

CHIEF OF MAINTENANCE / RHA

DISTINGUISHING FEATURE OF THE CLASS: This is a high-high level administrative position responsible for the safe, efficient and economical operation and maintenance of property managed by the Rochester Housing Authority (RHA). The employee in this title directs the day-to-day operation of the Maintenance Department for RHA. The incumbent assigns, directs, and supervises the activities of subordinate technical and clerical staff. The employee is responsible for the adherence to established policies, procedures, rules, and regulations. The incumbent works under the general supervision of the Executive Director with wide leeway allowed for the exercise of independent judgment. Related work is performed as required.

TYPICAL WORK ACTIVITIES:

Directs the assignment of maintenance personnel for rehabilitation, renovation and maintenance upkeep of properties owned or managed by the Rochester Housing authority (RHA);
Develops and recommends changes in Department objectives, policies, and operating procedures;
Ensures the compliance of the maintenance components with HUD, State, and local rules, regulations, and codes;
Conducts ongoing evaluations of various aspects of the maintenance and renovation work, such as work orders, scheduling, record keeping, and inventory control to improve overall Department operations;
Assesses property conditions in order to formulate short-and long-range maintenance plans;
Determines whether it is more cost effective to assign work to staff or contract out;
Assures compliance with applicable safety policies and regulations;
Develops and implements facility safety, security, and disaster recovery programs and procedures;
Oversees contract management of maintenance, construction and rehabilitation work in accordance with RHA Procurement Policy;
Reviews and approves projections and budgets for small renovation and large rehabilitation projects;
Reviews contracts, cost estimates, agreements, invoices, purchase orders, and monthly reports related to renovation, rehabilitation, and maintenance of the RHA properties;
Prepares and submits Department operating budget which specifies funds and expenditures required to achieve proposed plans;
Reviews written specifications/scopes of work for contracted services and projects;
Develops and implements programs for preventative maintenance and scheduling of repairs;
Conducts periodic inspections of RHA properties and accompanies HUD compliance personnel on inspections of projects;
Identifies training needs of maintenance personnel and insures that those needs are met by providing training through commercially available products or in-house designed training and personally training supervisors and foremen in safe and efficient methods of work;
Analyzes routine reports and correspondence regarding Department performance and condition of RHA property;
Presents oral reports to the RHA Board and RHA management concerning maintenance activities;
Determines when exceptions to normal policies and procedures are made on a case-by-case basis.

ENTRY-LEVEL KNOWLEDGE, SKILLS AND ABILITIES:

Knowledge of fundamentals of all trade work areas: electrical, masonry, plumbing, roofing, painting, drywall and other finish work and how they interrelate;
Knowledge of safety practices and relevant accident prevention techniques;
Knowledge of methods of identifying and correcting hazardous conditions in residential structures;
Knowledge of budgeting, cost estimating, and fiscal management principles and procedures;
Ability to communicate effectively with clients and contractors, both orally and in writing, using tact and diplomacy;
Ability to supervise and train staff, including organizing, prioritizing, and scheduling work assignments;
Ability to evaluate staff performance;
Ability to plan work of a labor-intensive division on a weekly, monthly, seasonal and annual basis;
Ability to utilize resources available: personnel, tools, equipment, vehicles, materials, and budgeted funds;
Ability to plan and develop cost analysis schedules and other budgetary models;
Ability to read blueprints, floor plans, and schematics;
Ability to organize information systematically and to analyze discrepancies or differences in order to resolve problems;
Ability to prepare statistical and narrative reports;
Ability to use a personal computer and related software applications;
Ability to respond outside of normal working hours on an on-call basis;
Ability to represent the agency in a professional manner;
Ability to climb stairs and ladders and perform complete building inspections.

FULL PERFORMANCE KNOWLEDGE, SKILLS AND ABILITIES:

All entry-level KSA's, **PLUS:**
Knowledge of internal policies, procedures, and guidelines of department or division, such as purchasing, housing programs, using budgeted funds, etc.;
Knowledge of HUD operations, rules and regulations;
Knowledge of the applicable Federal, State, and local laws;
Knowledge of the City's building, property conservation, and fire codes;
Knowledge of applicable PESH and OSHA regulations;
Knowledge of the collective bargaining unit agreement with the Housing Authority;
Knowledge of the various types of RHA properties;
Knowledge of contract compliance and the documentation required.

MINIMUM QUALIFICATIONS:

High School Diploma or G.E.D.

AND

- I. (A) Bachelor's degree AND three (3) years of experience overseeing property maintenance of multiple-unit housing, or managing maintenance and renovation projects in residential or commercial properties;

OR

- (B) Associate's degree AND four (4) years of experience as described in (A) above;

OR

- (C) Five (5) years of experience as described in (A) above;

AND

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II. One (1) year of experience planning and supervising the activities of a work crew; *

AND

III. One (1) year of direct oversight of both budgeting and procurement for construction projects.*

* These experiences may be gained concurrently with or separately from the qualifying experience as described in (A) above.

- NOTES:
- (1) A Bachelor's degree in Construction Management or Technology or related field may substitute for two (2) years of experience as defined in (A) above.
 - (2) An Associate's degree in Construction Management or Technology or related field may substitute for one (1) year of experience as defined in (A) above.

SPECIAL REQUIREMENTS:

Possession of a valid New York State Class D Driver's License at time of appointment **AND** availability of a vehicle for use during working hours. This requirement must be maintained throughout employment in this title.

ADOPTED: January 12, 1999

REVISED: September 20, 2012