

# THOMAS NICHOLS McHAFFIE

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## Current Employment

2018 – 2021 Specialized Teaching Faculty, **Florida State University**, Tallahassee, FL  
Jim Moran College of Entrepreneurship  
Commercial Entrepreneurship Program – full-time course loads Fall and Spring  
2000, 3000 and 4000 level undergraduate Entrepreneurship courses

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## Previous Experience

Facility Manager, Plant Engineering (2017)

Ascension Health/Medxcel Facilities, **St. Vincent's Medical Center** – Jacksonville, FL  
500+ bed acute care facility with office buildings, 1.3 million sf

Responsibilities:

- managers and staff direct reports (27 positions)
- computerized Work Order Management System/Preventive and Corrective
- Environment of Care and Life Safety Compliance
- materials and parts/vendor procurement/vendor vetting/service contracts
- annual departmental budget in excess of \$3,000,000
- oversight of HVAC, Electrical, Plumbing & Carpentry shops
- leadership integration with nursing, surgical, LDPR, lab, pharmacy, acute care, etc
- essential systems testing/maintenance/documentation (generators, Fire Alarm, etc)
- Central Energy Plant (boilers, chillers, towers, pumps, etc)
- medical gas system maintenance/certification
- planning, design and construction/capital projects
- access control and BAS (Building Automation Systems)

Facility Maintenance and Repair Services Professional (2003-2016)

Owner: **Aargus Electric/Aargus Mechanical/Aargus Facility Services**

Licensed/Certified services vendor:

- commercial/institutional **Electrical Contractor** - electrical services
- commercial/institutional **HVAC Contractor** - air conditioning/mechanical services
- **Certified General Contractor** - construction & project management
- **Certified Roofing Contractor** - inspections and project management
- **Certified Solar Contractor** - system design, maintenance and installation
- Infrared Certified Inspector – building and electrical system surveys
- Healthcare Imaging installation team (PET, MRI, CT, fluoroscopy)
- fire pump/fire pump controller service

Clients: Radiology Associates of Tallahassee, Southeastern Dermatology, Westminster Oaks Bertrand Health Center, Capital Health Plan, Tallahassee Primary Care Assoc, Florida A & M University, FSU/FAMU College of Engineering, Florida Solar Energy Center, TCC, TMH, Moffitt Cancer Center, Global Pathology, Chick fil A, Aaron Oil Refinery, Prime Meridian Bank, Centennial Bank, Hampton Inn, Holiday Inn, GE, Siemens

Board Member (2013-2015)

**State of Florida Electrical Contractors Licensing Board**

Department of Business and Professional Regulation, State Regulatory Board charged with oversight of Florida Electrical Contractors (licensure/discipline/competency)

Appointed by Governor/approved by the Legislature

Director of Operations/Facility Manager (2001-2003)

**Governor's Square Mall, Tallahassee, FL**

Managed staff/vendors at 1 million s.f. retail mall/food court – maintenance work orders, capital improvements, budget development & cost tracking, procurement, Risk Management, Electrical/HVAC, Roof Systems, Life Safety, elevator/escalator maintenance;

Special Events coordination w/ Security; Safety Compliance/ Disaster Preparedness

Regional roles at locations in Las Vegas, NV and Coral Gables, Florida

Police Officer (1979-1980; 1982-1984)

**City of Tallahassee, Tallahassee, FL**

Uniformed Patrol

Private Investigator (1998-2008)

**Southeastern Investigative Research, LLC, Tallahassee, FL**

Insurance Fraud Investigations

Finance Director (1992-1993)

**Connor for Governor Campaign, Tallahassee, FL**

Political Campaign Staff Member/Fund Raising

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## Credentials

Certified Healthcare Facility Manager (AHA/ASHE, 2017)

Florida Certified General Contractor (CGC1524681)

Florida Certified Electrical Contractor (EC0002589)

Florida Certified Class A Air Conditioning Contractor (CAC1815569)

Florida Certified Roofing Contractor (CC C020243)

Florida Certified Solar Contractor (CVC56879)

State of Georgia Unrestricted Electrical Contractor (EN214869)

City of Tallahassee Master Electrician (M-91-308)

Chicago, Illinois – (City of Gurnee) Electrical Contractor 1986-1989

SunSmart E Shelter Program Solar Field Inspector – Florida Solar Energy Center, 2012

Jessica Lunsford Act – Florida Schools Security Clearance – 6 Florida Counties (2013/14)

EPA Type III, Universal Refrigerants Certification 1995

Real Estate Broker, Florida Real Estate Commission (BK601320)

