Milwaukee Police Department
Police Administration Building
749 West State Street
Milwaukee, Wisconsin 53233
http://www.milwaukee.gov/police

Jeffrey B. Norman
Chief of Police

(414) 933-4444

June 9, 2026

The Board of
Fire and Police Commissioners
200 East Wells Street, Room 706
Milwaukee, WI 53202

RE: Request for Building Maintenance Supervisor Examination and Eligibility List

Dear Commissioners:

I respectfully request that your Honorable Commission refer this request to the Department of Employee Relations (DER) to conduct a recruitment, administer an examination, and provide an eligibility list for the position of Building Maintenance Supervisor as soon as administratively possible. Under the direction of the Facilities Manager, the Building Maintenance Supervisor is responsible for the supervision of mechanics and custodial personnel on the first, second, and third shifts in the maintenance and operation of the Police Administration Building, as well as nine other police facilities utilized on a 24-hour basis.

Attached please find a job description for the position. Department representatives are available to assist DER staff in this matter. If there are any questions regarding this matter, please contact Human Resources Representative Meryl Simmons at 414-935-7591.

Sincerely,

JEFFREY B. NORMAN
CHIEF OF POLICE

CRAIG D. SARNOW
ASSISTANT CHIEF OF POLICE

JBN:CDS:ms
Attachment

City of Milwaukee
CS-25, Rev. *12/09*

JOB DESCRIPTION

FOR DER USE ONLY

Vacancy No. _____

City Service Commission: _____	Finance Committee: _____
Fire & Police Commission: _____	Common Council: _____

Instructions: Complete all sections. Refer to the *Guidelines for Preparing Job Descriptions* for instructions on completing specific items.

1. Date Prepared/ Revised: 6/9/17 / 3/12/25	**2. Present Incumbent:** (4 Positions)	**Is incumbent underfilling position?** YES ☐ NO ☒ *If YES, indicate Underfill Title in box 10.*
3. Date Filled:	**4. Previous Incumbent:**	
5. Department: POLICE DEPARTMENT	**Bureau:** Administration **Division:** Facilities Services	**Unit:** **Section:**
6. Work Location: 749 W. State St. Milwaukee, WI 53223	**Telephone:** 935-7494 **Email:**	**Work Schedule: Full-time** Hours: 7am-3pm, 3pm-11pm, 11pm-7am Days:
7. Represented by a Union? ☐ *Yes* ☒ *No*	**Bargaining Unit:** Management, General City **If in District Council 48, which local?**	**8. FLSA Status** *(check one)*: ☒ Exempt ☐ Non-Exempt

10.		Pay Range	Job Code	EEO Code
	Official Title: Building Maintenance Supervisor	1IX	5903	
	Underfill Title *(if applicable)*:			
	Requested Title *(if applicable)*:			
	Recommended Title (DER Use Only): Approved by: _____ Date:			

11. BASIC FUNCTION OF POSITION:

Under the direction of the Assistant Facilities Manager, the Building Maintenance Supervisor has primary responsibility for the supervision of mechanics and custodial personnel on the first, second, and third shifts in the maintenance and operation of the Police Administration Building, plus 9 other police facilities utilized on a 24-hour basis.

12. DESCRIPTION OF JOB (Check if description applies to **Official Title** ☒ or **Underfill Title** ☐):

A. ESSENTIAL FUNCTIONS/Duties and Responsibilities: *(Refer to the "Guidelines for Preparing Job Descriptions" for instructions on determining Essential Functions.)*

