

Joshua Benavides

Accomplishments

- Eight years of Building maintenance service
- Energy Star recipient 2015, 2016, 2018
- Transwestern Team of the year 2013
- Transwestern top performing team 2016

Professional Experience(s)

Building Technician II (Mobile) – TD Industries May 2020- Current

- Perform preventive maintenance, repair and/ or replace assigned HVAC equipment, including pneumatic and electric components.
- Operate, diagnose, analyze, record findings on all HVAC equipment including boilers, chillers, pumps, motors, air handling units.
- Ensure the building is ready for occupants; Utilize the computerized Energy Management System to monitor, operate and program on a basic level for HVAC equipment.
- Assists other technicians in the maintenance and repair of mechanical, electrical, plumbing, and lighting systems.
- Performs planned maintenance, repairs, modifications and general facility maintenance tasks in the areas of painting, patching, fixtures, caulking, carpentry, etc.
- Responds to Facility Service Work Orders from building occupants. Requests may include plumbing, HVAC, lighting, roofing and electrical service calls. Diagnoses building management/energy management systems for faults and errors.
- Assists other technicians in the maintenance and repair of mechanical, electrical, plumbing, and lighting systems. Interprets blueprints and schematic drawings.
- Completes all required paperwork timely and accurately. Takes readings from nominal equipment and makes timely entry into appropriate logs.
- Uses tools and equipment that are standard issue and do not need further calibration or adjustment. Keeps tools and work areas in a clean and orderly manner.
- Observes and complies with all company safety policies. Uses required personal protective equipment while satisfying all work requests.
- Works on and completes all facility team-based goals.
- Completes all required paperwork timely and accurately.

Building Engineer (Mobile) – Endura Advisory Group Aug. 2018 – Mar. 2020

- Perform preventive maintenance duties, including changing filters, greasing motors, replacing light fixtures, inspecting/adjusting belts, replacing bearings, aligning shafts and annual inspections as directed by manufacturers.
- Comply with all applicable codes, regulations, governmental agency and Company directives as related to building operations and practice safe work habits
- Monitor and adjust all mechanical/pneumatic equipment, control gauges, distributor panels, valves, thermostats, diffusers, VAV's and other equipment necessary to provide a comfortable environment for the buildings.
- Clean, lubricate and service a wide variety of pumps, valves, pneumatic controls, electrical, mechanical and hydraulic devices.

- Troubleshoot, evaluate and make recommendations to upgrade maintenance operations and/or implement savings opportunities.
- Possess competent knowledge of the use and care of tools and equipment used in facility and ground maintenance.
- Respond immediately to emergency situations and customer concerns.
- Inspect buildings, ground and equipment for unsafe or malfunctioning conditions.
- Inspect new installation for compliance with building codes and safety regulations.
- Maintain and operate life safety/fire systems.

Shop Mechanic /Parts Runner – Angel Brothers Ent. New Braunfels TX. Oct. 2017-Aug. 2018

- Ensure shop readiness, parts in order and stocked, parts in shipping and receiving.
- Maintained cleanliness of shop and parts room.
- Assist Shop Foreman to ensure employees have the parts and equipment they need to repair equipment and machinery.
- Understand TX DOT guidelines
- Help with rebuilding of machinery, equipment and install electrical components.
- Troubleshoot electrical components
- Rebuilding heavy machinery, including engines and transmissions.

Assistant Building Engineer –Transwestern, San Antonio TX.▪ Sept. 2013 – Sept. 2017

- Maintain machinery, and mechanical equipment. Perform minor repairs to plumbing, electrical, and mechanical equipment. Inspect various areas of the building for safety issues. Work directly with the property manager to implement and maintain the energy management, preventive maintenance, quality standards, operating objectives, and goals of the owner and Transwestern. Understand OSHA guidelines and ensure all equipment is maintained to the guidelines.
- Installed new led light fixtures/electrical components
- Assisted with other Transwestern properties (Colonial/ Citizens)
- Assist in ordering all parts and supplies
- Oversaw the rekey of the entire building including new keys for all the tenants.
- Assist with troubleshooting and repairs of building and installing systems to include: packaging and handling machinery, plumbing systems, electrical repairs and installs, kitchen equipment, roofs, drains, shop for supplies, grounds equipment and HVAC.
- Clean, lubricate and service a wide variety of pumps, valves, pneumatic controls, electrical components, mechanical and hydraulic devices.
- Assist with installation and modification of building equipment systems.
- Troubleshoot, evaluate and make recommendations to upgrade maintenance operations and/or implement savings opportunities.
- Possess competent knowledge of the use and care of tools and equipment used in facility and ground maintenance.
- Respond immediately to emergency situations and customer concerns.
- Inspect buildings, ground and equipment for unsafe or malfunctioning conditions
- Understand OSHA guidelines and ensure that all equipment is maintained to guidelines/standards (i.e. OSHA lockout-tag out and SDS standards).
- Read and follow written and oral instructions.
- Convey thoughts and recommendations orally and/or in writing to supervisors, contractors, and others in order to solve building-related problems.
- Maintain parts inventory and perform routine ordering of supplies and materials.
- Operate and use necessary manual and power-driven tools.
- Climb ladders and stairs.

