

Ferland Corporation is a leading New England real estate investment and property management firm located in Rhode Island. The Company was formed in 1945 and is headquartered in Pawtucket, RI. We own and manage approximately 3,000 affordable and market rate apartment units and have a variety of opportunities in Rhode Island if you are interested in property management, leasing, maintenance, construction, finance.

Job Title: Maintenance Technician

Under the supervision of the Senior Property Manager and Property Manager, the Maintenance Technician deals with the day to day maintenance of properties. The Maintenance Technician must maintain a high quality of customer service and professionalism.

Basic Function:

To perform skilled, semi-skilled and diversified duties in connection with the general maintenance and repair of buildings, grounds and equipment. Performance skills should be at a journeyman's level – without being required to hold such a license/certificate. Other skills should be in the areas of plumbing, electricity, HVAC, carpentry, painting. Frequent bending, lifting, stooping, pushing and pulling of equipment and appliances. Moderate lifting (0 to 50 lbs.)

Responsibilities:

- Provides competent and wide range of building repairs and grounds maintenance within assigned areas of agency.
- Assumes responsibility, under the direction of the manager, for the safe, sanitary and attractive maintenance of grounds and common areas within assigned area.
- Assumes responsibility for the completion of work orders to address repairs and general upkeep of assigned areas.
- Assumes responsibility for basic supplies, materials, tools and equipment stored at areas of assignment (property sites).

Specific Duties:

- Performs basic repairs in plumbing, electrical, heating, carpentry, painting and mechanical equipment, as assigned.
- Ability to repair (Example)

Plumbing: Fixtures, toilets, sinks, drains, valves, pipes, fixtures, uncovers pipes, repairs leaks, oil pump/valves. Electrical: Switches, ranges, refrigerators, burner controls, lighting fixtures, outlets, fuses, electrical tools/equipment. Heating: Emergency and basic permanent repairs to boilers, transfer systems, ducts and radiators, basic repair knowledge of heating control systems. Carpentry: Windows, doors, doorframes, passage sets, stairs, railings, cabinets, counters, tile floors/ceilings, rough/finish carpentry, replace screens/window glass. Painting: Prepare/patch/plaster damaged surfaces, mix and apply paint at acceptable productive rates set by agency.

- Performs other duties as assigned by Supervisor.

Qualifications:

- High School education or equivalent to job related experience
- Plumbing aptitude
- Mechanical aptitude
- Good safety habits as instructed through company provided training
- Perform other tasks or special assignments as assigned by manager or supervisor. Inspect and secure common areas access and egress to minimize trespass as may be assigned.
- All employees must be bondable
- Ability to work 40 hours per week

Emergency – Maintenance:

- Is on call for emergency, including nights, weekends, days and holidays.
- Must be familiar with power, water and gas turnoffs, clean out traps and emergency fire system as instructed for each individual site
- Know emergency contact numbers, i.e., police, fire department, manager and property supervisor as provided in the Emergency Contact Book

Position Type/Hours of Work:

- Full Time. Days and hours worked are Monday through Friday, 8:00 am to 4:30 pm. Call Duty as scheduled.

Certificates, Licenses, Registration:

- Valid driver's license

Travel:

- Local travel required

We offer a competitive benefits package!

Medical; Dental; Vision; 10 Paid Holidays; Paid Time Off; 401K with matching contribution; Life Insurance; Education Benefits.

Interested candidates should email their resume to mcrowley@ferlandmgt.com