

**DOUGLAS CAMPBELL**  
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C (585) 467-9399

### **SUMMARY OF QUALIFICATIONS**

An accomplished Facilities Manager with more than 20 years experience. This includes extensive knowledge in HVAC, construction project management and all aspects of facility management (security, maintenance, housekeeping services and safety). Strong communication and proven leadership skills with an emphasis on team development.

- Chairperson of a Safety Committee which achieved an 80% reduction in team member injuries.
- A key senior leader involved in all phases (planning, scheduling, space allocation, staffing, equipment and facility infrastructure) of a two year \$13M facility upgrade to meet a federally mandated sprinkler project deadline. This required frequent/rapid modifications to the phasing/schedule which often necessitated simultaneous multiple work phases. The project was completed ahead of schedule.
- Proven effective leadership skills through six team member assessments over a four year period. Achieved 84% positive satisfaction score.
- Improved customer comfort and energy savings by investigating building HVAC systems and implemented improvements.

I also served in the United States Marine Corp and was honorably discharged, achieving the rank of sergeant (E5) meritoriously.

### **PROFESSIONAL EXPERIENCE**

**Kirkhaven Long Term Care and Rehabilitation**, Director of Facilities 2014-2016  
A 147 bed community (approx. 145 Full Time Equivalents - FTEs) with 70,000 total sq. ft.

Responsible for all aspects of facility management: HVAC, maintenance, safety, environmental services, laundry, grounds, security, reception, utilities and project management. Provided leadership to approximately 26 team members.

- As Safety Committee chairperson lowered team member injuries which resulted in less “lost time” and lower insurance claims.
- Improved elder/team member comfort, safety and energy savings through the reestablished use of building design features and modifications to mechanical systems (HVAC, Hot water heating and potable hot water).
- Improved customer satisfaction by hardwiring the process to ensure elders rooms were properly prepared for new admissions.

**Hill Haven Transitional Care Center**, Director of Facilities 2002-2013  
A 355 bed facility (approx. 365 FTEs) with 140,500 total sq. ft. and 17 acres.

Responsible for all aspects of facility management: HVAC, maintenance, safety, environmental services, laundry, grounds, security, central supply, utilities and project management. Provided leadership to approx. 38 team members.

- Prepared and monitored annual operational budget (2012 operating budget \$2,180,000 - *excluding utility expenditures*). Managed available resources within approved annual budgets.
- Identified facility capital project needs/improvements; acquired estimates; prepared capital project approval documents; coordinated and supervised projects to completion.
- Responsible for maintaining the facility to NYSDOH regulations including preparation and successful completion of many Life Safety Code Plans of Correction to address concerns identified during annual surveys.

## PREVIOUS RELATED EXPERIENCE

### **Anthony L. Jordan Health Center, Director of Building Safety and Maintenance**

The Jordan Health Center is an inner city ambulatory health center (33,000 sq. ft.), and two rental properties (each approx. 7,000 sq. ft.). The ALJHC employed about 175 staff members.

Responsible for HVAC systems preventative maintenance, electrical, plumbing, telecomm, security systems, housekeeping, building repairs, grounds and contracted security guards.

- Key contributor to the health center's first successful Joint Commission Accreditation.
- Project manager for numerous facility upgrades including energy conservation measures.
- Director of the Safety program and provided leadership to the Purchasing Department.
- Determined space needs for future programs at the Health Center and off site locations.
- Managed and/or repaired the Center's medical equipment and vehicles.

### **Sycamore Green Apartments, Maintenance Superintendent**

- Responsible for maintenance and repairs for 195 units (22 buildings) apartment complex.
- Responded to emergency "on call" service and tenant disturbances, coordinated and supervised capital improvements.

### **University of Rochester- River Campus, Air Conditioning and Refrigeration Mechanic**

### **University of Rochester- Eastman School of Music,**

*Air Conditioning and Refrigeration Mechanic & Building Mechanic/Skilled Trades Helper*

- Focus in electrical, plumbing and steam fitting

### **United States Marine Corps, Motor Vehicle Dispatcher /Truck Driver**

- Promoted meritoriously to Sergeant with Honorable Discharge

## EDUCATION/ TRAINING

Building Operators Certification - **Northeast Energy Efficiency Partnerships Inc.**

Introduction to Occupational Safety and Health, Construction Project Management - **RIT**

Developing Multicultural Competence - **Cornell University's School of Industrial and Labor Relations**

Automatic Regulation of Heating, Ventilation, and Air Conditioning - **Johnson Control Systems, Milwaukee**

Basic Refrigeration, Advanced Refrigeration and Heat Pumps - **MCC, Rochester, NY**

Various Seminars including Steam Traps, Backflow Preventers, Honeywell Pneumatic Controls and Air Quality Management - **University of Rochester**

Appliance Repair and Advanced Electrical Wiring at Forman Center - **Eastridge High School, Rochester, NY**

Microsoft & Windows Training - **Ikon**

**Miscellaneous Training:** Mold and Asbestos Awareness, Frontline Leadership, Total Quality Management, Ergonomics, Time Management.

## PROFESSIONAL AFFILIATION

Genesee Valley Regional Association of Health Care Engineers, Office held - *Treasurer*

## COMMUNITY SERVICE

Facilities and Finance Team Chairperson - **Irondequoit United Church of Christ**

Volunteer classroom assistant (past) – **RCS D, School #50**

Scout Leader (past) - **Boy Scouts of America**