% of Time	ESSENTIAL FUNCTION
100%	• Regular and consistent attendance.
	• Plans, assigns, prioritizes and lays out work schedules for routine, emergency and preventative maintenance and repairs for maintenance and operation of the 13 police building facilities.
	• Schedules, supervises, and instructs garage personnel which consists of police officers and garage attendants.
	• Maintains inventory of all supplies and equipment used by Facilities Services, as well as all equipment being repaired or modified for use in any police facility.
	• Checks completed assignments and ensure the quality of work being performed.
	• Maintains personnel and time records.
	• Assumes the responsibility for Building Maintenance Assistant Manager in that person's absence.
	• Assists in preparing budget or repair cost estimates.
	• Prepares reports and budget requests and maintains records.
	• Obtains estimates for emergency and routine maintenance by contractions, monitors projected projects, and coordinates outside contractors services, including electrical, carpentry, painting, and masonry.
	• Periodically inspects the physical condition and operating efficiency of mechanic equipment; operates Building Energy Management System and maintains a preventive program for all equipment that is maintained.

B. PERIPHERAL DUTIES:

% of Time	PERIPHERAL DUTY

The above statements are intended to summarize the nature and level of work and typical responsibilities and duties being performed by the incumbent(s) of this job. They are not intended to be an exhaustive list of all responsibilities, duties, and tasks required of the position.

% of Time	PERIPHERAL DUTY
	•
	•
	•

C. NAME AND TITLE OF IMMEDIATE SUPERVISOR:

Facilities Manager.

D. SUPERVISION RECEIVED: (Describe the extent to which work assignments and methods are outlined, reviewed, and approved by this position's supervisor.)

Minimum supervision consisting of consultation. Directives are given regarding projects to be completed by personnel and incumbent is accountable for completion or implementation of same.

E. SUPERVISION EXERCISED:
Total number of employees for whom responsible, either directly or indirectly = **70.**

Direct Supervision: List the number and titles of personnel directly supervised. Specify the kind and extent of supervision exercised by indicating one or more of the following:

a. Assign duties
b. Outline methods
c. Direct work in progress
d. Check or inspect completed work
e. Sign or approve work
f. Make hiring recommendations
g. Prepare performance appraisals
h. Take disciplinary action or effectively recommend such

Number Supervised	Job Title	Extent of Supervision Exercised *(Select those that apply from list above, a - h)*
4	Police Officers	a-g
10	HVAC Maintenance Technicians	a-h
8	Maintenance Assistants	a-h
39	Custodial Workers	a-h
7	Police Service Specialist	a-h
1	Office Assistant III	a-h
1	Office Assistant II	a-h

F. MINIMUM QUALIFICATIONS REQUIRED: (Indicate the MINIMUM qualifications required to enter the job.)

i. Education and Experience:
- Minimum of 5 years' experience in facility maintenance and repair, which includes maintenance of heating, ventilation, air conditioning, electrical, and plumbing systems, and automated building controls.
- An Associate Degree in the field of HVAC or other maintenance related area. Technical training related to the installation and repair of HVAC equipment and building systems.
- One year of supervisory experience in the repair and maintenance of facilities.

ii. Knowledge, Skills and Abilities:
- Knowledge of and committed to safe work procedures.
- Effective oral and written communication and computer skills.
- Strong organizational and administrative skills.
- Working knowledge of building and grounds maintenance and of all building trades including heating, air conditioning, electrical lighting and motors, plumbing, sound roofing, painting, carpentry, roofing, masonry, asbestos removal, and fire/security.
- Ability to work independently, identify and solve problems, set priorities, develops long range goals.
- Ability to read and interpret blueprints, plans, and specifications.
- Ability to effectively relate to a variety of people ranging from unskilled laborer to senior supervisory personnel and Command Staff.

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iii. Certifications, Licenses, Registrations:

- Refrigeration certification.

iv. Other Requirements:

- Valid Wisconsin Driver's license at the time of appointment and throughout employment.

13. PHYSICAL AND ENVIRONMENTAL DEMANDS: TOOLS AND EQUIPMENT USED

The Americans with Disabilities Act of 1993 requires job descriptions to provide detailed information regarding the physical demands required to perform the essential functions of a job; the conditions under which the job is performed; and the tools and equipment the employee will be required to use on the job. Reasonable accommodations may be made to enable qualified individuals to perform the essential duties and responsibilities of the job for each of the categories listed below.

