

THOMAS R. MAURER

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PROFESSIONAL OBJECTIVE

Use my skills and abilities in facilities engineering management with a progressive and growing organization whose goals are to provide unparalleled customer service by creating an environment that supports and enhances quality

SUMMARY OF QUALIFICATIONS

- ❖ Eighteen years – Manufacturing plant engineering and facilities management
- ❖ Twelve years - Hospital/healthcare plant engineering management
- ❖ Two years- Construction Project Management
- ❖ Management of operating budgets over 3 million; multi-million-dollar construction and capital projects
- ❖ Eleven years - industrial plant hazardous waste and environmental report management ❖ Certified Hazardous Materials Manager (CHMM)
- ❖ Certified Healthcare Facilities Manager (CHFM)
- ❖ Six Sigma green belt training
- ❖ BS in Mechanical Engineering from the Milwaukee School of Engineering

PROFESSIONAL EXPERIENCE

Medxcel Manager, Facilities Engineering
Present

November, 2019 to

Hospital Management at St. Joseph Hospital, Milwaukee WI

- Member of Emergency Management ○ Member of the Environment of Care Committee
- Responsible for the implementation of all moves, remodels and construction projects from conception to full operation
- Prepare long range capital plans for future growth, infrastructure repair, and asset replacement as a member of the long-range planning leadership team
- Managed the update and assembly of documentation necessary to comply with the Environment of Care requirements for The Joint Commission, federal, state and local hospital regulations.
- Maintain reference libraries of as-built drawings, construction documentation, assets repair history, and life safety plans
- Direct multiple consultants and contractors **Construction**
- Prepare, present and manage capital and expense projects each year
- Successfully led construction management team in the simultaneous implementation of multiple projects with aggressive schedules and budgets
- Manage many projects within occupied spaces requiring coordination with department management to minimize operational interruption and ensuring that all infection control requirements were maintained
- Building Maintenance**
- Evaluate building systems for reliability, life cycle and replacement costs for inclusion in the long-range capital replacement plans
- Manage the building automated control system for better control and monitoring of HVAC systems

United Mechanical Project Manager

Managed construction, renovation, and equipment replacement projects including the installation and modifications of the building infrastructure systems in hospitals, schools, and other commercial buildings. Conducted site inspection, data gathering and analysis for quoting of new project, estimated the manpower and

Hospital Management

- o Eleven direct reports, multiple consultants and contractors
- o Prepare, present and manage up to 80 capital and expense projects each year, totaling three to ten million dollars

Building Maintenance

- o Prepare, present and manage annual operating budget in excess of one million dollars

Biomedical Engineering

- o Manage biomedical team assuring proper asset documentation, preventative maintenance, repairs and required inspections to comply with policies and codes.

BRADY CORPORATION - Milwaukee, Wisconsin

April 2002 to August 2006

Manager, Property & Facilities

Responsible for corporate facilities management support at 18 North American facilities totaling more than 1.4 million sq. ft.

- o Development of corporate building standards and guidelines
- o Preventative maintenance and asset replacement planning
- o Risk loss assessments for the insurance carrier
- o Approval and evaluation of capital projects

Directly manage six Milwaukee facilities totaling over 750,000 square feet. Management responsibilities include:

- o Six operating budgets totaling 4.75 million dollars
- o Capital expenditure building projects up to \$7 million dollars
- o Three direct reports, multiple consultants, and contractors
- o HVAC systems, industrial and lab hood ventilation systems, clean rooms
- o Security and building access, building and grounds maintenance, interior design and layout
- o Space planning,
- o Emergency power UPS systems

Real estate lease portfolio management of more than 70 facilities worldwide.

Conduct due diligence and environmental investigations on potential regional and international Facility acquisitions and manage the integration of new acquisitions in North America as assigned.

On-site international experience – Tijuana, Mexico o Management of a 1.3-million-dollar build-out on a 126,000 sq. ft. building to house equipment consolidated from five different facilities in the US and Mexico

Steadily expanding international corporate facilities management responsibilities (56 locations) Member of the international risk loss assessment team.

AMERICAN ROLLER COMPANY - Union Grove, WI
Corporate Facilities and Environmental Manager

November 1995 to January 2002

BUCYRUS-ERIE COMPANY - South Milwaukee, WI
Environmental/Facility Engineer

July 1989 to November 1995

WATRY INDUSTRIES, INC. - Sheboygan, WI

May 1988 to July 1989

EDUCATIONAL BACKGROUND

MILWAUKEE SCHOOL OF ENGINEERING - Milwaukee, Wisconsin

Bachelor of Science in Mechanical Engineering Technology; Studies included energy option series
Honors: Who's Who in American Colleges 1987/1988

Hesston College – Hesston KS

Associates Degree; Auto Mechanics

Engineering Director II – Sodexo Healthcare

- **Director of Facilities Services at Beaver Dam Community Hospital – Beaver Dam, WI**

