

# William A. Young Sr.

538 Crownpointe Circle  
Vacaville, CA 95687

415-238-6156  
[williamyoungsr@gmail.com](mailto:williamyoungsr@gmail.com)

---

## CORPORATE ENGINEERING MANAGER / REAL ESTATE PORTFOLIO ENGINEERING

Over 35 years of engineering leadership, management and operations experience of Class-A High-Rise, Mid-Rise and Low-Rise Real Estate and Critical Facilities with a solid track record of improving engineering operations, engineering policies and procedures, performing acquisition due diligence, property inspection audits, and review and approve all MEP capital projects including extensive technical review and recommendation for multiple development projects.

Developed and implemented national energy management program including Energy Star Benchmarking, real time utility metering of all properties and establishing dedicated energy managers for all properties. Developed technical training curriculum and hosted National Chief Engineer annual training conferences. Apply a hands-on participatory approach to team management that recognizes engineering team success and provides ongoing feedback for improvement.

History of successfully lowering operating costs through energy procurement in deregulated markets, conducting ASHRAE Level I & II energy audits, evaluating and implementing new technology solutions resulting in reduced energy consumption and adding asset value.

- 
- Energy Star Portfolio Manager
  - Energy procurement
  - ASHRAE Energy Audits
  - Acquisition Due Diligence
  - Policy & Procedures
  - Project Management
  - Development Consultation
  - New Technology Reviews
  - Technical Training & Mentoring
  - Critical Facility Operations
  - NFPA 70E ARC Flash
  - Emergency Response Drills
  - Critical Maintenance Scripting
  - Green Subcommittee Chair
  - Realogic Budget Software
  - Timberline/Timberscan
  - Tikkit
  - Gridium Snap meter
  - Workspeed
  - Angus Anywhere
  - LEED

---

## PROFESSIONAL EXPERIENCE

Basin Street Properties

### DIRECTOR OF ENGINEERING

Reno - Sacramento - Petaluma

May 2013 – Present

Executive engineering manager responsibility for expanding 5.2 million sq. ft. portfolio of primarily Class A commercial low-rise and mid-rise office properties in Northern California and Nevada. Technical oversight and recommendations for senior management, property managers, construction and project management teams on MEP related issues and projects, escalations, forecasting and accruals, dispositions & acquisitions. Review and manage operations, maintenance and capital improvements of all Life Safety, Fire suppression, Mechanical, Electrical, Plumbing, HVAC, and Elevator systems required to operate the facilities, (\$4.9M). Utility energy monitoring (13M annually), implementing operational and energy efficiency improvements. Hire and trained new staff increasing technical capabilities of staff of 14 maintenance personnel to higher skilled 33-member engineering team to meet the objectives and growth of the company. Facilitated technical and safety training program to ensure that facilities are operated and maintained cost effectively, safely, efficiently and in first class condition. Developed and implemented engineering forms, policies, procedures, work order and PM program. Design and implementation of the preventative maintenance program in accordance with manufacturer's recommendations and current industry practices. Ensure that all critical and major technical work is carried out according to code and building standards, that COI are correct and in place, and that all work is compliant with the building owner's or client's requirements. Negotiate vendor agreements for energy procurement, elevator services, water treatment, HVAC services and projects.

---

Shorenstein Realty Services LP

### Manager of Engineering Services

San Francisco, CA

2006 – Dec 2012

Manage engineering operations and maintenance nationwide for 20 million sq. ft. portfolio of Class-A High Rise office buildings. Develop, implement and ensure uniform and consistent application of clear and consistent engineering operating standards for all property operations and engineering departments through regularly scheduled property visits. Provide technical engineering and project support for all property operations and engineering departments to senior management. Review and approve all MEP capital projects and utility budgets over \$25,000. Review and assess new MEP technologies particularly those improving energy efficiency providing recommendation for implementation based on

quality, viability and ROI. Provide engineering consultation, guidance and support to senior management for acquisitions, dispositions and refinances. Develop and monitor annual building inspection programs including energy management, quality control of testing, maintenance and operations and improving physical asset maintenance and appearance. Direct the development and ongoing implementation of energy consumption reduction programs and energy audits to identify opportunities to reduce costs including Energy Star Portfolio manager for all properties. Manage third party engineering provider vendor contract to ensure provision and adherence to contract scope of services. Evaluated and advised corporate managers regarding energy procurement contracts in deregulated markets providing lower utility cost and stabilized budgeting of utilities. Manage demand response program for all properties within participating ESCO territories.

