

John Davis

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Certifications & Licenses

COVID Compliance Officer/COVID Safety Training - Certification from Arts & Science

American Train Co

Basic Knowledge Certificates in:

- Boiler Operations Maintenance & Safety (Inspection, Testing & Efficiency Operations)
- Air-Conditioning and Refrigeration (Principles, Components & Systems, Trouble Shooting & Operation)
- Basic Electricity (Understanding & working With Industrial Electricity)

U. S. Department Labor OSHA *Certified*, Construction Safety and Health

American Safety Consultants, L.L.C. Site Safety Certificate

N.Y.C. Department of Buildings License Expediter & Violation Removal – D.O.B., E.C.B., D.O.T., FDNY, FDNY-Criminal Court Summons LL-62/91, 10/81, 26/04, 5/73, 11/98, LL 152, LL 58/09 Sanitation, Construction, Electrical, Signage, Landmark, Topographical, etc.

Fire Department of New York (FDNY) Issued Certificates:

- Fire Safety Director Certificate of Fitness
- Citywide Sprinkler System Certificate of Fitness
- Citywide Standpipe Certificate of Fitness
- Citywide Air Compressor Certificate of Fitness
- Emergency Action Plan Certificate of Fitness
- Supervision of Fire Alarm Systems Certificate of Fitness
- Oil Boiler Certificate of Fitness
- Public Assembly Fire Drill Conductor Certificate of Fitness

Miscellaneous Certificates:

- Licensed N.Y.C. Contractor
- New York State Public Notary
- Registered N.Y.C. Department of Buildings Filing Rep
- Accredited Lead Inspection Certificate
- Valid Driver's License and Car

Professional Experience

Holiday Inn | Chief Engineer | 2022 - Present | New York, NY

- Supervised engineering staff and delegated work as needed by engineering staff; contractors and vendors onsite
- Responsible for ensuring all building systems were in good working order and called vendors to address issues
- Repaired toilets, locks, sinks, doors, PTAC units; changed filters in HVAC Air Handlers essential for circulation
- Trained engineer staff on FDNY safety and evacuation procedures, policies and violation comprehension as the Fire Life Safety Director
- Engaged fire safety consultant to help develop a comprehension fire safety plan, emergency action plan and building information card
- Responsible for all building violation removal and attending all building violation oath hearings, all building system inspections and compliance
- Familiar with DOB BIS, DOB NOW, DEP, FDNY, DEC, HPD websites, and local law that pertain to code enforcement: Local Law – 62/91, 10/81, 11/98, 5/73, 58/09, 26/04

Blue Sky Hospitality Solutions | Property Manager and Building Engineer | 2021 - 2022 | New York, NY

- Building was sold and demoed; Responsible for completing the following essential building repairs: Door Lock Installation, Toilets, Urinals, Ballast installation, Light Fixtures, and Switches
- Hired the appropriate contractors to complete all capital improvements for the 150,000 sq. ft. Commercial Office Building
- Record keeping of all monthly and weekly inspections on fire alarms and sprinkler systems.
- Submitted rent invoices to tenants and kept track of all rent received with the company accountant
- Conducted daily inspections on Elevators, HVAC Rooftop Units, Fire Alarms, and Sprinkler systems to confirm that building systems were in good working order; supervised all contractors on-site

UDG Management L.L.C. (COVID Lay Off) | Property Manager and Building Superintendent | 2018 - 2020 | New York, NY

- Supervised building superintendents and contractors on-site, hired Architects and Engineers to obtain certificates of occupancy for two properties.
- Set up inspections with D.O.B., FDNY, and D.E.P. for violation removal and permit sign off purposes &
- Violation Remediation:
 - Hired Elevator consultants to draw up specs for elevator modernization
 - Surveyed all properties for potential violations and hazards
 - Performed monthly test on fire pump and sprinkler system
 - Project management of elevator modernizations for two properties
 - Project management of LL 11/98
- Fire Alarm Supervision:
 - Project management of C of O amendment
 - Responded to tenant request for repairs etc
 - Save the company money by using the E.C.B. Oath website to calculate settlements on defaulted violations
 - On-call 24/7 for emergencies as needed
- Snow Removal, Sheetrock, Painting, and Plaster
- Basic Plumbing Repairs:
 - Bathroom sinks, toilets, urinals, faucets, etc
 - Conducted monthly sprinkler tests on fire pumps and sprinkler systems
 - Installed Door locks, Doors, Installed alarms, and smoke detectors
 - Cleaned common areas for all four buildings
 - Responded to tenant requests regarding repairs or no heat and hot water complaints
 - Restarted boilers and scheduled oil delivery when needed
 - Boiler and Hot water heater supervision and restart

