

# JAMES SNADER

## CHIEF ENGINEER - ABLE ENGINEERING

Austell, GA 30106

jsnader56@gmail.com

(678) 267-0189

- Proven ability to identify, define, and solve core problems through structured and logical strategic decision-making. Skilled at implementing and optimizing system operations.
- Extensive experience identifying and correcting major mechanical system deficiencies. Ability to conduct and manage operational development and analysis efforts promoting continuous improvements in efficiency, dependability and accountability.
- Strong acquisition experience and proven leadership.
- Quickly builds trust, respect, and collaboration at all levels throughout consistent and high-quality communications.
- Identified as a creative, out-of-the-box thinker who has demonstrated an interest in teaching and entrepreneurship.

Willing to relocate to: Austin, TX - Destin, FL - Jacksonville, FL



## WORK EXPERIENCE

### CHIEF ENGINEER

**ABLE ENGINEERING** - Atlanta, GA

March 2016 to Present

ATLANTA GEORGIA 2016 TO PRESENT

Direct building owner representative for the prestigious Bank of America Plaza 1.3 million Square feet, tallest building in the Southeast

#### CHIEF ENGINEER

Responsibilities include maintaining the Energy Star Program, the LEED program and insuring continuous adherence. Completed major cooling tower renovations; new main line piping, fill, hot decks, plume replacements, insulation, heat trace, motor and gear box.

Instrumental managing major electrical repairs; schedule, coordinate and manage major electrical disconnect for switchgear repairs and maintenance. Maintain two generators, coordinate maintenance and repairs. Manage, schedule and coordinate contractors for continuous condenser 24/7 operation for critical load computer rooms. Managed and directed replacement of three fire pumps, controllers and various piping replacement while maintaining transparency and tenant safety. Assist management in construction oversight of tenant build out spaces and West Wing kitchen remodel. Correcting major mechanical deficiencies including phase lock out relay replacement, air-handling unit refurbishment and plumbing system refurbishment. Direct, train and hire crew. Successfully reduced overall electrical consumption in entire facility by 34%. Received Shorenstein Energy Award, National Portfolio for "Most Improved Building."

### Chief Engineer

**ABLE ENGINEERING**

November 2017 to March 2020

Maintain LEED Silver and Energy Star certifications. Stabilize Honeywell Tridium Niagara EMS system and streamline controls sequence of operation. Repair and manage Honeywell Tridium Niagara security system, CCTV and card reader software hardware improvement project. Upgraded elevator intercom system.

## **CHIEF ENGINEER**

**CBRE** - Atlanta, GA  
2014 to 2016

ATLANTA GEORGIA 2014 TO 2016

Property comprised of eight buildings on 80 acres, providing all-inclusive management, training and team building.

### **CHIEF ENGINEER**

Hired by General Manager New acquisition of property in Executive Park responsible for hiring, training and operations for the complex. Maintained and improved preventative maintenance program utilizing the Angus system tenant user-friendly work order system. Stabilized entire MEP operation in the complex. Worked independently on this satellite property with minimal upper management on site. Managed all contractor activity including landscaping. Short hold property.

## **REGIONAL CHIEF ENGINEER**

**BROOKS RANGE** - Atlanta, GA  
April 2011 to April 2014

Atlanta, Georgia 2011 to 2014

Industry leading facilities management firm providing a full complement of operations/efficiency solutions to government clients.

### **REGIONAL CHIEF ENGINEER**

Recruited to drive corporate Quality Control efforts for a network of 24 facilities (5.5M+ sq ft) located throughout Georgia, Mississippi and Seattle Washington - collaborating directly with the company's regional management and corporate staff to promote compliance with a long list of safety, efficiency, maintenance, and security requirements. Conduct extensive on-site auditing and analysis to identify and mitigate operational issues. Ensure overall contract compliance with GSA. Coordinate with on-site facility managers and various operations staff to maximize P&L performance and promote the efficient and effective use of all CMMS and building automation systems and tools. Also accountable for various emergency management, workforce planning, resource allocation, training, and financial management functions. Develop strategies continuous commissioning of HVAC systems.

- Additionally responsible for planning and monitoring all custodial staff and maintenance engineering efforts. Identified as a leading Subject Matter Expert in MEP disciplines, BAS systems, asbestos removal, and a variety of other operations - providing extensive amounts of troubleshooting support to peers and junior engineering staff.
- Successfully recruited and trained a number of new project managers to fill both planned and unanticipated vacancies.
- Accountable for a long list of state and federal regulations and all associated documentation efforts. Areas of expertise include OSHA, NFPA, NEC, ASHRAE, NISH, high-rise safety, and various other code compliant regulations.

## **FACILITY OPERATIONS SPECIALIST**

**LIBRARY OF CONGRESS** - Washington, DC  
January 2010 to March 2011

Washington, D.C. 2010 to 2011

One of the world's largest libraries, comprised of four Washington, D.C. facilities and a secondary campus in Culpeper, Virginia.

