

David M. Emmerich

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Professional Summary

Accomplished administrative professional with over 40 years of facilities operations experience in a variety of industries including health care, hospitality, commercial office, and hotel/casino. Skilled in coordinating internal teams and resources as well as outside vendor support for complex services and repairs. Demonstrated proficiency in project management, cost control, and departmental budgeting.

Skills

- Budget Planning and Implementation
- Operations and Maintenance
- Construction Management
- Mechanical Systems
- Energy Management
- Preventative Maintenance
- Safety and Environmental Compliance
- Building Automation and Asset Management Technologies
- Computer Proficient
- Regulatory Compliance

Professional Experience

Assistant Director of Facilities
Potawatomi Hotel and Casino

October, 2004-Present

- Provide leadership and direction to the facilities management team, including Senior Project Manager, Hotel Chief Engineer, Mechanical, Electrical, and Carpentry Managers
- Support facility in maintaining daily operational functions
- Plan and manage facilities operational budgets for hotel and casino properties
- Identify and implement programs and methods to reduce utility expenses
- Assist with the coordination of building space allocation and layout
- Review and approve equipment standards, methods, and procedures
- Inspected grounds, facilities, and equipment to determine repair and maintenance needs

Chief Maintenance Manager
IRGENS Development Partners

2000-October, 2004

- Oversaw daily maintenance activities for 30 commercial office and healthcare properties, totaling approximately 1.2 million square feet, located throughout southeastern and central Wisconsin
- Supervise staff of 15-20 building maintenance technicians and day porters
- Conducted performance evaluations for all managed staff
- Responsible for execution and documentation of required fire and life safety inspections and testing for all managed properties
- Provided operational and capital budget input to property management team
- Responsible for resolution of tenant concerns and complaints pertaining to building operation and comfort

Earlier Experience

Hammes Company: Building Maintenance and Automation Technician

Country Inn Hotel and Conference Center: Chief Engineer

Milwaukee Center for Independence: Facilities, Transportation, and Security Manager

Froederdt Hospital: Progressive advancement to Maintenance Supervision

Professional Associations

- AFE (Association for Facilities Engineering) Member since 2005
Offices Held: Secretary/Treasurer
Current President (two terms)
Current Board of Directors
- MVP (Menomonee Valley Partners) Member of Facilities Circle.
- IFMA (International Facilities Management Association) Member
- PFMA (Plant and Facilities Management Association) Past Member

Accomplishments

- Identified and implemented multiple energy management opportunities, processes, and system modifications resulting in ongoing utilities savings in excess of \$1 million annually
- Established ASHRAE 188 Water Management Plan addressing compliance standards for the prevention of Legionella bacteria growth in building water systems
- Oversaw replacement of deficient building automation system with state-of-the-art building automation system providing advanced monitoring and control of building mechanicals and environmental comfort
- Researched and implemented multiple modifications to casino ventilation systems resulting in measurable improvement to overall indoor air quality and guest comfort

Education

Some College (no degree): Engineering Technology, Milwaukee Area Technical College

Pius XI; Milwaukee, WI - High School Diploma