

Pure Michigan Talent Connect - Job Details

Job Title	BUILDING SERVICE TECHNICIAN
Job Code Number	185767488
Organization Name	TRIO TOWN HOMES
Created Date	1/4/2024
Posted Date	1/5/2024
Expiration Date	2/4/2024
Job Description	

Building Service Technician position. 8 Temporary, Full-Time positions available with Trio Town Homes from 04/01/2024-08/21/2024 at 4843 Pierce St., Allendale, MI 49401. Phone (616) 466-7844.

Job Description:

Keep buildings in clean and orderly condition. Perform heavy cleaning duties, such as cleaning floors, shampooing rugs, washing walls and glass, and removing rubbish. Duties may include tending furnace and boiler, performing routine maintenance activities, notifying management of need for repairs. Tasks include: Service, clean, or supply restrooms; Gather and empty trash; Clean building floors by sweeping, mopping, scrubbing, or vacuuming; Monitor building security and safety by performing tasks such as locking doors after operating hours or checking electrical appliance use to ensure that hazards are not created; Notify managers concerning the need for major repairs or additions to building operating systems; Follow procedures for the use of chemical cleaners and power equipment to prevent damage to floors and fixtures; Mix water and detergents or acids in containers to prepare cleaning solutions, according to specifications; Clean windows, glass partitions, or mirrors, using soapy water or other cleaners, sponges, or squeegees; Requisition supplies or equipment needed for cleaning and maintenance duties; Dust furniture, walls, machines, or equipment; Clean and polish furniture and fixtures; Move heavy furniture, equipment, or supplies, either manually or with hand trucks; Strip, seal, finish, and polish floors; Complete minor repairs to heating, cooling, ventilating, plumbing, or electrical systems; Drive vans, industrial trucks, or other vehicles required to travel to, or to perform, cleaning work; Spray insecticides or fumigants to prevent insect or rodent infestation; Mow or trim lawns or shrubbery, using mowers or hand or power trimmers, and clear debris from grounds; Steam-clean or shampoo carpets; and Clean and restore building interiors. The job will require the worker to be exposed to hot/cold temperatures and wear common protective/safety equipment. The job will require the worker to have attention to detail, thorough in completing work tasks, cooperative, and responsible.

Special Requirements:

The job will require the worker to perform physical activities that require considerable use of arms and legs and moving the whole body, such as lifting, balancing, walking, extensive bending, stooping, reaching, pushing, and pulling required. Must be able to lift 50 pounds.

Terms & Conditions of Employment:

The standard work schedule is from 7:00 AM until 4:00 PM, Monday-Friday. The worker may be offered more than the stated hours per day, depending on need. Work on Saturday may be required when necessary. The wage rate is no less than \$15.34 per hour with at least 40 hours per week. Overtime hours are available as needed varying from 1- 10 hours. Overtime rate of pay is \$23.01 per hour.

Availability of On-the-Job Training:

The employer will provide on-the-job training to all workers in the proper method of repairing and maintaining apartment complex rooms. Must report to Supervisor (Head of Maintenance).

Inbound/Outbound Transportation:

The employer will pay in advance or reimburse H-2B workers in the first workweek for all visa, visa processing, border crossing, and other related fees, including those mandated by the government (excluding passport fees). For workers outside reasonable commuting distances, inbound transportation (including meals and, to the extent

Pure Michigan Talent Connect - Job Details

necessary, lodging) to the place of employment will be reimbursed, if the worker completes half of the employment period ("50% period"), if not already paid in full prior to the 50% period. Return transportation and subsistence will be provided or paid for to same worker if the worker completes the employment period, is dismissed early by the employer except where the worker has employment with a subsequent employer, or where the employer has appropriately reported a worker's voluntary abandonment of employment. Transportation payments or reimbursements will be equal to the most economical and reasonable common carrier for the distances involved. Daily meals will be provided at a rate of at least \$15.46 per day of travel or the current minimum subsistence amount published in the Federal Register, to a maximum of \$59.00 per day or the current maximum amount published in the Federal Register to workers with acceptable receipts. If worker separation is due to voluntary abandonment, the employer will not be responsible for providing or paying return transportation and subsistence expenses of the worker and the worker is not entitled to the full three-quarter period guarantee described above.

Daily Transportation:

Daily transportation to and from the worksite from a centralized designated pick-up location will be offered to foreign and non-local U.S. workers. The use of this transportation is voluntary.

3/4ths Guarantee:

The employer guarantees to offer work for a total number of work hours equal to at least three-fourths of the workdays in each 12-week period of the total employment period, beginning with the first workday after the arrival of the worker at the place of employment and ending on the expiration date specified in this job order or its extension, if any. The employer may include all hours actually worked as well as any hours offered consistent with the job order that a worker chooses to not work, up to the maximum number of daily hours on the job order. If worker separation is due to voluntary abandonment, the employer will not be responsible for providing or paying return transportation and subsistence expenses of the worker and the worker is not entitled to the full three-quarter period guarantee described above.

Provision of Tools, Equipment, & Supplies:

Employer will provide, without charge, company specific tools, supplies and equipment necessary to perform duties assigned.

Single Workweek Guarantee & Frequency of Pay:

The employer will use a single workweek as its standard for computing wages due. The worker will be paid on Friday (bi-weekly) by check.

Additional
Requirements

Deductions from Worker's Pay:

The employer will make all payroll deductions required by law. If needed, employer intends to assist foreign and non-local U.S. workers hired pursuant to this job order to secure worker-paid lodging not to exceed reasonable fair market value cost based on number of occupants. The employer does not envision other workforce-wide payroll deductions.

Provisions of Board, Lodging, or Other Facilities:

Employer intends to assist foreign and non-local U.S. workers hired pursuant to this job order to secure worker-paid lodging not to exceed reasonable fair market value cost based on number of occupants.

Job Location:

3962 Wilkinson Rd., Gaylord, MI 49735.

Website

<https://triotownhomes.prospectportal.com/>

Pure Michigan Talent Connect - Job Details

Job Location	Allendale, Michigan 49401
Positions Available	8
O*NET Code	37-2011.00
O*NET Occupation	Janitors and Cleaners, Except Maids and Housekeeping Cleaners
Education Level	None
Job Level	Entry Level
Characteristics	Full-time, Seasonal

How To Apply

:

Mail Resume/Apply in Person: 4843 Pierce St., Allendale, Michigan 49401

Email Resume: RICK@YOURTRIO.COM; Attn: Rick Lyons

Phone Appointment: (616) 466-7844 **SWA Job Order Holding Office:** State Workforce Agencies (SWAs) may only refer for employment individuals who have been apprised of all the material terms and conditions of employment and who are qualified and will be available for employment. The actual employment offer is at the sole discretion of the employer. Referrals will be accepted from the SWAs, directly from applicants, or from other sources. Applicants must possess documentation required to enable the employer to comply with the employment verification requirements of IRCA. Candidates may also apply at the job order holding office shown below. It will be the responsibility of the referring SWA office to inform job seekers of the terms and conditions of this job order.

West Michigan Works! Service Center - West Side

215 Straight Ave NW

Grand Rapids, MI 49504

PH: (616) 336-4460