

C7 M A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CONSENTING TO THE APPOINTMENT OF RON MUMAW, AS THE FACILITIES AND FLEET MANAGEMENT DIRECTOR OF THE CITY OF MIAMI BEACH.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: October 30, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CONSENTING TO THE APPOINTMENT OF RON MUMAW, AS THE FACILITIES AND FLEET MANAGEMENT DIRECTOR OF THE CITY OF MIAMI BEACH.

### **RECOMMENDATION**

Pursuant to the requirements of Article IV, Section 4.02 of the City Charter, it is recommended that the Mayor and the City Commission adopt the attached resolution consenting to the appointment of Ron Mumaw as the Facility and Fleet Management Director for the City of Miami Beach.

### **BACKGROUND/HISTORY**

Mr. Ron Mumaw holds a Bachelor of Arts degree in Interior Design, F.I.D.E.R. Accredited from Purdue University. Mr. Mumaw has the following designations held as Certified Facility Manager (CFM), as Sustainable Facility Professional (SFP) through International Facility Management Association, as Certified Project Manager (CPM) through International Association of Project Managers, and as the ProFM credential. Mr. Mumaw has twenty-six (26) years of experience. Most recently, Mr. Mumaw served as Vice President of Account/Facility Operations at Lessen Inc., where he oversaw operations and performance for 2,200 JP Morgan bank branch locations. He managed a \$161 million budget, driving business growth, financial oversight, and continuous improvement through strategic planning, KPI implementation, and SLA management.

Mr. Mumaw is a results-oriented real estate and facilities professional, having led real estate and facility staff members both domestically and internationally with a proven record of success in strategically managing sophisticated facilities, properties, and assets while delivering a high standard of operation, maintenance, and customer service. His strengths are strategic planning, innovation, and leadership.

### **ANALYSIS**

Mr. Mumaw is recommended for appointment as the most qualified candidate for the position of Director of Facilities and Fleet Management. I believe that his combination of technical experience in the field and his hands on leadership approach will assist the very talented group of individuals in the Facilities and Fleet Management Department to become the best version of themselves. I look forward to seeing the growth and development of the team with Mr. Mumaw as the Director.

### **FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

n/a

**CONCLUSION**

Pursuant to the requirements of Article IV, Section 4.02 of the City Charter, it is recommended that the Mayor and the City Commission adopt the attached resolution consenting to the appointment of Ron Mumaw as the Facility and Fleet Management Director for the City of Miami Beach.

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Human Resources

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

Appoint Ron Mumaw as Facilities and Fleet Management Director. HR

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CONSENTING TO THE APPOINTMENT OF RON MUMAW, CFM, SFP, CPM, PROFM, AS THE FACILITIES AND FLEET MANAGEMENT DIRECTOR FOR THE FACILITIES AND FLEET DEPARTMENT OF THE CITY OF MIAMI BEACH.**

**WHEREAS**, the City Manager has appointed Ron Mumaw as the Facilities and Fleet Management Director for the City of Miami Beach (the "City"); and

**WHEREAS**, Mr. Mumaw is a Results-oriented Real Estate and Facilities professional, having led real estate and facility staff members both domestically and internationally; and

**WHEREAS**, Mr. Mumaw has over twenty-six (26) years of experience, the most recent as Director of Facilities for Miso Energy; and

**WHEREAS**, Mr. Mumaw has the following designations held as Certified Facility Manager (CFM), as Sustainable Facility Professional (SFP) through International Facility Management Association, as Certified Project Manager (CPM) through International Association of Project Managers, and as the ProFM credential; and

**WHEREAS**, pursuant to Section 4.02(b) of the City Charter, the City Manager has the power to appoint the directors of City departments, except for the Legal Department and the City Clerk's Office, with the consent of the City Commission; and

**WHEREAS**, the Mayor and City Commission wish to consent to the appointment of Ron Mumaw as the Facilities and Fleet Management Director for the City of Miami Beach, Florida.

**NOW, THEREFORE, BE IT DULY RESOLVED THAT THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, hereby consent to the appointment of Ron Mumaw as the Facilities and Fleet Management Director for the City of Miami Beach Facilities and Fleet Services Department.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2024.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date 10/8/2024

# Ron Mumaw - CFM, SFP, CPM, ProFM

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## **Career Objective**

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*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**

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### **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**

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### **Education**

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

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### **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](http://www.rideacrossamerica2006.org))

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### **Work Published in**

*“Interiorscaping” by G.M. Piercall - 1986*

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