- ❖ Completed nationwide ASHRAE Level 1 & 2, "Energy Conservation Tour" in 2010 identifying more than 300 conservation opportunities. 200 opportunities with short ROI were implemented resulting in 5.1% energy efficiency improvement yielding 12.3 million kWh annual energy reduction and \$1.7 million annual energy savings.
- ❖ Developed technical training conferences held annually for all chief engineers nationwide. Training curriculums have included "Learning the real estate business", "The value Chief Engineers provide for the owner", and MEP related technical training and resources providing measureable results evidenced by new awareness learned during the conference of latent issues not previously known or aware of by several Chief engineers.
- ❖ Member of the San Francisco Existing Building Energy Efficiency Committee. Provide technical and operational information to the committee as part of the development of the City Energy Efficiency Ordinance.
- ❖ Integral team member of three large development projects providing review and approval of all MEPF system design specifications, drawings and submittals. Provide value engineering recommendations and specified equipment upgrade mandates for unacceptable submittals.
- ❖ Developed and implemented quarterly emergency awareness and training drill program for all property staff. Drills developed improved communication, coordination and established expectations during emergency response situations. Post drill reviews identified needs assessments, policy improvements and response resource needs.
- ❖ Chaired the Operations Group of the company's Green sustainability program. Developed and implemented initiatives companywide resulting in sustainable policies in operation and procedures. Worked with property managers and chief engineers to better position properties prior to certification to maximize LEED point potential. Worked with LEED consultants to LEED-EB certify 36 properties.

---

Bank of America Data Center, Jones Lang LaSalle, Concord, CA

2004 - 2006

### **Chief Engineer**

Manage maintenance and operations of 1.2 MM sq. ft. 15-acre Data Center and campus style office park with 3000+ bank employees. Facility highlights; 4000-ton chiller plant, 15 MBTU boiler, 5000 KVA UPS systems, extensive 21kv, 4160v and 480v distribution system, 10 MW SEP plant, 60,000-gal fuel oil storage, 1301 Halon and FM-200 fire suppression systems w/100,000+ sq. ft. of MEP rooms. Review and approve payroll, purchase orders, and manage engineering budget. Coordinate and schedule vendor contracts for all MEP capital equipment service and repairs. Review and approve all onsite capital upgrades and facilities infrastructure improvements. Reviewed and approved all contractor Critical Environment Work Authorization activity and documents. Attended Bank of America bi-weekly worldwide critical facilities calls identifying cause of critical incidents and providing subsequent resolutions to the issues.

- ❖ Successfully managed 6-month \$3 million UPS system replacement project requiring an uninterrupted consolidation and transfer of critical loads via a new interconnection scheme; isolation, replacement and commissioning of the new UPS and an uninterrupted retransfer of critical loads to the new UPS system.
- ❖ Implemented new operations and control strategies in 2004 resulting in \$375,000 annual utility reduction without risk or consequence to the critical environments.
- ❖ Attended Bank of America senior management forums developing construction and design criteria and identifying expansion and staffing limitations for new and of existing Data Centers.

---

Bank of America Data Center, Johnson Controls – Jones Lang LaSalle, Concord, CA

1985 - 2004

### **Senior Assistant Chief Engineer**

#### **Assistant Chief Engineer / Training Coordinator**

Manage crew of 19 engineers in support of 24x7 data center operations including vendor and project management, ordered all parts and supplies, developing the PM program, scheduling PMs and emergency repairs, staff assignments and operations. Reviewed and scheduled all OT shift coverage requirements. Attend all project meetings providing technical and operational support. Approve all Critical Environment Work Authorizations. Approve all contractor facility access and daily work scope. Perform Chief Engineer duties during Chief absences and vacations.

- ❖ Performed peer review and needs assessments for all engineers. Developed intensive training program and materials training 20 journeyman and Assistant Chief Engineers on all building systems and emergency response and recovery of critical systems. Created and conducted emergency response and casualty control drills, 3 per shift per month.

---

## Education & Credentials

---

### **Associates Degree in Mechanical Engineering**

Contra Costa College, San Pablo, CA

### **Certifications / Licenses / Seminars**

EPA section 608 Universal Certification – Oct 17, 1987, NFPA 70E Arc Flash training, Building Operator Certification I&II, Vibration analysis, Honeywell Pneumatics, DDC, electrical safety, locksmith, water treatment and chemical safety, UPS system, lead acid battery systems, fire suppression systems. Six Sigma - White belt training for process improvement.

### **Professional Affiliations**

San Francisco Existing Building Energy Efficiency Committee  
Associate member of ASHRAE – Golden Gate Chapter  
Associate member of USGBC  
Association for Facilities Engineering

### **Technology / Technical Skill Summary**

Proficient in Microsoft Word, Excel, Power Point, Visio and Adobe Acrobat.

---

***\*References Furnished Upon Request***