

Ron Mumaw - CFM, SFP, CPM, ProFM

Career Objective

Results oriented Real Estate and Facilities professional having led real estate and facility staff members both domestically and internationally with proven record of success in strategically managing sophisticated facilities, properties and assets while delivering a high standard of operation, maintenance and customer service. Driving change through office selection, design, construction, relocation, financial analysis and vendor management. Strengths are strategic planning, innovation and leadership. Designations held as Certified Facility Manager (CFM), Sustainable Facility Professional (SFP) through IFMA, Certified Project Manager (CPM) through IAPM and ProFM.

Professional Experience

Lessen Inc. (JP Morgan Chase Bank Account)

Vice President of Account/Facility Operations

- *Oversee performance delivery, business growth and continuous improvement across Operations team and 2200 JP Morgan bank branch locations.*
- *Manage \$161 million budget across all facets of facilities operations and project management through forecasting, strategic planning and monitoring of financial performance.*
- *Implementing KPI and SLAs to meet client performance standards and continuous improvement*

MISO Energy

Director of Real Estate & Facilities

- *Oversee Facilities and Data Center Services across 500,000 sq. ft. of office, control room and data center space.*
- *Managing \$15 million operating budget and (7) direct reports and (85) outsourced providers in facilities maintenance, critical and non-critical equipment environments, cafe, fitness, janitorial and lease administration*
- *Implementing SmartOffice collaborative environment and employee experience across entire Carmel campus to increase service line productivity and departmental engagement with new hybrid environment*
- *Management of Critical Environment systems for Control Room and Data Centers*
- *Developed COVID pandemic response plan; open building policy throughout pandemic for 24/7/365 productive environment.*

CBRE/Eli Lilly Elanco

Regional Account Director Facilities

- *Managing baseline spend of \$15 million dollars across (4) Elanco manufacturing sites (Larchwood, IA., Greenfield, IN., Clinton, IN., Cambridge, MA.)*
- *Overseeing outsourced providers in facilities maintenance and operations, security, cafe, fitness, janitorial, travel, maintenance and lease administration*
- *Managing regional staff of (42) facility professionals across manufacturing environments to support company growth, business initiatives and to maintain the built environment*
- *Developing training for GMP facilities and creating employee completion plans*

Interactive Intelligence, Inc./Genesys

Vice President Real Estate & Facilities

- *Oversee Real Estate & Facilities across 52 global locations covering 750,000 sq ft including site selection, leasing, space planning, design, budgeting, construction, operations and maintenance.*
- *Audited and approved \$25 million dollar capital and operating expenditures while creating \$2,100,000 in savings by consolidation of vendors, contracts and internal processes and procedure improvements.*
- *Managed outsourced providers in facilities maintenance, security, cafe, fitness, janitorial, travel, maintenance and lease administration.*
- *Managed global staff of (28) facility professionals to support company growth, business initiatives and to maintain the built environment.*
- *Mentored and Lead OCM (Organizational Change Management) initiatives.*

WellPoint/Anthem BCBS

Director Facility Management (West/Central)

- *Oversee Facility Services in 14 states (85 sites); managing 3,210,510 sq. ft and maintaining a \$60.5 million budget to within 5% variance.*
- *Reviewed and monitored capital and operating expenditures projects.*
- *Managed outsourced providers in facilities, security, cafe, fitness, janitorial, maintenance and lease administration.*
- *Created policies and procedures for Facilities Management (CPI's/KPI's)*
- *Relationship Manager with State President's and site leadership to advise on initiatives, create buy-in and understand business needs.*

GWS/Planes – Global Workplace Solutions/Planes

Facility Manager/Account Manager

- *Managed (22) business facilities for **Cummins Engine** in Southern Indiana*
- *Budgeted and forecasted for 4.1 million sq. ft. of facilities services.*
- *Provided MAC (move/add/change) management and MAC project quotes, project scheduling and review/approval of facility expenditures.*
- *Developed Facility Master Plan & processes for Cummins.*

Vectren/Indiana Gas

Facility Manager

- *Strategically forecasted \$5.8 million facility budget in Indiana/Ohio*
- *Oversee 40 Operation and 1100 regulator/pump and LP station facilities.*
- *Managed Real Estate procurement/disposal, lease review.*
- *Strategically single sourced vendors to save \$944,000.*
- *Provided building construction and remodel project supervision.*
- *Developed Facility procedures and processes.*
- *Supervised Maintenance and security personnel (2)*

IBM/Tivoli Systems

Facility Manager

- *Oversee and manage Midwest \$3.3 million budget and West Coast \$6.6 Million budget and facilities.*
- *Coordinated relocation of San Jose Campus.*
- *Forecast headcount and space allocations.*
- *Negotiated outsourcing vendor contracts and creating and implemented Emergency procedures.*
- *Managed (12) mailroom/reception and security staff in Midwest/West Coast*

Simon Group

Tenant Coordinator

Purdue University

Guest Lecturer for Interior Design

Indianapolis Office Interiors

Director of Design

Rowland Associates

Project Manager

Volume Shoe Corporation

Architectural Project Manager

CSO Architects

Project Manager

Education

<i>Purdue University</i>	<i>West Lafayette, IN</i>	<i>1982–1986</i>
<i>B.A., Interior Design, F.I.D.E.R. Accredited, Graduated with Honors</i>		

Awards and Professional Memberships

- ***Certified Facility Manager*** – CFM #733458 and ***Sustainable Facility Professional*** - SFP #733458 (IFMA)
- ***Certified Project Manager*** – CPM (IAPM)
- ***ProFM #734189***
- *IFMA Indianapolis Chapter Secretary 2009-2010*
- *IFMA Indianapolis Chapter Education Chair 2019- 2020*
- *Distinguished Hoosier Award 2006 from Gov. Mitch Daniels*
- *Purdue University Interior Design Advisory Board - 2013-2020*
- *Ride Across America 2006 (www.rideacrossamerica2006.org)*

Work Published in

“Interiorscaping” by G.M. Piercall - 1986