

# Russell V. Avolio

## Senior Project Manager

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Forward thinking, team-oriented leader with extensive experience in Facilities Engineering, Telecommunications/Utility and construction within critical environments with aggressive timelines. Analytical professional skilled in successfully navigating complex technical problems or maintenance needs. Experience with a range of complex systems including fire and emergency operations, emergency power generation, ATS Operation, UPS System Operation, and construction services. Collaborative communicator focused on improving team and organizational efficiency and knowledge base.

### **Areas of Expertise include:**

- Budgeting & Cost Estimation
- Facilities/Critical System Management
- Team Training & Management
- Systems Analysis
- Process Improvement
- Project Management
- Cross-Functional Processes
- Relationship Building & Collaboration
- Engineering Operations

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## Professional Experience

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### **Constructive Mission Critical/Electronic Environments LLC • New York, NY • Present**

Provide full service construction project management and capital improvements specializing in mission critical spaces including preconstruction, construction, commissioning and operations

### **CAPITAL PROJECT MANAGER- NEW YORK METRO AREA**

Provide client facing services related to the development capital project budgets, project scoping documentation, applications for capital funding & life cycle project management across multiple sites in the New York Metro area.

### **Key Accomplishments:**

- Identify project roadblocks and mitigate risks
- Identify operational and project efficiency's resulting in potential organizational savings
- Responsible for developing capital project plan associated with EOL Replacement of 20T & 30T CRAC/CRAH units serving Mission Critical (Data Hall) environments- effort associated with LL97 to improve energy efficiency
  - o near term- expected project value \$3.5MM, w/ additional 80 CRAC/CRAH units
  - o pipeline w/ estimated project value of \$7.5MM- effort associated with LL97 to improve energy efficiency
- Responsible for developing capital project plan for facility improvements for repairs/retro fits of indoor cooling towers supporting multiple mission critical data centers- project includes structural repairs to cooling towers, full MEPS review and coordination- project currently out for ROM Budgeting
- Coordinate/Support modernization of Cooling Tower Controls Systems and facilitate replacement or corroded conduit system w/ project value of \$1.8MM
- Responsible for developing capital project plan associated replacement of EOL- UPS Systems serving multiple Data Halls in support of organizational plans for improved energy usage
- Responsible for coordinating vendor activities on site and supervise as needed

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## **CBRE/Port Authority of New York/New Jersey • New York, NY • 2021-2022**

World Trade Center- is a premier internationally recognized office, retail and transportation hub located in lower Manhattan consisting of more than 1.5million square feet covering 17 acres

### **ASSISTANT DIRECTOR- SITE WIDE ENGINEERING OPERATIONS**

Ensure operational excellence related to site wide engineering systems maintenance, repairs and functionality for all critical systems consisting of a centralized chiller plant, emergency generators, vertical transport systems, plumbing systems infrastructure safety and efficiency

#### **Key Accomplishments:**

- Coordinate successful install of Vertical Transport Monitoring equipment under short timeline
- Responsible for assisting in Management and Oversight of a team of 38 Local 94 engineers, consisting of 1 chief, 4 assistant chiefs and related support staff.
- Assisted in the development of a Site Wide Sustainability Action Plan
- Coordinated/Supported major utility steam shutdown for tie in of new high-pressure steam supporting newly constructed Performing Arts Center on campus
- Responsible for coordinating Cyber Security efforts related to BMS Systems; JCI, Siemens & Schneider
- Identified fuel oil delivery system issue impacting site wide backup generators, conducted root cause analyses, and coordinated emergent repairs within 24hr period
- Manage and control overtime budget and reduce excess labor costs through improved workflows (Reduced OT from in excess of 300hrs weekly to 130 hrs weekly)
- Assisted in development of Site Wide Business Plan
- Implemented additional Preventive Maintenance plan to support regular drain inspections, cleaning & maintenance
- Ensure organizational efficiency through review and development of departmental SOPs & MOPs
- Assist in managing Operational Budgets in excess of \$45mm covering a combination of vendors across multiple disciplines
- Responsible for small to mid-scale projects including water intrusion remediation, elevator shaft cleaning, BMS upgrades etc
- Assisted in the development of engineering operations strategic plan for next calendar year related to infrastructure improvements, staff development and organizational efficiencies
- Work Order management leveraging Maximo EAM to plan, optimize, execute, and track maintenance activities with associated priorities, skills, materials, tools, and information

