENTIAL FUNCTIONS**

#### **Electrical (Residential & Commercial)**

- Performs repairs on single and three-phase systems
- Replaces lighting, receptacles, and switches in residential units
- Conducts basic commercial electrical work including tube and ballast replacement

#### **Plumbing (Residential & Commercial)**

- Repair and maintain toilets (tank and tankless), faucets, and traps
- Basic troubleshooting of domestic water booster systems
- Awareness of fire sprinkler systems (wet and dry)

#### **HVAC Systems:**

- Troubleshoot multi-family unit heat pump systems
- Assist in maintaining cooling towers and air-cooled condensers
- Assist in commercial boiler troubleshooting
- Experience with automated building control systems and multi-stage chiller systems is a plus

#### **General Maintenance Duties:**

- Troubleshoot various issues including roof leaks, HVAC, electrical, and plumbing
- Perform light carpentry, painting, and floor repairs (including carpet)
- Assist with snow removal and operate snow removal equipment
- Perform routine interior and exterior cleaning and upkeep
- Use computer systems to document work orders and maintenance records

### **OTHER RESPONSIBILITIES**

- Other responsibilities as required

### **KNOWLEDGE AND EXPERIENCE**

- Minimum 3 years of experience in a building maintenance or similar role
- Experience with both multi-family residential and commercial buildings preferred

- Knowledge of HVAC, refrigeration, electrical, plumbing, carpentry, painting, and other general maintenance skills including basic competence in performing these skills.
- Ability to work independently and manage time effectively across two locations

#### **PHYSICAL DEMANDS AND WORK ENVIRONMENT**

- Lifting, carrying, pushing or pulling 80 lbs. and constantly moving appliances and heavy machinery correctly and safely.
- Climbing – ascending or descending ladders (up to 30 ft), stairs, scaffolding, ramps, poles, and the like, using feet and legs or hands and arms. Body agility is important.
- Stooping – bending body downward and forward by bending spine at the waist, requiring full use of the lower extremities and back muscles.
- Kneeling – bending legs at knees to come to rest on knee or knees.
- Crouching – bending body downward and forward by bending legs and spine.
- Twisting – twisting torso and spine from side to side.
- Lifting – able to lift 50+ lbs.
- Reaching – extending hand(s) or arm(s) in any direction.
- Able to work in confined spaces, indoors and outdoors in all climates, including working in extreme weather conditions such as snow, rain, storm, heat, etc., loud noises, and unclean environments.