

# Jesse Mancillas

\* Strategic \* Focused \* Responsible \* Analytical \* Command

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8885 White Peacock Court, Elk Grove, CA, 95624, Ph (916) 599-8876, [jmancillas2@gmail.com](mailto:jmancillas2@gmail.com)

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## MAINTENANCE & OPERATIONS MANAGER

**Introduction:** A strategic and results oriented leader with the ability to achieve company goals through creative thinking and cohesive team work, proficient in high and low rise buildings. Adept in people skills pursuing purpose and satisfaction for team members and profits for the organization. Skills include managing capital and operating expenditures, maintenance and upgrade of HVAC, electrical, plumbing, fire life safety, elevators, energy efficiency, asbestos, waterproofing, mold, indoor air quality and exceptional customer service.

**Objective:** To acquire a leadership role related to maintenance and operations.

### Special Projects and Accomplishments (most recent)

- Creatively reduced energy costs for a 280,000 square foot property by \$110,000 annually
- Developed nationwide "Key Roles and Responsibilities for Chief and Senior Engineers"
- Improved HVAC preventative maintenance for 2.8 million square feet from 60% to 99% in one year
- Maintained a fourteen million dollar capital improvement budget within 5% in 4 consecutive years
- Negotiated service contracts for the Northern California Region improving performance while reducing cost
- Piloted a taskforce to create excellent HVAC maintenance specifications nationwide
- Conducted a regional team to resolve more than 80 challenging operational issues in a single year
- Developed successful training programs for Stationary Engineers

### Engineer Consultant, ProActive Engineering (10-2007 to 1-2008) temporary position

- Performed commercial property due diligence and created MEP and Fire Life Safety capital expense plans
- Consulted property owners to resolve mechanical/electrical/plumbing system issues as needed

### Manager of Portfolio Engineering, Equity Office Properties REIT (2000-2007)

- Sacramento Regional Engineering and Maintenance Manager for 2.7 million square feet of Class-A rentable office space encompassing thirty-three buildings, CBD and office park properties
- Effective maintenance, operation and upgrade of mechanical-electrical systems including HVAC, BAS, electrical, lighting, plumbing, fire life safety systems, elevators, powered platforms, security systems, minor structural, customer service, budgets, capital improvements, team-building, safety training, energy management, property inspections, indoor air quality, OSHA compliance, environmental compliance, ADA, emergency egress training, asbestos and mold programs and all code related issues
- Impart direct leadership to engineering teams encompassing more than 21 stationary engineers
- Ascertained MEP to mission critical customer owned data centers and server rooms
- In charge of the building envelope and property site maintenance including curtain walls, tilt up buildings, window systems, above and below grade waterproofing, paint, coatings, roofing and asphalt
- Accountable to ascertain compliance of various company policies, procedures and acquisition guidelines
- Responsible for planning, timely completion and accurate budgeting of all non-TI capital projects for all 33 buildings

### Chief Engineer/Building Engineer/Equity Office Properties (1992- 2000)

- Performed the start up of Wells Fargo Center, a 34 story high rise in Sacramento
- Responsible for all building systems, maintenance personnel performance and personal development, operating and capital budgets, vendor management, code compliance and fire life safety training of building staff and tenants

### Education:

- BS Technical Management / DeVry University – pending completion 2009-2010
- Mechanical Electrical Technology Certificate, Sacramento City College
- Universal Refrigeration Recovery Certified – Ferris University

### Additional Training & Associations:

- UC Davis/ASHRAE HVAC Program – Introduction to HVAC
- BOMA – Facilities Manager Program – Design, Operation and Maintenance of Building Systems
- Seminars: OSHA Compliance, High Rise Fire, Mold, Multiple Project Management, Team Building, Policies and Procedures, Communication, Asbestos Awareness Management
- IFMA – member