G. PHYSICAL ACTIVITY OF THE POSITION: (List the physical activities that are representative of those that must be met to successfully perform the essential functions of the job).

CHECK ALL THAT APPLY:

☒	**Climbing:** Ascending or descending ladders, stairs, scaffolding, ramps, poles, and the like; using feet and legs and/or hands and arms. Body agility is emphasized. Check only if the amount and kind of climbing required exceeds that required for ordinary locomotion.
☒	**Balancing:** Maintaining body equilibrium to prevent failing when walking, standing or crouching on narrow, slippery or erratically moving surfaces. Check only if the amount and kind of balancing exceeds that needed for ordinary locomotion and maintenance of body equilibrium.
☒	**Stooping:** Bending body downward and forward by bending spine at the waist. Check only if it occurs to a considerable degree and requires full use of the lower extremities and back muscles.
☒	**Kneeling:** Bending legs at knee to come to a rest on knee or knees.
☒	**Crouching:** Bending the body downward and forward by bending leg and spine.
☐	**Crawling:** Moving about on hands and knees or hands and feet.
☒	**Reaching:** Extending Hand(s) and arm(s) in any direction.
☒	**Standing:** Particularly for sustained periods of time.
☒	**Walking:** Moving about on foot to accomplish tasks, particularly for long distances.
☒	**Pushing:** Using upper extremities to exert force in order to draw, press against something with steady force in order to thrust forward, downward or outward.
☒	**Pulling:** Using upper extremities to exert force in order to draw, drag, haul or tug objects in a sustained motion.
☒	**Lifting:** Raising objects from a lower to a higher position or moving objects horizontally from position-to-position. Check only if it occurs to a considerable degree and requires substantial use of the upper extremities and back muscles.
☒	**Fingering:** Picking, pinching, typing or otherwise working primarily with fingers rather than with the whole hand or arm, as in handling.
☒	**Grasping:** Applying pressure to an object with fingers and palm.
☐	**Feeling:** Perceiving attributes of objects such as size, shape, temperature or texture by touching with the skin, particularly that of the fingertips.
☒	**Talking:** Expressing or exchanging ideas by means of the spoken word. Those activities which demand detailed or important instructions spoken to other workers accurately, loudly or quickly.
☒	**Hearing:** Perceiving the nature of sounds with no less than a 40 db loss. Ability to receive oral communication and make fine discriminations in sound.
☒	**Repetitive Motions:** Substantial movements (motions) of the wrist, hands, and/or fingers.
☒	**Driving:** Minimum standards required by State Law (including license).

H. PHYSICAL REQUIREMENTS OF THE POSITION: (List the physical requirements that are essential functions of the job.)

CHECK ONE:

☐	**Sedentary Work:** Exerting up to 10 pounds of force occasionally and/or negligible amount of force frequently or constantly to lift, carry, push, pull or otherwise move objects. Sedentary work involves sitting most of the time. Jobs are sedentary if walking and standing are required only occasionally and all other

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	sedentary criteria are met.
☐	**Light Work:** Exerting up to 10 pounds of force occasionally and/or negligible amount of force constantly to move objects. If the use of arm and/or leg controls requires exertion of forces greater than that for sedentary work and the worker sits most of the time, the job is rated for Light Work.
☒	**Medium Work:** Exerting up to 50 pounds of force occasionally and/or up to 20 pounds of force frequently, and/or up to 10 pounds of force constantly to move objects.
☐	**Heavy Work:** Exerting up to 100 pounds of force occasionally, and/or up to 50 pounds of force frequently, and/or up to 20 pounds of force constantly to move objects.
☐	**Very Heavy Work:** Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

I. VISUAL ACUITY REQUIREMENTS: (List the visual acuity requirements that are essential functions of the job.)

CHECK ONE:

☐	**Operators (Electronic Equipment), Inspection, Close Assembly, Clerical, Administrative:** This is a minimum standard for use with those whose job requires work done at close visual range (i.e. preparing and analyzing data and figures, accounting, transcription, computer terminal, extensive reading, visual inspection involving small parts, operation of machines, using measurement devises, assembly or fabrication of parts).
☒	**Machine Operators, Mechanics, Skilled Tradespeople:** This is a minimum standard for use with those whose work deals with machines where the seeing job is at or within arm's reach. This also includes mechanics and skilled tradespeople and those who do work of a non-repetitive nature such as carpenters, technicians, service people, plumbers, painters, mechanics, etc. (If the machine operator also inspects, check the "Operators" box.)
☐	**Mobile Equipment Operators:** This is a minimum standard for use with those who operate cars, trucks, forklifts, cranes, and high lift equipment.
☐	**Other:** This is a minimum standard based on the criteria of accuracy and neatness of work for janitors, sweepers, etc.

J. THE CONDITIONS THE WORKER WILL BE SUBJECT TO IN THIS POSITION:
List the environmental/working conditions to which the employee may be exposed while performing the essential functions of the job. Include scheduling considerations such as on-call for emergencies, rotating shift, etc. **Approximate Percentage of time performing field work: 0%**

CHECK ALL THAT APPLY:

☐	**None:** The worker is not substantially exposed to adverse environmental conditions *(such as typical office or administrative work).*
☐	**The worker is subject to inside environmental conditions**: Protection from weather conditions but not necessarily from temperature changes *(i.e. warehouses, covered loading docks, garages, etc.)*
☐	**The worker is subject to outside environmental conditions:** No effective protection from weather.
☐	**The worker is subject to extreme cold:** Temperatures below 32 degrees for period of more than one hour.
☐	**The worker is subject to extreme heat:** Temperatures above 100 degrees for periods of more than one hour.
☐	**The worker is subject to noise:** There is sufficient noise to cause the worker to shout in order to be heard above the surrounding noise level.
☐	**The worker is subject to vibration**: Exposure to oscillating movements of the extremities or whole body.
☒	**The worker is subject to hazards**: Includes a variety of physical conditions, such as proximity to moving mechanical parts, electrical current, working on scaffolding and high places or exposure to chemicals.
☐	**The worker is subject to atmospheric conditions:** One or more of the following conditions that affect the respiratory system or the skin: Fumes, odors, dust, mists, gases or poor ventilation.
☐	**The worker is subject to oil:** There is air and/or skin exposure to oils and other cutting fluids.
☐	**The worker is required to wear a respirator.**

K. MACHINE, TOOLS, EQUIPMENT, ELECTRONIC DEVICES, SOFTWARE, ETC. USED BY POSITION:
List equipment needed to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions.)

CHECK ALL THAT APPLY:

☒ Camera and photographic equipment	☒ Office Equipment (desk, chair, telephone, etc.)
☒ Cleaning supplies	☒ Office supplies (pens, staplers, pencils, etc.)
☒ Commercial vehicle	☐ Packing materials (boxes, shrink wrap, etc.)

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☐ Data processing equipment	☒ PC equipment (monitor, keyboard, printer, etc.)
☒ Handcart	☒ PC software
☒ Hand tools ***(please list):*** Electrical meters, heating and temperature sensing equipment, air volume measuring devices, gauges for measuring gases	
☒ Office Machines ***(check all that apply):*** ☒ Copier ☒ Facsimile ☒ Calculator ☐ Cash register	
☐ Other ***(please list):***	

L. SUPPLEMENTARY INFORMATION: (Indicate any other information which further explains the importance, difficulty, or uniqueness of the position, such as its scope of responsibility related to finances, equipment, people, information, etc. Also indicate success factors such a personal characteristics that contribute to an individual's ability to perform well in the job, and any other special considerations.)

M. I believe that the statements made above in describing this job are complete and accurate.

_____

Signature of Department Head or Designated Representative

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