

Juan L. Serrano

(912) 224-6832

Juanmarrero07@gmail.com

The Bronx, NY

SELF MOTIVATED, WELL ORGANIZED, AND KNOWLEDGEABLE IN BUILDING OPERATIONS WITH A BACKGROUND IN MAINTENANCE ENGINEERING.

Superintendent with a career track of success and over 30 years of experience and background in delivering oversight performance while contributing to business goals and objectives. I have extensive knowledge of maintenance repairs, proper materials handling, operating heavy machinery, including providing client-based solutions. **Demonstrated abilities in communicating productively to management while identifying opportunities for improvements** as well as providing recommendations. I am highly committed to pursuing a long-term career as a Building Superintendent using my transferable skills, industry knowledge, as well as my experience in the business. Noted strengths in commercial maintenance and providing excellent customer services competencies, including **building customer relationships, coaching, team building, as well as contributing to company revenue growth**. Conversational in Spanish.

Areas of Excellence

Painting, Plumbing, Drywall Installation, Light Electrical, Carpentry and Tile, Installations, Preventative Maintenance, Customer Services, Installations of Doors and Cabinets, Follow Safety Procedures, Computer Competencies, Routine Maintenance, Machinery Operations, Time Management, Manage Raw Materials, Problem-Solving Skills, Rapport Building, Strategic Planning, Operating Forklift Machinery

Professional Profile

Building Superintendent

Skyline, The Bronx, NY

July 2019 to Present

Excel at my role as a superintendent by achieving and strengthening relationships with the tenants, staff, and upper management to provide better services and improve business objectives. I am an expert at monitoring building operations, enforcing safety regulation, identifying repair needs, as well as ensuring that all equipment is functional for better building maintenance performance.

- Successfully perform regular building maintenance such as minor plumbing, electrical, tile installation metal framing, insulation, carpet installation, carpentry, and light electrical work.
- Responsible for troubleshooting, inspecting, and validating the repairs as per the requirements of renters and building owner.
- Extensive knowledge in using standard hand power tools, including hammers, saws, drills wrenches, plus precision measuring instruments, and electrical/electronic testing devices.
- Respond to emergency calls relating to building maintenance repairs as well as scheduling any jobs that require third-party vendors.
- Coordinate with outside party contractor's on larger renovation projects, to provide a safe and adequate working environment for the staff and well as the tenants.
- Ensure that building is in operational order by overseeing HVAC maintenance of boilers, and fuels are in working order.

Maintenance Engineer

The Oasis at Moss Park Luxury Apartments | Orlando, FL

May 2017 to June 2019

As a Maintenance Engineer, I inspected the apartment facilities for any repairs needed as well as the structures to assess functional systems and detect malfunctions; made repair notes and recommended solutions to upper management. I provided strategic feedback as well as interpreted conflicts and problems with building maintenance while effectively communicating to management as well as identifying opportunities for improvements and providing recommendations.

- Repaired and replaced light fixtures and switches responsible for light plumbing and electrical repairs, ballasts, doors hardware, and windows screens.
- Mentored and supported new and existing employees on any policy changes that may or may not affect business needs to support company objectives.

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Professional Profile Continued

- Troubleshooted and repaired electrical, mechanical issues in A/C and refrigeration systems within the apartments.
- Provided high quality indoor and outdoor painting applying pre-coating agents leveling surfaces removing old paint, ensuring that colors match as well as filling holes.

Material Handler / Truck Driver

Lockheed Martin | Orlando, FL 2016

June 2016 to January 2017

At Lockheed Martin, I was directly responsible for performing a wide variety of assigned material handling duties to load, and unload. I was also responsible for transporting heavy materials throughout the plant and to specific zoning areas while operating various types of vehicles.

- Delivered and picked up material internally and externally as well as kept records of service tickets and make periodic inventories of equipment.
- Verified the materials that were being transported while ensuring proper paperwork and or bill of lading were in place.
- Managed and maintained the business route of deliveries, ensuring that all materials were transported on time while meeting business objectives and guidelines.

Maintenance Engineering

Embassy Suites | Savannah, GA

February 2015 to June 2016

Skillful at demonstrating hands-on knowledge in the areas of maintenance, repair, and residential facilities as well as complied with any business policies to ensure the safety of the customers as well as the staff members.

- Responsible for carrying out maintenance tasks such as replacing or repairing defective equipment, including performing light plumbing and electrical duties.
- Excelled at completing all task on time and within budget resulting in strengthening relationships with the customers as well as management.
- Handled all maintenance scheduled performance checkups to prevent future breakdowns and ensuring building operations were in order.

Porter Handyman

Skyline, The Bronx, NY

November 2000 to December 2013

Excelled in my position as a Porter Handyman handling light tasks from replacing and hanging doors, light plumbing, electrical fixing, and measuring materials. Displayed leadership authority by consistently increasing my responsibility to take on the additional duties to support business goals and objectives.

- Troubleshooted Gas, Oil, and electrical heating systems, including hot water boilers, to ensure the safety of the tenants and the staff members.
- Notified managers promptly on concerns needed for major repairs or additions to building operating systems.
- Ensured all company policies, safety procedures, proper use of chemicals, and equipment are followed as per company guidelines.
- Removed snow from sidewalks, driveways, or parking areas, using snowplows, blowers, or shovels to ensure the safety of the tenants and the staff members.

Certifications / Educational Background

Certified in the operation of Residual Fuel Oil Burners and Incinerator

Dept of Environmental Protection Bureau of Environmental Compliance Division of Training.

Universal exam Refrigerants from the National Recycling and Emission reduction program

Esco institute