- Assist in understanding and establishing or improving preventive maintenance and overhaul schedules for all equipment and mechanical systems within the project.
- Assist or take responsibility for maintenance and operation programs/schedules for all equipment.
- Respond to all tenant requests.
- Operate building automation system and card access system.
- Repair and maintain equipment in ceilings, on roofs and tenant suites.

HVAC Technician–Mission Mechanical, San Antonio TX.▪ June 2013– September. 2013

- Install ventilation ductwork in new or remodeled buildings. Service Air Conditioning Systems residential and commercial.

•

Rigger/Machinist –North Florida Shipyards, Jacksonville FL.▪ November. 2011– October 2012

- Rig various material, equipment, and parts safely on and off ships. Flag and signal crane operator in sight and on radio communication. Inspect all rigging gear prior to use. Machined parts as necessary to complete repairs.

•

Pest Control Technician–McCall Service INC., Jacksonville FL.▪ April 2010 – November 2011

- Inspect, bait, and treat any active infestations both interior and exterior of commercial and residential accounts.

General Manager–U-Haul, Jacksonville FL.▪ June 2009 – September 2009

- Supervised, recruited and trained all employees. Worked on hitch installations, wiring, and minor work on field equipment. Oversaw all daily tasks.

Damage Control- United States Navy, Jacksonville FL.▪ September 2003 – July 2009

- Supervised and coordinated the activities of firefighting personnel on the USS ROBERT G. BRADLEY (FFG 49), USS Vicksburg (CG 69)
- Wrote, designed and produced shipboard firefighting training manuals
- Aided in training more than 200 shipboard personnel in basic shipboard firefighting.
- Ensured equipment was operable and adhered to fire regulations, prepared reports listing repairs and replacements needed.
- Reported findings to the Damage Control Assistant with recommendations for eliminating and counteracting hazards.
- Instructed contractors and subcontractors providing voyage repairs to the ship on fire safety practices.
- Machined parts as necessary to complete repairs onboard while on deployment.
- Participated in fighting fires.
- Ensured equipment was operable and prepared reports listing repairs and replacements needed.

Certification(s)

- **OSHA 10 Hour General Industry Safety/Health**; 25-701388129 August 29, 2014
- **ESCO Institute EPA Universal Technician**; Certificate Number: 698224595924
- **Electrical Maintenance Permit**; Registered number MT-924221 with San Antonio TX.
- **Arc Flash/ Arc Blast Awareness and Electrical Safe Practices**; Certificate 46467
- **General Service Administration Card**; Expires: Sep, 20, 2023 (Government Credential)

Education

University of Phoenix Bachelor's in Business Management	Campus San Antonio, TX. July 2014- June 2018
OSHA 10 Hour General Industry Safety And Health	Completed on August 29, 2014
ESCO Institute EPA Universal Technician	Certificate Number: 698224595924
Electrical Maintenance Permit	Registered with San Antonio TX.
Everest Institute	Training Center San Antonio, TX Certificate of Completion Oct. 2012-July 2013
Gas Free Engineer and Petty Officer for Surface (Afloat) Operations	Fleet Training Center POM 81, Mayport, FL <i>Certificate of Completion- Jan 2006</i>
Basic Engineering Common Course Service School Command, Naval	Training Center Great Lakes, IL <i>Certificate of Completion-Nov 2005</i>
Shipboard Fire Fighting Team Training	Fleet Training Center POM 81, Mayport, FL <i>Certificate of Completion-Apr 2005</i>
General Shipboard Damage Control Training	Fleet Training Center POM 81, Mayport, FL <i>Certificate of Completion Mar 2005</i>
Air Capable Ship Helicopter Fire Fighting Team Training	Fleet Training Center, Mayport, FL POM 81 <i>Certificate of Completion- Mar 2005</i>
Fireman Apprentice Training Service School Command, Naval	Training Center Great Lakes, IL <i>Certificate of Completion- Dec 2003</i>
Highlands High School	San Antonio, TX <i>High School Diploma- 2003</i>