

# Lorenzo Redding

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## FACILITIES MANAGEMENT

ENVIRONMENTAL HEALTH & SAFETY | SPACE PLANNING | PROJECT MANAGEMENT

**Determined, analytical, critical thinker** who uses data to drive results, depth of experience in facilities management, and willingness to take on new challenges, including global energy, clean rooms, space planning, and building automation systems. Diverse project expertise, including large campus developments, ground-up design and build experience, high tech industrial and commercial process improvement builds, and in-depth leasing experience.

### PROFESSIONAL STRENGTHS

- |                      |   |                             |
|----------------------|---|-----------------------------|
| ➤ Project Management | ➤ Preventative & Predictive Maintenance | ➤ Continuous Improvement    |
| ➤ Vendor Management  | ➤ Capital & Operating Budget Management | ➤ Operations Management     |
| ➤ Business Strategy  | ➤ Cost Avoidance & Reduction            | ➤ Capital Improvements      |
| ➤ Change Management  | ➤ Information Technology Initiatives    | ➤ Energy Management         |
| ➤ Space Planning     | ➤ Lease / Contract Negotiations         | ➤ Organizational Leadership |

### LEADERSHIP PERFORMANCE HIGHLIGHTS

- **New Campus Headquarters** – Designed and built new 265K sq. ft. on 17.5 acres (\$78.5M CAPEX) Convergence Automotive Global Headquarters. Drove City and State regulatory compliance, maintaining budget, visioning and space programming with functional business groups.
- **Risk Management** – Spearheaded and led creation of Lightspeed’s Critical Infrastructure department, managing facilities risk globally.
- **Project Management – Lease Management** – Recognized issues presented by Lightspeed’s leased global portfolio with high-density areas. Over time developed guidelines to arm global leasing team with the technical details necessary for standardizing deployment of research areas or communication and data centers.
- **Budget Management** – During career, developed and actively monitored budgets in excess of \$5.2M annual OPEX and upwards of \$10M for capital improvement, maintained budgets plus or minus 3% month-to-month.
- **Energy Management** – Designed, deployed, and integrated Lightspeed’s legacy building automation system (BAS) devices globally to modernized multi-functional dashboard, including remote monitoring of global sites 24/7/365 with focus from lab/data center and uptime/power usage effectiveness (PUE) efficiencies, which was an enormous cost-savings delivered using existing technology in a new way.
- **Strategic Planning** – Formulated strategic response proposal detailing material impervious to caustic chemicals, resulting positive TUV and FDA inspection reports and supplied green light to resume sales of implanted medical devices as well as accolades from Endurance’s top management.
- **ISO 9000 Certification Audits** – Managed facility equipment documentation and Computerized Maintenance Management System (CMMS) for ISO 9000 certified manufacturing equipment, achieving zero audit findings by the FDA or TUV related to facilities and custodial tasks during tenure as Endurance Facilities Manager.
- **Space Management & Relocation** – Engineered and managed hundreds of employee, offices, and industrial relocation efforts. At Masterpiece, successfully relocated 1+M square foot of manufacturing to new location and delivered relocation ROI in less than projected 24-month time frame due to direct value engineering initiatives during negotiation and programming phase of the project.

#### ➤ PIVOTAL SUCCESS

Shaped explosive Lightspeed growth from \$6.8B to \$10.1B

- Increased overall square footage by 1.5M sq ft
- Expanded R&D labs, data centers, and complex communication rooms by 750K sq ft
- Pivotal in creation of robust electrical distribution and mechanical systems for new business units (semiconductor chip designs)

## PROFESSIONAL EXPERIENCE

NET DEVELOPMENT, Costa Mesa, CA

2017–Present

### Director of Construction Management

Provide leadership for a commercial construction firm with full profit and loss responsibility, business development, recruiting, safety management, project development, preconstruction, budgeting, pricing, vendor negotiations, and customer interface. Primary market sector is primarily hospitality with healthcare as a secondary market.

- Collaborate with sales during quotation phase on technical requirements, adhere to product and equipment policies, and advise customers on system requirements.
- Lead project planning and installation efforts, communicate with client resources, and ensure large scale projects are properly planned, timelines met, and installed correctly by established deadlines.
- Analyzed marketplace, designed business strategy to capture market share in Orange County.
- Played key role with pre-construction support services for stakeholders to help portray the benefits and features of working with Net Development.

CONVERGENCE AUTOMOTIVE, Westermoor, CO

2016–2017

### Director of Facilities

Hired as first Facilities Director for five locations for luxury vehicle manufacturer, totaling 1.1M sq. ft., supporting 900+ employees across Colorado and Michigan during rapid growth. Led and directed operations for three sites in the US with maintenance requirements, improvement projects, and inventive ways to support engineering staff R&D needs.