## **Montefiore Medicine Academic Health System • Yonkers, NY • 2015-2021**

Montefiore Medical Center/ the University Hospital for Albert Einstein College of Medicine, is a premier nationally recognized academic medical center in the New York Metro Area

### **SENIOR MANAGER- INFRASTRUCTURE MANAGEMENT**

Ensure infrastructure safety and efficiency, specializing in a wide range of systems including UPS Systems, Emergency Power Systems, Automatic Transfer Switches, Cooling Systems, and structured cabling infrastructure. Ensured team productivity while optimizing all processes and developing strategic planning.

#### **Key Accomplishments:**

- Tasked/Functioned as Interim Associate Director for period of 9 months
- Responsible for Management and Oversight of the Infrastructure Management Group and Network Control Center teams
- Identify, develop and adjust operational & maintenance policies and procedures related to the Physical Plant environment (cooling systems, power systems and data/fiber optic cabling) enterprise wide
- Reduced system downtime/ equipment failures by 60% through identification and roll out of Critical System Monitoring
- Developed IT Mechanical and Electrical Infrastructure Standards across the enterprise related to 600+ IDF, BDF and MDF's, thereby improving efficiency at eleven main campuses and three data centers.
- Coordinated design and managed build out of organizations 1<sup>st</sup> Tier 3 Data Center
- Assisted in the designs and management for conversion on non-rated Data Center to attain Tier 3 status
- Quality communication with staff through timely reporting, incentives building, and goals collaboration.

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- Ensure organizational efficiency through review and development of all Infrastructure design packages
- Manage highly complex projects with minimal oversight valued at an average of \$8.5 million while utilizing an operating budget of over \$2 million in discretionary funding and holding responsibility for staffing and resource allocation.
- Conducted root cause analyses and identified the responsible issues impacting the critical infrastructure.
- Assisted in the development of the Corporate Roadmap and strategic plan for an organizational infrastructure overhaul and technological transformation
- Member of Organizational Environment of Care Team, providing leadership and direction as related to maintaining compliance and readiness for Joint Commission Accreditation

**Turner Construction • New York, NY • 2014-2015**  
*A comprehensive manager of general building projects.*

## **JOB SUPERINTENDENT: SPECIAL PRODUCTS DIVISION**

Provided guidance through field level supervision, support, and coordination for construction activities.

### **Key Accomplishments:**

- Met aggressive client timelines through the development of project timelines, architectural and MEP trade coordination, and the development and management of expert budgeting.
- Engaged with clients at an executive level setting.
- Provide leadership and direction to company staffing during, pre-construction, construction and project close out

**Verizon Communications • Greenburg, NY • 2010-2014**

*Operates the largest mobile telecommunications network in the United States and provides converged communications, information and entertainment services over America's most advanced fiber optics network.*

## **LOCAL MANAGER**

Ensured customer retention by providing a high level of support through installation, maintenance, and repair activities. Specialized in pressure systems, telephony power equipment, underground facilities verifications, and installation of fiber optic phone systems.

### **Key Accomplishments:**

- Engaged other departments in cross-functional processes to ensure success of quality improvement initiatives.
- Improved productivity through expert employee management, mentorship and technical training.

## **SUPERVISOR - NETWORK REPAIR BUREAU • Bedminster, NJ**

Developed and implemented quality improvements regarding team productivity, training, and performance. Ensured that project deadlines and budget constraints were effectively met through adept management of team workflow. Continually offered incentives, identified and corrected department or cross-functional processes that were consistently preventing team from recognizing its full potential.

### **Key Accomplishments:**

- Boosted productivity through results and process analysis, correcting problems within department and cross-functional processes by enacting new processes more adept at providing needed solutions.
- Improved workflow speed through analysis and process improvement of the Quality Assurance program.
- Organized emergency response teams to produce fast resolution to customer issues following Hurricane Sandy.

