‍‍John Cusati

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Summary

Graduated May of 2016 from Southern Wesleyan University with a Bachelors in Business Management; combined with over five years of supervisory and management experience. Effective problem-solver who enjoys the challenge of achieving goals and accomplishing objectives; career history of consistent advancement based on achievements and motivational tactics.

Skills

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| * ProJECT MANAGEMENT * vENDOR mANAGEMENT * sTRATEGIC PLANNING & iMPLEMENTATION | * bUDGET & fINANCE * tEAM bUILDING & lEADERSHIP * sAFETY & COMPLIANCE mANAGEMENT |

Education

BSBM | May. 2016 | Southern Wesleyan University

* Major: Business Management 3.54 G.P.A.
* Related coursework: Project Management, Finance, Accounting

Experience

Maintenance Manager | Converse College | Spartanburg, SC | Nov. 2016 – Present

* Responsible for providing strong technical guidance and leadership to staff of skilled maintenance personnel.
* Ensure preventive maintenance, repair, facilities maintenance, all machine processes, environmental issues are addressed on a timely and proactive basis
* Oversees the maintenance budget, schedules vendors to perform specialized work, and evaluates potential new equipment or supplies for buildings.
* Prepares reports, analyzes data, and makes recommendations for improving plant operations and solving maintenance-related problems.
* Responsible for the hiring of maintenance personnel.
* Initiates and carries out projects that improve efficiency and/or reduce operating costs.
* Reviews and monitors the operation of plant equipment and systems constantly, to minimize unplanned downtime, anticipate problems and solve problems in a timely manner, and identify opportunities for improvement.
* Maintains safety, health, and environmental policies and procedures.
* Tracks, analyzes and improves key maintenance parameters such as asset utilization, maintenance cost, PM compliance, schedule compliance, etc.

Maintenance Mechanic | Greenville Health System| Greenville, SC | Mar 2010 – Nov. 2016

* Manage work and administer paperwork in compliance with DHEC and Joint Commission regulations
* Inspect facility related systems on a daily basis
* Regularly update maintenance database using computer workstations
* Troubleshoot equipment problems using multi-meters and hand-tools
* Perform facility preventive maintenance to manufacturing and internal specifications
* Performed repairs to include plumbing, electrical, heating, cooling, ventilation, furnishings and fixtures, painting, wall cover repairs, light carpentry and door repairs.

Maintenance Manager | Affinia Hotels (618 Guest rooms) | July 2007 – Dec 2009

* Leadership, dedication and teamwork earned promotion to maintenance manager within two years.
* Set and maintained high standards. Provided by daily motivation and training to encourage personnel to participate in self-improvement processes.
* Instituted a strong focus on safety through creative incentives, education and employee empowerment.
* Established valuable vendor and subcontractors’ contacts within the maintenance, HVAC and electrical industry to reduce costs.
* Operated and maintained an engineering budget of $600k.
* Revised the building Emergency Plan that was certified by the New York Fire Department.
* Organized, led monthly staff presentation training of Fire and Life Safety procedures.
* Created and managed a monthly employee incentive program to test staff on Fire and Life Safety procedures.
* Weekly room inspections with leadership.

Lead Service Mechanic | Affinia Hotels | Dec 2005 – July 2007

* Communicated with other departments to ensure outstanding issues were resolved within satisfactory
* Inventory management – Purchasing.
* Delegated and supervised work assignments.
* Maintained maintenance inventory controls.
* Prepared weekly payroll and schedules.
* Assisted in the hiring, training, supervising and counseling of department staff.

Department Supervisor | The Home Depot | April 1996 - 2003

* Resolve customer complaints regarding sales and service.
* Plan and direct staffing, scheduling, training and performance evaluations to develop and control sales and/or service programs.
* Review reports to project sales, inventory needs to ensure probability.
* Monitor customer preferences to determine focus of sales efforts.
* Describe merchandise and explain use, operation and care of merchandise to customers.
* Prepare and process requisitions and purchase orders for supplies and equipment.