- Recruited, trained, and directed new facilities team to support the business, doubling headcount during tenure.
- Improved efficiencies, processes, and developed effective teams utilizing LEAN principles throughout.
- Managed budgets for four locations in the United States with \$7.5M in OPEX and \$31.5M in CAPEX projects and provided updates on schedules and budget tracking directly to CEO, CFO, and Board of Managers.
- Led space management initiatives, developed metrics to evaluate overall space after a period of explosive employee growth, and designed innovative seating plan to improve employee density rates.
- Streamlined existing facilities services and vendor support to unlock value and reduce operational expense.
- Launched in-house internal FM “help ticket” system to support employee needs across the portfolio.
- Led Environmental Health and Safety (EHS) programs for manufacturing, labs, warehouses, and offices, developed hazard communications program, created master chemical list, and managed associated safety data sheets.
- Submitted regulatory reports for hazardous material business plans, i.e. underground storage tank requirements.
- Directly supported requests from multiple internal engineering teams for complex R&D Labs and interacted with external (Mechanical, Electrical, Plumbing) groups to value engineer space in project budgetary targets.
- Authored safety policy to comply with OSHA Title 8 requirements, including lockout-tagout, confined space entry, hazardous communications, injury illness prevention, hot work welding, and chemical hygiene plans.

LIGHTSPEED CORPORATION, Irvine, CA

2011–2016

### Global FM Critical Infrastructure Manager

Directed and managed critical environments for 103-location, 3.9M sq ft portfolio of specialized R&D labs, pilot labs, and diversified data center environment, ranging from 40 kW to 2.0 mW.

- Drove and led business-critical electrical and mechanical system development with ground up design support, identification, and remediation of single points of failure.
- Collaborated with 3<sup>rd</sup> party consultants in Industrial Hygiene to quantify laboratory exposures to chemicals to ensure levels do not exceed OSHA PELs.
- Transformed compliance process through mentoring and training local facilities management globally, reducing time and removing bottlenecks to increase customer service throughput overall.
- Created site emergency action contingency plans for global operations.
- As leader of new R&D data center equipment, held single source approval and negotiation, confirmed and gained compliance acceptance with global regulatory agencies, EHS staff, and insurance underwriters.

#### PIVOTAL SUCCESS

Lauded by VP after 90 days, “I can, without a doubt, quantify your contributions by the reduction or outright elimination of issues directly related to risk mitigation.”

## PROFESSIONAL EXPERIENCE

MASTERPIECE ELECTRONICS INC., Fieldedge, CO

2006–2011

### Corporate Facilities Manager

Maintained and supported four corporate campuses with 3.8M sq ft, (i.e. exterior walls, roofing, HVAC systems, electrical, and Photo Voltaic (PV) distribution systems, vertical transportation systems, conveyors and associated equipment, landscaping, parking lots, exterior lighting, irrigation, and building management systems)

- Led internal customer design-build construction projects on four campuses (\$5M+ annually), using extensive imaginative thinking and value engineering expertise.
- Streamlined processes, wrote SOPs, and developed preventative and predictive maintenance procedures.
- As North American Securities Manager, conceptualized and created innovative security monitoring and tracking methods to maintain US C-TPAT approval and regulatory compliance.
- Drove upgrades for life safety systems and interfaced with County Fire Authorities to ensure compliance.
- Submitted required annual air emissions inventory and permit application to Air Quality Management District.
- Managed hazardous waste programs ensuring compliance with Title 22 requirements.
- Created and managed \$3.3M budgets for Masterpiece lead personnel, including hiring, coaching, and training.
- Developed site level safety committees with representation from key internal customers, including manufacturing, engineering, R&D, warehouse, and facilities engineering.

ENDURANCE HEART VALUES, Fallshore, CO

1999–2006

### Facilities Manager

Directed and led hands-on management of facilities maintenance, janitorial services, and security operations in multi-building environment with 100K+ sq. ft. of office, R&D, and manufacturing space.

- Directed and mentored team of journey-level electricians, plumbers, and HVAC technicians, providing support for facilities maintenance and specialized manufacturing equipment.
- Designed new class 100K clean room mechanicals and fume extraction devices to increase productivity and deliver cost savings of 18% annually by reducing manufacturing down time.
- Resolved complex safety issues of chemical exposures in manufacturing and laboratory processes.
- Designed local exhaust ventilation systems to lower occupational exposure limits to within Cal-OSHA levels.
- Successfully obtained Air District permits for manufacturing processes, resulting in air emissions.
- Interfaced daily with regulatory agencies, (OCFA, OSHA, SCAQAMD, FDA, Cal-EPA, TUV, and Japan's Ministry of Health, Labor, and Welfare) as well as local, state, and city inspectors, and presented reporting data.

## EARLY CAREER PROFILE

Senior Electrician | Process Control Engineer | GENIE CORPORATION, Elfview, TX | 8 Years

## CERTIFICATIONS & LICENSING

**E.P.A. Section 608** Unlimited HVACR Technicians License

**Instrumentation & Controls Specialist** | Instrument Society of America

**Journeyman Electrician** | Associated Builders and Contractors School

Advanced Project Management, Certificate Completed

Loracre County Boiler Engineer – Unlimited | Machinist & Welding vocational training, Fogcoast, CO



### TECHNOLOGY SNAPSHOT

Computerized Maintenance Management System (CMMS) | Data Center: Networks

Switching & Routing Equipment | MP2 Faciliworks | TRIRIGA | Microsoft Visio & Project | AutoCAD | TurboCAD

Microsoft Office: Word | Excel | PowerPoint | Outlook