

## **VICTOR LOSQUADRO**

74-11 Ditmars Boulevard

Queens, NY 11370

212-452-9625

Dedicated, conscientious, hard-working full-time resident superintendent with 20+ years experience working in the building services and technical trades. Noted for positive and courteous relations with owners, residents, guests and staff. Seeking a new superintendent's position with a union building, due to the removal of Union Local 32-BJ on July 20, 2007 from the current building, which is not a signatory building.

On October 18 I was laid off due to downsizing to a one-man operation (super/porter) for both positions. I have excellent professional references and for any immediate information please feel free to contact Mr. Tim Smith, President of the Board of Members of 420 East 86<sup>th</sup> Street Condo at 917-754-7420.

### **AREAS OF EXPERTISE:**

- General Building Services:
- Certificate, Boiler Operations (No. 6 Oil)
- Certificate, Department of Environmental Protection
- Certificate, Water Tank/Standpipe
- Performing Necessary Repairs
- Security (Video Tape)
- Keeping Clean and Quiet Building
- Supervising Staff and Contractors
- Handling Payroll/Work Schedules
- Notifying Service Mechanics as Needed
- Ordering Building Supplies (Janitorial)
- Receiving / Delivering Packages

### **General Apartment Services:**

*Remove/install:* air conditioners, microwaves, stoves, refrigerators, dishwashers, icemakers, water filters, sinks, faucets, toilets, light fixtures, electrical switches, outlets, circuit breakers, cable TV/telephone wiring, jacks, curtain rods, shower doors, medicine cabinets, window shades, blinds, drapes, picture frames, closets with lights, adjustable shelves and clothing bars.

*Other work includes:* sanding mortise edge of stuck doors, changing locks, re-grouting and replacement of bathroom wall and floor tiles, small plaster and paint jobs, clearing blocked drains, removing furniture, appliances, and carpeting from apartments, and removing all unwanted items from building storage facilities.

### **Building Renovations:**

Coordinate with contractors to maintain normal clean and quiet building operations during extensive renovation and upgrading projects including:

- Replacement of 10,000 gallon double roof water tank
- Adding additional electrical power lines from street
- Conversion of manual passenger elevator to automatic

- Boiler and burner replacement (No. 6 oil)
- Complete lobby restoration and redecoration
- Complete window replacement throughout entire building
- Complete waterproofing of entire building exterior including new roof (year-long project)

**WORK EXPERIENCE:**

420 East 86<sup>th</sup> Street, New York, NY 10021 April 2005 – October 2007

***Superintendent***

(hands on) for upper east side Condominium apartment building.

**New York Remodeling Company**

Astoria, NY August 1988 – April 2005

***Owner/Operator***

(hands on) General Contractor/Interior Remodeling Company.

**128 Central Park South**

New York, NY 10019 January 1986 – April 1988

***Superintendent***

(hands on) for luxury 16-story co-operative apartment building.

**Perfect Plus Painting**

Queens, NY November 1983 – August 1985

***Painter***

work included painting, plastering, sheetrock, taping and demolition.