Director of building maintenance, construction, housekeeping, laundry, security, and biomedical engineering service teams totaling 50+ staff responsible for maintaining the facilities infrastructure, equipment and systems of the hospital. Responsibilities include:

- **Hospital Management**

- moves, remodels and construction projects from conception to full operation
- Prepare long range capital plans for future growth
- Managed compliance with the Environment of Care requirements for The Joint Commission, federal, state and local hospital regulations.
- Created and maintain reference libraries of as-built drawings, construction documentation, assets repair history, and life safety plans

- **Construction**

- Prepare, present and manage up to 80 capital and expense projects each year, totaling three to ten million dollars annually

- **Building Maintenance**

- Prepare, present and manage annual operating budget in excess of one million dollars annually
- Evaluate building systems for reliability, life cycle and replacement costs for inclusion in the long range capital replacement plans

- Manage the building automated control system for better control and monitoring of HVAC systems
- Direct building energy audits to reduce operating expenses netting significant savings in operation costs through efficiency, procurement and controls

- **Biomedical Engineering**

- Manage biomedical team assuring proper asset documentation, preventative maintenance, repairs and required inspections to comply with policies and codes.
- Prepare, present and manage annual operating budget

- **Engineering Director II - Healthcare West Coast Support Services**

Traveled to assigned accounts to support the onsite director in the implementation of systems, documentation, or inspections to support the site in one of more of the following areas:

- Code Compliance
- Construction / Remodeling Project Management
- Safety Training
- Joint Commission Readiness
- Life Safety Documentation
- Work Order System/PM documentation
- Building Management Plans (BMP)
- Operation and Long-Range Capital Budgeting
- Asset Management/Life Cycle evaluations
- Energy Management

Multi Services GM – Sodexo Senior Living

- **Multi Service Site General Manager at Bayou Manor - Houston Texas**

Provide engineering and management leadership to this start up site to meet and exceed the goals of our client by establishing proven procedures, systems, and support for their building support service's needs This position began as an interim assignment and at the client's request, I filled the position.

- Managed the maintenance, housekeeping & laundry, and dining services teams consisting of approximately 38 front line employees and 4 managers

CANCER TREATMENT CENTERS OF AMERICA

August 2006 through July 2010

Midwestern Regional Medical Center - Zion, Illinois

Director of Facilities Services

Director of building maintenance, construction and biomedical engineering service teams responsible for maintaining the facilities infrastructure, equipment and systems of a fast-paced healthcare organization growing 10% to 15% annually, while supporting the overall mission of providing an environment of healing and hope for the patients in our care Responsibilities:

obtained equipment costs from vendors to prepare the proposal. System included air handler, chillers, boilers, exhaust fans, mechanical piping, plumbing, and med gas systems.

- 2017 managed eleven projects totaling \$4.8 million, ○ 2018 managed 13 projects totaling \$5.3 million
- 3.8-million-dollar Emergency department addition

PGT Industries
Facilities Manager

Feb 2017 to March 2017

- Audited equipment maintenance plans and modified maintenance procedures based on manufactures recommendations as a base line and included best practice experience based on historical records and experiences.
- Reviewed and made recommendation on the scope of construction documents for new building and modification projects.

Bayfront Health Port Charlotte
Facilities Engineering Director

July 2013 to Dec 2016

Director of building maintenance, construction, security, and biomedical engineering service teams responsible for maintaining the facilities infrastructure, equipment and systems of the hospital. Responsibilities include:

Hospital Management ○ Safety Officer

- Member of Emergency Management
- Assistant Chair of the Environment of Care Committee
- Responsible for the implementation of all moves, remodels and construction projects from conception to full operation
- Prepare long range capital plans for future growth, infrastructure repair, and asset replacement as a member of the long-range planning leadership team
- Managed the update and assembly of documentation necessary to comply with the Environment of Care requirements for The Joint Commission, federal, state and local hospital regulations.
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- Manage many projects within occupied spaces requiring coordination with department management to minimize operational interruption and ensuring that all infection control requirements were maintained

Building Maintenance

- Prepare, present and manage annual operating budget in excess of three million dollars annually ○ Evaluate building systems for reliability, life cycle and replacement costs for inclusion in the long-range capital replacement plans
- Manage the building automated control system for better control and monitoring of HVAC systems ○ Direct building energy audits to reduce operating expenses netting significant savings in operation costs through efficiency, procurement and controls **Biomedical Engineering**
- Manage biomedical team assuring proper asset documentation, preventative maintenance, repairs and required inspections to comply with policies and codes.
- Prepare, present and manage annual operating budget

SODEXO, INC.

April 2011 to July 2013

COMPUTER SKILLS

Proficient in Microsoft Word, Excel, and Outlook; Worked **with** Microsoft Project, Power Point, and Auto CAD LT

PROFESSIONAL CERTIFICATIONS

CHFM - Certified Healthcare Facility Manager, **ASHE** – American Society of Healthcare Engineers

CHMM - Certified Hazardous Materials Manager, Chapter President 2009/2010