## **SENIOR SYSTEMS ANALYST • Orangeburg, NY**

Entrusted with minimal oversight to provide onsite coverage to critical infrastructure and environmental issues.

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## Key Accomplishments:

- Proactive management of system anomalies to ensure business as usual functioning in all areas.
- Ensured safe operation of data center emergency generators, transfer switches and fire systems through the production of technical manuals for the department.

### **Qwest Contracting • New York, NY • 2006-2010**

*A full-service construction management and general contracting firm.*

#### **PROJECT MANAGER**

Ensured successful completion of construction projects as the primary link between clients, vendors, and construction workers. Provided expert supervision to complete projects on time and well within budget, engaging with a wide range of clients and lofty budgets.

#### **Key Accomplishments:**

- Entrusted with the management of construction activities valued at over \$7 million, operating as a client liaison.
- Coordinated with vendors routinely to ensure the proper budgeting and the meeting of all deadlines.
- Ensured the workplace environment was kept efficient and adhered to project standards through supervision.

### **Securities Industry Automation Corp (SIAC) • New York, NY • 2002-2006**

*A full-service construction management and general contracting firm.*

#### **FACILITIES ENGINEER- CRITICAL SYSTEMS MANAGER**

Tasked with operation, maintenance, and management over the critical electrical, mechanical and fire suppression systems employed in the Data Center Environment is support of all trading activities for the New York Stock Exchange (NYSE) and American Stock Exchange.

#### **Key Accomplishments**

- Responsible for monitoring and maintaining mission critical systems including Cooling Towers, Facilities Monitoring System (FMS), and UPS systems
- Responsible for managing maintenance and repair contracts and budgets for multiple critical systems including fire detection and suppression systems (Halon 1301, FM-200, and Pre-Action Sprinkler Systems) and with an annual budget of \$90,000.00
- Responsible for the managing contracts and coordination of professional services to conduct annual InfraRed Scanning of critical electrical systems across multiple locations
- Conduct Data Center and machinery room inspections
- Serve as main point of contact for all engineering related issues during 3rd shift
- Communicate with outside vendors to provide emergency repairs of various systems as needed.
- Communicate with Con Edison on matters concerning power quality events
- Monitor HVAC repairs, installations, and maintenance on as needed basis

### **Bean Dredging LLC • New Orleans, LA • 2002**

*US Partner to Royal Boskalis Westminster, a full-service dredging operation firm.*

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## WATCH ENGINEER- (USCG THIRD ASSISTANT ENGINEER- UNLIMITED)- MV STUYVESANT

Responsible for operational and maintenance decision related to shipboard main propulsion and auxiliary systems under 3 watch system.

### Key Accomplishments

- Make operational decisions regarding the physical plant/ main engines, auxiliary equipment, HVAC & refrigeration systems, primary & emergency generators, fuel transfer, ballasting and potable water systems
- Conduct continuous rounds and perform daily fuel and lube oil transfers, ballasting operations and UNREPS
- Maintain & operate shipboard main propulsion and auxiliary equipment
- Maintain and operate Exhaust Gas Boiler
- Maintain and operate Fuel and Lube Oil Purifiers
- Perform fuel and lube oil transfers
- Serve as damage control team member in the event of shipboard situations requiring emergency response
- Supervise Watch Oiler

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### Education & Training

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#### Master of Business Administration in General Management

CENTENARY COLLEGE | Hackettstown, NJ | 2019

#### Master of Science in Engineering and Project Management

LONG ISLAND UNIVERSITY | Greenvale, NY | 2006

#### Bachelor of Science in Facilities Engineering

STATE UNIVERSITY OF NEW YORK MARITIME COLLEGE | Bronx, NY | 2000

#### Additional Certifications/Affiliations

Registered Telecom Safety Officer | USCG 3<sup>RD</sup> Assistant Engineer License (Remission) | OSHA 30hr Construction Industry | 7hr Site Safety Manager | Firefighter- Village of Mamaroneck Volunteer Fire Department | NYS Certified EMT-B | New York State Guard- Emergency Treatment Specialist