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| John Royal  2432 S 74th Street, Philadelphia PA 19153  215-284-6457  Johnroyal52@gmail.com |
| An experienced building maintenance technician seeking a challenging position. Excellent interpersonal skills and commitment to teamwork and accountability. |

# Experience

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| 09/2011 – CurrentBuilding Services Maintenance / Custodian Brovo Group ServicesEnsure spaces are prepared for the next day by taking out trash, tidying furniture and dusting surfaces. Sweep and mop floors and vacuum carpets. Wash and sanitize toilets, sinks and showers and restock disposables (e.g. soap). Wipe mirrors and windows. Maintain outer premises by watering plants, mowing lawn, cleaning entrances. Utilize insecticides to prevent infestation by dangerous pests. Perform maintenance and minor repairs (replacing broken switches, fixing door handles, minor leaks etc.). Report major damages and oversee repairs.Secure facilities after operating hours by locking doors, closing windows and setting up the alarm. Undertake occasional custodial and janitorial tasks (shoveling snow from the sidewalk, lifting heavy items, moving chairs etc.) |
| 08/1999 – 09/2011Grounds Keeper/ Building Maintenance Technician, University of the Science in Philadelphia Maintained University grounds and assisted in small repairs. Operated University Vehicles and motorized equipment, including trucks, carts mowers, and Hydraulic-reach machines, snowplows, and snow blowers. Used a variety of tools and machinery including 36”, 42”, 54”, and 72” stand-on mower,72” Hydraulic and mechanically operated riding mower, trimmers, and clippers. Followed procedures for the use of chemical cleaner and power equipment, to prevent damage to floors and fixtures. Stripped, sealed, finished, and polished floors. Adjusted and minor repairs to heating, cooling, ventilating, plumbing, and electrical systems.  Steam-cleaned and shampooed carpets. Cleaned and restored building interiors damaged by fire, smoke, water, using commercial cleaning equipment. |

# Education

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| june 1989HIgh school diploma, job corp |
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