Florida Certified Building Contractor (CBC059542)

Snell Infrared Thermography – Certified/2005

30 Hour OSHA Construction Safety Certified 2014

American Society for Healthcare Engineering/AHA – 2017 Member

American Society of Heating, Refrigeration and Air-Conditioning Engineers – 2015 Member

OPMP – ASHRAE Credentialed Operations & Performance Management Professional 2015

Florida Healthcare Engineering Association – 2017 Member

Licensed Private Investigator – State of Florida (1998-2008) C9800649/A9800255

## EDUCATION

Florida State University, Tallahassee, FL, BS – Criminology 1980

Trinity Evangelical Divinity School, Deerfield, IL, Master of Divinity - 1989

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### **Additional Projects/Facilities Experience**

2017 PM - Structural repair to damaged parking garage pre-stressed Twin Tee span

2017 Coordination – Nurse Call Replacement Project/AHCA inspection

2017 Coordination for HVAC unit replacements, Med-Air system upgrade

2017 PM – AHCA reviewed Physician’s Lounge Renovation Project - CRMC

2016 Coordination Assistance for MRI installation/shielding – Moffitt Cancer Center

2014/2015 EC for Imaging Projects – Radiology Associates of Tallahassee

(Typically included Owner/Architect/Contractor Coordination, Vendor Selection/RFP, AHJ Permitting, Architectural/Engineering Services Procurement and Scope Development, RFI Process, DD/Schematic/CDs, Applications for Payment, Budget Tracking/Variance, Punch Lists, Commissioning, Project Close-Out)

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### **Project Management**

Fire Alarm System Replacement Project Manager (2008-2012)

**Sawgrass Mills Mall**, Ft. Lauderdale, FL; 4 million s.f. retail/restaurant complex, smoke/fire dampers restoration and Fire Alarm System replacement/upgrade, rehabilitation of emergency generators and smoke damper actuators; EOR: Schirmer Engineering (Chicago, IL); AHJ: City of Sunrise; Vendor: SimplexGrinnell. (also: project manager, HVAC - replacement of 163 heat pumps w/ controls upgrade, cooling towers)

Interim Facility/Operations Manager (2004-2006)

**Mizner Park**, Boca Raton, FL - mixed use - Class A office, retail, hospitality, high rise condo w/ Amphitheatre – Joint Venture with City of Boca Raton; managed staff of 15, landscape, tenant improvements, facility MRO, Capital Projects PM, operating and capital budgets, safety, risk management, HVAC, electrical/lighting, housekeeping, plumbing/mechanical, Life Safety, elevators, ADA, Public Safety/Disaster Management (6 hurricanes 2004/05)

General Contractor/Project Manager (2004)

**Global Pathology Laboratory**, Miami Lakes, FL; Design-build corporate headquarters for Dermatopathology lab; bio-med histology equipment (tissue processors/strainers), temp-humidity controlled specimen storage, UPS power supply, data/network wiring, CLIA and ACHA compliance. AHJ: City of Miami Lakes, DERM and Life Safety: Miami-Dade County

## Electrical Projects

### Healthcare

- 150 amp, 3 $\phi$  - 480/277 branch circuit installation for mobile MRI trailer power supply
- 150 amp, 3 $\phi$  - 480/277 branch circuit installation for mobile PET scan trailer power supply
- 125 amp, 3 $\phi$  - 480/277 branch circuit installation for new Toshiba CT power supply
- data/power/control cable trough matrix for new Toshiba CT imaging w/ EPO shunt trip
- 125 amp, 3 $\phi$  - 480/277 power supply installation for new Siemens fluoroscope
- data/power/control cable trough matrix for new Siemens fluoroscope w/ EPO shunt trip
- switchgear reconfiguration for facility branch circuits – ground fault sensing neutral CTs were bypassed and 2<sup>nd</sup> floor 250 amp panel main was randomly tripping, 3 $\phi$  - 480/277
- switchgear reconfiguration - building service TVSS (Current Technology SEL 200, 3 $\phi$  - 480v) was incorrectly installed at the tail of the sw gear; relocated to utility entrance
- 8kW transformer, 3 $\phi$  - 480/277, replacement – mobile PET scan trailer
- 15 hp, 3 $\phi$  - 480 v chilled water pump motor controller replacement
- Westminster Oaks, residential high-rise 3 $\phi$  - 208/120 switchgear repair – 225 burnt OCPD
- Dr. John MacKay, 3 $\phi$  - 208/120 v, 400 amp main service upgrade – 12,000 sf medical office
- Global Pathology, Derm-path laboratory HQ, new construction, 3 $\phi$  - 208/120 v, 400 amp service, UPS/office/climate-controlled specimen warehousing

