

CINA BRADY

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FACILITY AND MAINTENANCE MANAGER **Support Facility to Maximize Efficiency and Ensure Safety**

Accomplished and disciplined Facility Manager with unique ability to combine technical expertise, project coordination, and effective communications to meet personal, facility and company goals. Experience managing call center, show room, data center, production, warehouse and office environments. Known for implementing best practices, identifying opportunities, defining solutions, and creating a comprehensive asset maintenance plan. Expertise in:

Project Management | Risk Management | Vulnerability Management | Compliance Management
Security Management | Predictive Maintenance | Strategic Planning | Innovative | Customer Service
Project and Contract Negotiations | Process and Procedure Development | Customer Service

TECHNICAL PROFICIENCIES

Maximo | Gridpoint | MS Project | MS Office

PROFESSIONAL EXPERIENCE

TARGET CORPORATION, Tempe, AZ

2002-2015

HQ Corporate Real-Estate Building Operations Manager

Leader for Western Headquarters locations in AZ, CA, UT, and SD managing over 10 locations, totaling over 700K square feet of space, working with partners and managing a team of 7. Prepared and managed \$4M budget for 7-year asset plan, capital and expense, while meeting financials goals. Managed systems including Energy Star, Energy Management System, Maximo preventative maintenance and work order systems. Scheduled projects through partnering with multiple operation groups such as Design, Leasing, and Procurement.

- Designed, negotiated contract, coordinated, and led cooling towers redesign for 2 buildings that reduced operations and maintenance cost by 34% with an increased equipment life of 30 years vs. original design of 10 years. Increased redundancies by 90% and lowered risk to 5%. Project completed with zero impact to 24-hr. operations. New design and equipment allowed for reduction in water, chemicals, and power allowing for easier maintenance and repairs.
- Initiated, researched, and presented to leadership, implementing LEED and sustainable projects reducing facility footprint for the following:
 - Replaced low flow water fixtures reducing water usage 30%
 - Installed satellite controlled water system for landscape reducing water usage 45%
 - Established recycle program increasing recycle rates to 74%
 - Piloted and implemented a new cleaning chemical program replacing 7 chemicals with one environmentally responsible chemical which reduced chemical cost annually by \$18K
 - Installed exterior LED lights reducing light pollution and saving 256K Kwh of power annually
 - EMS retrofit saved 67% annually and utilized rebates that paid 50% of project cost
- Established the following process and procedures for security and risk management:
 - Implemented procedure for Haboob storms for HVAC mechanical systems and cleanup reducing risk to fire systems and maintaining air quality in the building during an event based off OSHA guide
 - Developed partnership with local fire departments to establish access, site plans to be uploaded to the fire trucks, training, and involvement during evacuation and shelter in place drills

- Extensive knowledge of data centers vulnerability, processes, and building equipment; assisted with leading a project to shut down one of the largest headquarter locations to perform transfer switch maintenance. Led a successful project team of 67 to establish operational risk, timeline, and was present for entire work that required the involvement of IT, city inspector, utility company, contractors, electricians, and maintenance and security staff.

CB RICHARD ELLIS, Tempe, AZ

2001-2002

Facility Manager

Managed Target Corporation facility as onsite representation for property Management Company, ensuring Company standards were met.

- Successfully managed account by developing and managing financial goals within budget
- Ensured warranties were utilized for new equipment, saving \$82K during year one
- Exceeded annual tenant survey results with 92% satisfactory score

EDS, Phoenix, AZ

1996-2001

Facility Manager

Managed 3 buildings in office complex totaling over 800K square feet for multiple customer-service operations within properties.

- Established maintenance program to include preventative and predictive maintenance
- Developed risk management program for mail services due to operations groups needs and the potential risk to facility and employees

EDUCATION

MS, Construction Management with Emphasis in Facilities and Project Management
Arizona State University, Tempe, AZ

BS, Management, Western International University, Chandler, AZ

PROFESSIONAL DEVELOPMENT

Currently enrolled, City of Maricopa CERT (Community Emergency Response Team) Basic Training, May 2015
NFPA 70E-2012 Edition Certificate / Electrical Safety, ARC Flash/Blast, and Personal Protective Equipment 2014
Basic Cooling Tower & Closed Loop Operation and Preventative Maintenance Course 2013

AWARDS | RECOGNITION

Selected Speaker, International Facility Management Association World Workplace Conf., New Orleans, LA 2014

Professional Member of the Year, International Facility Management Association, Phoenix, AZ 2014

Pacific Southwest Regional TOBY (The Outstanding Building of the Year) Certificate of Award in
Suburban Office Park, Low Rise Category 2013

Phoenix Local TOBY Certificate of Award in Suburban Office Park, Low Rise Category 2012

AFFILIATIONS

Member, International Facility Management Association, Phoenix, AZ, 2002 -2015

Facility Manager Peer Group Co-Chair, International Facility Management Association, Phoenix, AZ 2009-2015

Board Member, International Facility Management Association, Phoenix, AZ 2009-2015

Member, Building Owners and Managers Association, Phoenix, AZ 2001-2015

TOBY Committee Co-Chair, Building Owners and Managers Association, Phoenix, AZ 2011-2013