

ROBERT CHRISTIE

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New York, NY 10003
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BUILDING MECHANIC / BUILDING SUPERINTENDENT / ASSISTANT

**Commercial Building – Residential Building
EPA Boiler Certified - Fire Safety Director and Air Compressor**

**Plumbing / Electrical System / Carpentry / Gas Boiler / #6 Fuel Oil Burner (Low Pressure)
High Pressure Steam/ Sprinkler & Standpipe Systems / Painting / Recycling / HVAC - Type 1
Power Tools (OSHA Certified) / Mechanical Drawings / Schematics**

Experienced building mechanic and handyman building superintendent with equipment preventive maintenance background, and experience in performing a full range of custodial duties related to the cleaning of assigned buildings, office space and industrial facilities; Proficient in HVAC systems, as well as fire safety systems; Excellent leadership, maintenance management, and tenant communication skills; seeks position as superintendent or assistant in commercial or residential building

Mechanical & Technical Core Competencies

Boiler Mechanics & Repairs / Boiler Filter & Screener Changing / Boiler Compressor Maintenance
Roof Ventilation Belts Changes & Greasing / City Wide Sprinkler (Stand Pipe) & Fire System Maintenance
AC Units, Refrigerators Defroster & Stove Repair / Heating Coils / Solder Back / Steam Valve Changing
Plumbing Fixtures: Steam Traps, Clamp, Sweat & Thread Pipe
Electrical Repairs: Light Switches, Outlets, Ballasts

SUMMARY OF QUALIFICATIONS

- Knowledge of operations and procedures of Maintenance.
- Reported building malfunctions such as power failures, leaks, building equipment and any other damages.
- Experience using methods, materials, and equipment used in custodial work.
- Knowledge of occupational hazards and standard safety practices for the area of work assigned.
- Respond to emergency situations quickly and efficiently.
- Establish and maintain effective relationships with those contacted in the course of work.
- Communicate clearly and concisely, both orally and in writing.
- Excellent interpersonal skills with the ability to work with clients in a courteous and helpful manner.

CERTIFICATIONS

Certified Building Maintenance Technician, NYS Education Dept / Certified Building Energy Analyst, 32BJ Lock Smith Licensee, 32 BJ Resident Manager 1, Human Relations & How to run a building with a computer, NYC Fire Department, Fuel Oil Boiler #6 / S12/S13/S14 Sprinkler and Standpipe, NYFD, Fire Safety How to put out all Class of Fire's, Nationalgrid Gas Pipeline first Responder Program
Supervision of Interior Fire Alarms, S-95 / EPA, Air Pollution Control License / EPA Type 1, CFC Section 608, 40 Fire Safety Director, EAP Course / Certificate, Construction Safety & Health, General Industrial 30-10 Hr OSHA with ProHazcom, Ladder Safety Certificate, NYC Superintendent Section 27-2055, D26-22.07 NYC Housing Maintenance Code Certificate
Certificate, Combat Workplace Violence, Emotionally Disturbed Persons (EDP) AHA Heart saver Fist Aid CPR AED, EPA/HUD model certify led renovator initial

RELATED EDUCATION AND TRAINING

Susan Wagner High School, High School Diploma
SEIU 74/32BJ, Building Maintenance and Handy Person Training, 2004

International Development Institute, 2009
140 Hour Certificate Program for Building Maintenance Technician
Training for Boiler Operator, Sprinkler/Standpipe and Air Pollution Licensing Examinations
Program also included Plumbing, Basic Electricity, NYC Building and Recycling Law

32BJ Thomas Short man Training fund, 2014 - Present

Completed Certificate Program for License Locksmith, Coned Steam 2
Training in Blueprint Reading, Document Review for Residential Building, Presentation skills,
Human relations training, Customer Service, Facilities Management, Building Management.

OTHER EDUCATION: Career Development Institute, 1999-2002, Paralegal Training

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WORK EXPERIENCE

Resident manager, Halstead Management Co LLC, New York 2013- Present

Operations Knowledge of C.O.L, self-renovations, liability waivers, prepare payroll, prepare work orders, make annually inspections of window guards, make inspections, Fire Safety For Residential building, Perform Building Management work Ethics with Customer Service, Basic Repair building equipment roof vents, a/c units, pumping, locks, electrical, appliance, and carpentry; monitor contractors, steam system high pressure, low pressure #6/#2 fuel oil boiler; maintain sprinkler/standpipe, supervise 4 doorman 2 porters 1 handyman and 3 temps

Building Handyman/Impairment Coordinator, R.A. Cohen & Associate, INC, New York, 2012- 2012

Perform Mechanical systems and computer tracking systems and, appliance repairs, heating pumps, plumbing, electrical, and carpentry, reading building blueprints, monitor high rise multi zone; gas boiler, domestic/secondary pumps, fire pumps, maintain automatic sprinkler/standpipe; cool tower, high and low zone shut down

Service Maintenance Technician, Equity Residential Properties., New York, 2011- 2012

Perform building and grounds maintenance and repairs, including carpentry, electrical and plumbing; monitor gas boiler and #6 fuel oil boiler; maintain sprinkler/standpipe systems

Porter and Handyman, Knickerbockers Management LLC, New York, 2006-2008

Repaired; plumbing and electrical systems, performed painting and dry wall, boiler repair; cleaned interior and exterior utilizing building link systems; performed concierge duties

School Custodian, NYC Department of Education, 1998-2006

Performed basic repairs; cleaned and inspected for hazards; disposed recycled trash; performed alarm station inspections; patrolled building and performed weekend building checks