Darnell Price

HVAC Maintenance Technician

HVAC Maintenance Technician with 4 years in building maintenance, the last 2 focused on HVAC systems in a 600,000 sq ft office and medical campus. Handles preventative maintenance on rooftop units, air handlers and boilers, first-line troubleshooting on electrical and controls issues, and fast, friendly customer service on tenant work orders.

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EXPERIENCE

HVAC Maintenance Technician

05/2024 - Present

Harborview Property Services — Baltimore, MD

Maintain HVAC equipment for a property management firm with 4 office and medical buildings.

- Performed preventative maintenance on 48 rooftop units, 22 air handlers and 4 boilers on a monthly CMMS schedule.
- Closed 1,100+ tenant work orders in 2025, with an average response time under 45 minutes during business hours.
- Replaced belts, filters, bearings and motors on schedule, cutting emergency HVAC calls by 25% in the first year.
- Diagnosed electrical faults in starters, relays and thermostats with a multimeter, sending only 10% of calls to contractors.

Maintenance Technician

06/2022 - 04/2024

Chesapeake Apartment Communities — Towson, MD

Handled make-ready and repair work for a 420-unit apartment community.

- Repaired 15+ work orders a week on split systems, PTACs, plumbing and appliances across 420 apartment units.
- Replaced 40 condensers and air handlers alongside the HVAC contractor, learning charging and startup procedures.
- Prepared 120 vacant units a year for move-in, finishing each make-ready within the 5-day target set by management.
- Answered after-hours emergency calls 1 week a month, with residents rating repair service 4.7 out of 5.

CERTIFICATES

EPA Section 608 Universal Certification

11/2023

U.S. Environmental Protection Agency

OSHA 10-Hour General Industry

02/2024

Community College of Baltimore County

SKILLS

HVAC Systems

Preventative Maintenance

Troubleshooting

Rooftop Units

Boilers

CMMS

Electrical

Multimeter

Customer Service

Dependable

EDUCATION

Certificate

12/2023

Community College of Baltimore County

Baltimore, MD

Heating, Ventilation, Air Conditioning and Refrigeration