Sopher Management | Property Manager and Handyman | 2015 - 2017 | Bronx, NY

- Managed 43 properties with 102 tenants
- Worked with engineers to develop plans to install backflow devices for sprinkler and domestic water lines
- Coordinated all repairs & capital improvements enforced by the N.Y.C. Department of Buildings and preventive maintenance purposes
- Made violations and backflow device spreadsheets as requested an emergency vendor contact list
- Conducted Phase 1 & 2 environmental inspections
- Met with D.O.B. borough managers regularly to discuss D.O.B. signoffs needed and plans
- Knowledgeable in dealing with all N.Y.C. agencies such as H.P.D., D.O.B., FDNY, E.C.B., DOH, D.E.C., D.O.F., etc.
- Supervised contractors on-site with capital improvements
- Lit Boiler & hot water heater pilot as needed and bled the heating system
- Conducted inspections with structural engineers, worked with engineers and architects to develop approved plans to obtain certificates of occupancy for various properties
- Install electrical outlets and sensors
- Supervised and removed snow at various vacant properties to avoid lawsuits
- Replaced doors, door locks, and changed cylinders
- Conducted fire and life safety inspections for all areas totaling 44 Buildings in total
- Removed all N.Y.C. violations and attended hearings to mitigate fines
- Maintained sprinkler inspection records and scheduled all sprinkler tests required
- Repaired roof leaks, sidewalks, flash cement and replaced roof membrane
- Scheduled preventive maintenance repairs on all building systems, boilers, HVAC units and modine heaters

- Assisting Mortgage holder inspectors and appraisers with required inspections as needed
- Maintained - Circulating Pumps, Fire Pumps, Radiators, Sprinkler booster pumps, domestic water booster pumps, backup devices, rooftop HVAC units & thermostats

Self-employed | Expeditor and Building Code Safety & Violation Consultant | New York, NY | 2011 - 2015

- Correction of all N.Y.C. Agency violations in the northeast region. Schedule H.P.D. Dismissal inspections for all N.Y.C. properties
- Negotiated settlements for various properties with the Dept. of Finance for defaulted violations for the northeast region
- Conducted buildings pre-inspection for property management to ensure the property was in compliance and ready for inspection from H.P.D., FDNY & D.O.B.
- Conducted monthly sprinkler and fire alarm tests on various properties per FDNY building code
- Filed and withdrew all open permits if necessary; closed out open old D.O.B. job applications, work permits, and violations
- Attended all hearings for properties in the N.Y.C. Metro area

Thor Equities | Building Superintendent and Fire Safety Director | Brooklyn, NY | 2008 - 2011

- Managed and coordinated all on-site staff responsibilities for all four contracted building sites
- Performed monthly fire and lifestyle safety inspections for all building sites to ensure that management met all safety protocols set by state and city guidelines
- Repaired/replaced doors, locks, light switches, sprinkler heads, bathroom, and kitchen plumbing, sheetrock, paint, etc
- Trained and appointed designated floor wardens and building evacuation supervisors for approved fire safety and E.A.P. plans
- Created inspection checklist and quality control parameters to ensure that all building sites are operating within safety specifications to avoid fines and violations
- Performed routine tests on all sprinkler/fire pump systems, fire escape, alarm, and elevator recalls ensuring all equipment was operating efficiently and effectively
- Provided oversight of the removal of all D.O.B., E.C.B., and FDNY violations and summonses
- Analyzed spreadsheet ledger to ensure that all violations and /or summons have been addressed to avoid penalties
- Attended court proceedings to mitigate the fines and or have them dismissed through the cooperation and coordination efforts of management

Acadia Realty Trust | Property Manager | Bronx, NY | 2007 - 2008

- Managed and supervised security, maintenance, and engineering for the entire building
- Removed D.O.B., E.C.B., and FDNY violations and summons for regional properties
- Filing representative, Work permits, Certificate of occupancy & Blueprints
- Sign off on all Invoices, supervised all on-site constructors, and maintained a good relationship with tenants
- Managed and maintained properties in Brooklyn, Queens, and Staten Island; recorded monthly budgets

Fulton Mall | Operations Manager | Brooklyn, NY | 2003 - 2007

- Provided any necessary assistance to merchants and lease out space and marketing
- Supervised all contractors on-site, responsible for all personnel payroll data input
- Reviewed monthly accounts receivable list to effect timely pursuit of delinquent charges
- Prepared weekly and monthly shopper track reports for total property and rental reports
- Responsible for removal of N.Y.C. Dept. of Building, FDNY & Environmental Control Board Violations & Summons
- Coordinated all repairs on the interior and exterior of the mall as needed
- Responsible for the ordering of all supplies as well as budgeting money spent monthly, all accounts payable to our vendors, budgeting payments on a daily basis

Education

Betty Owen LTD | New York, NY | 1998 - 2000
Business Management

Pace University | New York, NY | 2008 - 2009
Building fire and life city systems