



## Employment Opportunity

**Position Title: Labor Mechanic**

**Pay rate: \$19.99 per hour plus benefits**

**Location: 777 W Mathews Road, French Camp, CA 95231**

### TO APPLY

If you are qualified and would like to apply, please complete a Delta community Developers Corp Employment Application and send along any cover letter or detailed resume expressing your interest by the as soon as possible.

Application are available at:

[www.deltacommunitydev.org](http://www.deltacommunitydev.org)

Artesi Migrant Center  
777 W. Mathews Road  
French Camp CA 95231;or

HAC SJ  
2575 Grand Canal Blvd., Suite 220  
Stockton, CA 95207 Attn: Human Resources

Please send completed applications to:

Fax to: (209) 460-5117; or

Email to: [nglossa@hacsj.com](mailto:nglossa@hacsj.com)



## Center Labor Mechanic Position Description

<b>Position Title:</b> Center Labor Mechanic	<b>Pay Classification:</b> Non-Exempt
<b>Supervisor:</b> Migrant Center Manager	<b>Effective Date:</b> 06/20/18

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### Position Summary

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The Labor Mechanic is responsible for the general maintenance of the Market Rate/Non-HUD funded properties. Work is performed under the direction of an assigned Supervisor, but many tasks assigned may be routine and repetitive in nature and once learned, they can be carried out under general supervision.

**Essential Job Functions** *(If necessary, individuals with disabilities are encouraged to request reasonable accommodations to assist them in performing the essential functions of this position.)*

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1. Performs duties in a variety of maintenance projects throughout apartment/multi-family complexes such as interior and exterior cleaning, painting, plumbing, electrical, and carpentry repairs and the maintenance of outdoor grounds and facilities.
  - a) Performs a variety of grounds maintenance work which require specialized knowledge or skills including: sprays and trims foliage, cuts grass and weeds, trims hedges and rakes leaves, maintains the grounds free of debris, reports any inoperable vehicles, and repairs irrigation lines.
  - b) Performs preventative maintenance for the exterior of the Premises including the removal of insects, bird nests and changing HVAC filters as deemed necessary by Supervisor.
  - c) Completes repairs to drywall, windows, cabinets, countertops, doors and door trims, hang new doors, replace flooring tiles, wash and wax floor surfaces, walls and ceilings.

- d) Performs repairs or replacement of refrigerators, light fixtures, switches, water heaters (gas and electric) and stoves (gas and electric).
  - e) Performs preventative maintenance on sewer p-trap and trash pump, repairs water lines.
  - f) Conducts Move-in and Move-out Inspections when necessary.
2. Uses materials, supplies, equipment, tools and appliances provided by Supervisor that are necessary for the operation and maintenance of the Premises. The equipment includes commercial riding lawn mowers, chain saws, hedge and weed trimmers, and leaf blowers.
  3. Any other normal maintenance and repair work that becomes necessary as well as vacancy turnovers.
  4. Completes work orders in a timely manner.
  5. Performs other duties as required including work in other functional areas to cover absences or relief to equalize peak work periods or otherwise balance the workload.

### **Required Knowledge and Abilities**

1. High school diploma or GED with a minimum of 3 years' experience directly related to the duties and responsibilities specified.
2. Considerable knowledge of general apartment/multi-family building and grounds maintenance practices and procedures.
3. Considerable knowledge of methods used in apartment/multi-family building maintenance work.
4. Ability to make minor repairs to apartment/multi-family buildings.
5. Ability to plan, organize and follow instructions.
6. Ability to keep routine records and prepare reports.
7. Must possess and maintain an applicable California Driver's License and a driving record acceptable to the Agency's insurance carrier.

### **Minimum Education, Training and/or Experience**

1. Ability to lift up to 40 pounds from the floor to overhead or handle a variety of material such as sinks, counter tops, solid core and metal doors, debris, floor tiles, fan motors and other HVAC parts, etc.

2. Ability to work in wet, damp, hot, cold or dusty places.
3. Ability to stoop and kneel in order to gain access to work areas.
4. Ability to work while standing for extended periods of time.
5. Ability to handle ranges and refrigerators using appliance hand-trucks.
6. Ability to move or carry objects in excess of 70 pounds with assistance of a hand-truck or additional person.