### Florida A & M University

- Central Energy/Utilities Plant, retrofit 40 hp soft start pump controller, 3 $\phi$  - 480 v
- School of Business – replacement, 75 hp fire pump/controller & jockey pump, 3 $\phi$  - 480 v

### Retail/Food Service/Office/Hospitality

- Capital Plaza Shopping Center – 80,000 sf parking lot LED fixture replacement
- High Point Center – 5 story parking garage LED house lighting fixture replacement
- PetsMart, retail floor display circuits – overhead aisle power supplies
- Starbucks, site lighting restoration/service
- JoAnn Fabrics, store lighting and outlets for point of use
- Play Big Therapy/Care, 10,000 sf leased premises electrical service, new construction
- Taste of Spain, 3 $\phi$  - 208/120 electrical service – restaurant remodel
- Millennium Settlements, 3 $\phi$  - 480/277 elect service for corporate headquarter office build
- Rodeway Inn, Orange Park, FL – 500 kW 3 $\phi$  utility grade pad mounted service trnsfmr replacement (24,940 v primary/480 v secondary)
- Dollar Tree store, new construction, 3 $\phi$  - 480 v 400 amp service, electrical subcontractor
- Hollister store, new construction, 3 $\phi$  - 208/120 v 250 amp service, electrical subcontractor
- Macy's, Oaks Mall, Gainesville, FL – electrical service for redundant 200 ton chillers/tower

### Chick-fil-A restaurants

- 1200 amp, 3 $\phi$  - 208/120 free standing store service upgrade/relo – Capital Circle remodel
- 250 amp, 3 $\phi$  - 208/120 kitchen sub-panel expansion for additional kitchen loads
- 125 amp, 3 $\phi$  - 208 v kitchen branch circuit installation for convection oven pwr supply
- 60 amp, 3 $\phi$  - 208 v kitchen branch circuit installation for additional henny penny fryer
- retrofit of IT/UPS power supply for POS registers/network with IG 120 v power supply

## Electrical Projects (continued)

### Miscellaneous

- Sawgrass Mills Mall, Ft. Lauderdale – \$2,000,000 Fire Alarm System Upgrade Proj Mgr
- Celebration Baptist Church electrical fire, sub-panel, 3 $\phi$  - 208/120 v, insured loss
- approx. 25 residential projects, new construction, 200-325 amp service, 240/120 v
- Verizon Wireless retail store, new construction, 240/120 v service, electrical sub build-out
- 28 unit apartment complex, new construction, 240/120 v service, electrical subcontractor
- Hagen Dazs ice cream retail store, new construction, 3 $\phi$  - 480 v, electrical subcontractor
- Florida Bar Office, Tallahassee, FL – fire sprinkler life safety jockey pump power supply
- Premier Bank Data Center, 3 $\phi$  - 208 v 225 amp service, including generator back-up - service for servers, UPS, HVAC critical power for IT network
- Premier Bank Operations Center – 150 kW 3 $\phi$  - 208 v generator/ATS installation
- Hampton Inn hotel, 75 hp fire pump motor and controller, Firetrol – replacement
- Holiday Inn Express, 75 hp fire pump motor and controller, Joslyn Clark – replacement
- Southeastern Dermatology, LED parking lot lighting replacement
- Law Firm 8,000 sf Office Construction, 3 $\phi$  - 208v/225 amp svc, electrical subcontractor

### Solar

- Uneclipsed Energy, Orlando, FL – 5-12 kW roof mounted grid tied electric systems
- IGT, Tallahassee – 5 kW rooftop grid tied system
- City of Tallahassee Utilities, 5 kW ground mount grid tied system – Fire Station 2
- IGT, Tallahassee – 10 kW ground mount grid tied system
- 10 kW ground mount hybrid electric systems, 17 North Florida county schools, program administered by Florida Solar Energy Center – system certification and commissioning

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### Teacher/Instructor Experience

1984 - 1986 Florida A & M University, Tallahassee, FL – Adjunct Instructor, Engineering Technology  
2006 - 2009 Tallahassee Community College, Tallahassee, FL - Instructor, Workforce Development  
2010 - 2013 UCF/Florida Solar Energy Center, Cocoa, FL - Instructor, Solar Technologies Courses  
2018 FSU, Tallahassee, FL - Adjunct Teaching Faculty, Jim Moran School of Entrepreneurship