JULIAN MERCER

FACILITIES MANAGER

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PROFESSIONAL SUMMARY

Facilities Manager with 12+ years running maintenance, vendor, and capital programs for corporate offices and mixed-use buildings. Keeps sites safe and comfortable, controls costs through sound contracts, and responds quickly when systems fail.

PROFESSIONAL EXPERIENCE

Facilities Manager Mar 2023 - Present
JLL, Dallas, TX

- Manage facilities for a 420,000 square foot corporate campus with a $6M operating budget and a team of 14.
- Rebid janitorial and landscaping contracts and kept service levels while saving about $210,000 a year.
- Introduced a preventive maintenance schedule in the work order system that cut emergency repairs by 25%.

Senior Property Facilities Manager Jan 2020 - Feb 2023
CBRE, Houston, TX

- Oversaw engineering and vendors at two office towers, achieving 98% tenant request completion within target times.
- Led a chiller replacement project on budget and with no tenant downtime through careful weekend scheduling.
- Managed capital projects worth $2.4M and reported progress and spend to ownership each month.

Facilities Manager Jul 2018 - Dec 2019
Cushman & Wakefield, Austin, TX

- Ran day-to-day operations for a three-building technology campus and responded to after-hours incidents.
- Negotiated HVAC and elevator service agreements with response time commitments that held annual cost increases below 3% across the campus.
- Updated emergency plans and ran two evacuation drills, with all staff accounted for within eight minutes.

Assistant Facilities Manager Jun 2016 - Jun 2018
ABM Industries, San Antonio, TX

- Supervised 20 technicians and custodial staff at a healthcare client site and managed their schedules and training.
- Tracked vendor performance and safety incidents on a weekly scorecard shared with the client, which helped agree on corrective actions with each contractor.
- Maintained the safety inspection program and closed all audit findings before the due dates.

Facilities Coordinator Aug 2014 - May 2016
Sodexo, Dallas, TX

- Dispatched work orders and tracked repairs for a university campus, keeping the open backlog under 60 tickets.
- Coordinated vendor access, certificates of insurance, and invoices for about 35 contractors.

CORE SKILLS

Facilities maintenance | Vendor management | Preventive maintenance | Capital projects | Budgeting | HVAC systems | Space planning | Safety compliance | Emergency preparedness | CMMS | Contract negotiation | Tenant relations | Energy management | Team leadership | Work order systems

EDUCATION

B.S. in Construction Science, Texas A&M University, College Station, TX

CERTIFICATIONS

Certified Facility Manager (CFM) | OSHA 30-Hour General Industry | LEED Green Associate