

## Joseph R. Kieser

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### Objective Profile

I have a proven record of producing sustained improvements in cost savings, customer relations, personnel productivity, energy management, and maintenance and reliability. Particular expertise in management and operation of critical systems such as high pressure steam boiler room facilities, industrial chiller plants, emergency generator systems, building life safety systems, and all building related equipment including hvac systems and general building infrastructure to include raw, softened, and reverse osmosis water systems, plumbing, and pipefitting. Achieved through a career in which I can utilize my diverse background of knowledge, expertise, and skills in the facility operations and maintenance field.

### Education

Bachelor degree in Industrial Technology

Graduation Date: In progress

College of Lake County/ Illinois institute of Technology

Grayslake, IL / Chicago, IL

Relevant Coursework

- ⤴ Knowledge of different computer programs, and associated hardware.
- ⤴ HOH Chemicals boiler water treatment seminar
- ⤴ Titus advanced VAV controls seminar
- ⤴ Bell & Gosset pumps reliability and maintenance seminar
- ⤴ Cleaver Brooks in-house training seminar on maintenance, safety, and reliability
- ⤴ OSHA NFPA 70E electrical safety training/ lock-out and tag-out

### Achievement, Honors and Organizations

- ⤴ ASOPE 2<sup>nd</sup> facility operating engineer's license
- ⤴ Aerial boom lift license ANSI certified
- ⤴ Certified pool operator license
- ⤴ Class B underground fuel storage tank certification
- ⤴ EPA Section 608 universal refrigeration license
- ⤴ Baxter Healthcare EH&S fire response team member
- ⤴ Baxter Healthcare and SC Johnson confined space certification
- ⤴ Bell & Gossett centrifugal pump certification
- ⤴ Baxter Healthcare and SC Johnson annual safety training in ARC flash, lock-out and tag-out, working at heights, ladder safety, NFPA 70E electrical safety, fall protection, blood borne pathogens, job site safety awareness program
- ⤴ OSHA safe chemical handling program
- ⤴ Implement yearly energy saving idea's resulting in a reduction of water and electrical usage to save on site operating costs
- ⤴ Ongoing site safety training through SC Johnson, and JLL

### Professional Experience

#### Operating Engineer

August 2014 – Current

JLL c/o SC Johnson and Sons Inc.

Racine, WI

- ⤴ Responsible for operations and maintenance of over 1.5 million square feet of industrial operations, and Research.
- ⤴ Train new and existing employees on boiler room equipment and water system operations in all facilities

- ▲ Ensure that sites are inspected and remain in compliance with city and state regulations, as well as health and safety requirements.
- ▲ Assist in managing the building's operational accounts and assist in development of operating and capital budgets on specific projects. Assist in operations and maintenance issues, troubleshooting and problem solving as required.
- ▲ Create and implement new SOP's for new and existing equipment
- ▲ Manage and supervise various contractors on day to day projects and operations
- ▲ Familiar with the operation of a 10,000+ point Niagara AX based automation system
- ▲ Operate and maintain 8 York chillers 4800 tons of cooling capacity which includes ice making capabilities to supplement cooling during summer months
- ▲ Operate and maintain 14 steam boilers which range from low to high pressure
- ▲ Perform preventive maintenance work on 8 Cummins emergency generators
- ▲ Perform preventive maintenance on facility air handling unit systems throughout the campus
- ▲ Operate and maintain emergency backup data center Liebert units
- ▲ Perform preventive maintenance on critical equipment unique to SC Johnson laboratories
- ▲ Repair and replace various piping systems throughout the facilities
- ▲ Perform daily water analysis on pre-treatment readings on boilers, water softener's, reverse osmosis systems, cooling towers and all auxiliary equipment
- ▲ Daily Pool/Spa water analysis
- ▲ Daily underground fuel storage tank inspections
- ▲ Weekly Fire Pump inspections and testing, Knowledge and operation of life safety systems

### Building Engineer                      March 2008 – August 2014

CBRE c/o Baxter Healthcare Corporation                      Round Lake, IL

- ▲ Responsible for facilities operations and maintenance of three buildings with over 800,000 thousand square feet of research and development
- ▲ Knowledge of building electrical systems for various equipment and DDC control system's
- ▲ Familiar with the operation of a 2500+ point Siemens building automation system
- ▲ Manage and maintain the operation of raw, softened, reverse osmosis water systems consisting of an 1100 gallon and 2000 gallon tanks with several pumping stations and associated loops
- ▲ Maintain day to day operations and maintenance on Marley and Evapco cooling towers, in conjunction with proper water treatment
- ▲ Maintain day to day operations of two 600 gallon per minute sand filters, four 300 gallon per minute Osmonic water softeners, including testing for chlorine and hardness
- ▲ Operate two high pressure Cleaver Brooks boilers; 250HP water tube and 500HP fire tube
- ▲ Sanitization of reverse osmosis and domestic water systems
- ▲ Perform water analysis for pre-treatment of boiler feed water systems
- ▲ Maintain day to day operation of rotary screw and oil free reciprocating compressors
- ▲ Maintain plant vacuum system
- ▲ Knowledge on various pump repairs such as mechanical seals and bearings
- ▲ Replace and maintain onsite lift stations and pumps
- ▲ Control inventory, order parts and equipment, schedule contract work and perform project work
- ▲ Train new and existing employees for boiler room equipment and water system operations

### Maintenance Technician                      June 2007- March 2008

Huntsman Polyurethanes                      Ringwood, IL

- ▲ Perform preventive maintenance work on all mechanical equipment throughout a 110,000 square foot production facility
- ▲ Take service and repair calls on equipment
- ▲ Maintain a high level of customer relations
- ▲ Perform repairs and GTAW, SMAW, GMAW welding on polyurethane mold caskets
- ▲ Order and manage inventory of materials
- ▲ Plumbing and pipefitting on plant piping systems
- ▲ Operation of forklifts, boom-lifts, and snowplows

**References**                      Available upon request

