

DIANE KESSLER

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SKILLS

- HVAC
- Electrical
- Plumbing
- Building Automation Systems (BAS)
- Life Safety Systems
- CMMS
- Contract Administration
- Troubleshooting
- Supervisory Skills
- Customer Service

CERTIFICATES

Systems Maintenance Administrator (SMA)

BOMI International • 10/2018

EPA Section 608 Universal Certification

U.S. Environmental Protection
Agency
05/2012

SUMMARY

Chief building engineer with 14 years in commercial building operations, the last 5 running engineering for a 900,000 sq ft Seattle office campus. Manages HVAC, electrical, plumbing and life safety systems, a 7-person team and \$2.1M in operating and capital budgets, with steady customer service for 40 tenants.

EXPERIENCE

Chief Building Engineer

Puget Commercial Properties • Seattle, WA • 02/2021 - Present
Head of engineering for a 3-building office campus.

- Direct a **7**-person engineering team across 3 buildings, covering 24/7 operations and on-call response.
- Manage contract administration for 14 vendors, including elevator, fire alarm and water treatment, saving \$180K in rebids.
- Upgrade building automation systems (BAS) controls on 30 air handlers, cutting campus energy use by 16%.
- Run the CMMS for 3,200 assets, raising PM completion from 78% to 97%.

Assistant Chief Engineer

Elliott Bay Office Partners • Seattle, WA • 03/2016 - 01/2021
Second in charge of engineering for a 36-story office tower.

- Supervised 4 engineers and set shift coverage for a **36**-story office tower.
- Planned annual fire alarm, sprinkler and generator tests with zero failed inspections in 5 years.
- Led troubleshooting on chillers, cooling towers and VFDs, cutting emergency vendor calls by 35%.

Building Engineer

Cascade Building Services • Bellevue, WA • 06/2012 - 02/2016
Engineer for a portfolio of suburban office buildings.

- Maintained HVAC, plumbing and electrical systems in **4** suburban office buildings.
- Responded to 80 tenant calls a month, earning a 4.8/5 tenant survey score.
- Rebuilt 25 pumps and 60 control valves during scheduled shutdowns.

EDUCATION

Associate of Applied Science

South Seattle College • Seattle, WA • 06/2012
HVAC/R Technology