### **FACILITY OPERATIONS SPECIALIST**

Brought on to manage day-to-day operations and maintenance engineering efforts across a network of six library facilities covering nearly 1.3M sq ft and providing a range of research and legislative support services to the U.S. Congress. Directly

managed several contractors, maintenance, security, custodial, engineering, and operations staff. Maintained end-to-end accountability for all of the Library's mechanical and electronic systems, which ranged from complex book storage modules to humidity control systems and electronic filing tools. Responsible for setting \$1.5M+ in operations budgets and negotiating vendor/purchasing contracts.

- Responsible for complete property management of the Ft. Mede Book Storage Module Facility, St. Cecelia's Specialty Facility Center, Taylor Street Annex, Landover Center Warehouse, and the Iron Mountain image storage facilities.
- Coordinated with tenants to insure safety and energy savings requirements as mandated by the Federal Government.
- Maintained oversight of all custodial operations - including waste collection, recycling, snow removal, etc.
- Served as the Contracting Officer's Technical Representative (COTR) during tenure - serving as a top-level decision-maker on contractual matters and maintaining accountability for ensuring compliance with all applicable regulations and requirements. Played key leadership role during tenanting/leasing processes.
- Other duties as COTR included providing extensive input and recommendations on contractor performance, quality of service payment requests, lease planning, and a long list of other strategic planning responsibilities.

### **TECHNICAL SUPERVISOR (GSA CONTRACTOR)**

**WW CONTRACTORS** - Houston, TX

May 2007 to January 2010

Houston, Texas 2007 to 2010

Premier facilities services firm offering comprehensive maintenance, engineering, and operations services to business and governmental clients.

### **TECHNICAL SUPERVISOR (GSA CONTRACTOR)**

Engaged to manage contract compliance for MEP disciplines and life safety systems. Other responsibilities included serving as the lead Quality Control Inspector for 26 buildings in Arkansas, Texas, Louisiana, and Oklahoma. Directly managed a cross-functional QC staff of 20 - which included conducting monthly and quarterly inspections to ensure contractual compliance.

### **FACILITIES INSPECTOR (GSA CONTRACTOR)**

**FACILITIES MANAGEMENT SERVICES, INC** - Houston, TX

April 2006 to May 2007

Houston, Texas 2006 to 2007

Property management and engineering services firm providing a range of maintenance, engineering, and operations solutions to governmental clients.

### **FACILITIES INSPECTOR (GSA CONTRACTOR)**

Retained as FMS's primary point of contact and lead contractor with the Federal General Services Administration - the government's central management agency that sets Federal policy for procurement, real property management, and information management. Worked extensively with the GSA's Property Management Branch Customer Service Center to assess facility needs and resolve operational issues. Other duties included serving as the Contracting Officer Representative (COR) for all service delivery contracts at each facility under the management of the Houston Field Office. Also, managed GSA facility inspection efforts as the Official Facilities Inspector.

- Frequently communicated with building tenants to assess facility needs, resolve operational issues, and ensure that all inspection and solution procedures were responsive to customer demands and expectations.
- Significantly lowered operating costs by ensuring that all facilities maintained high levels of cleanliness and aesthetic appeal - consequently improving customer satisfaction with building services.



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## EDUCATION

### High school diploma in Air Conditioning

Houston Community College



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## SKILLS

- MAINTENANCE (10+ years)
- GOVERNMENT CONTRACTING (10+ years)
- ESTIMATION (10+ years)
- AUDITING (10+ years)
- BUDGETS (1 year)
- Data Center (5 years)
- NEC (10+ years)
- Compliance Management (10+ years)
- Vendor Management (10+ years)
- Plumbing (10+ years)
- Emergency Management (10+ years)
- Facilities Management (10+ years)
- Financial Management (10+ years)
- Boiler (10+ years)
- Electrical Experience (10+ years)
- Landscape Maintenance (10+ years)
- Mechanical Knowledge (10+ years)
- Change Management (10+ years)
- Program Management (10+ years)
- CCTV (10+ years)
- Snow Plowing (1 year)
- Budgeting
- Troubleshooting
- Strategic Planning
- Facilities Maintenance



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## LINKS

<https://www.jurisdictions.steamforum.com/ipa/texas.asp>



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## MILITARY SERVICE

**Branch: ARNG**

Rank: E-5

December 1981 to December 1986

Honorable Discharge



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## AWARDS

**Most Improved Building**

October 2018

Shorenstein Realty Services, Energy Reduction



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## CERTIFICATIONS AND LICENSES

**1st Grade Stationary Engineers License 0944**

1986 to Present

Highest level license of its kind.

**Maintenance electrical License #27385 issued by the State of Texas**

December 1993 to Present

electrical license required by the State of Texas to maintain existing electrical systems in commercial buildings.

**EPA Universal Certification #699952119420**

October 2012 to Present

Universal technician as required by 40CFR part 82 subpart F



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## ASSESSMENTS

**Mechanical Knowledge — Highly Proficient**

August 2020

Understanding and applying mechanical concepts and processes.

Full results: [Highly Proficient](#)

Indeed Assessments provides skills tests that are not indicative of a license or certification, or continued development in any professional field.



----- **ADDITIONAL INFORMATION** -----

Areas of Expertise

Maintenance Engineering Strategy - Resource Estimation & Allocation - Program Management - Capital Project Budgets & Timelines

Process Analysis & Optimization - Vendor Management - Contract Negotiations - Government Contracting - Corporate QC Auditing