

Steven Pecic Jr, RA

LICENSES

Registered Architect – MI
License #1301061445

AFFILIATIONS

APPA - Member & IFM student
COAA – Institutional Member

AWARDS

2008 AIA MI Award of Honor -
G.O.C.C. Science Addition Team

SPEAKING EVENTS

Tradeline – “College and Research Facility” Conference 2011; Co-developer of the R-Fast program and assistant to presentation development. Presentation presented by University AVP, with Q&A fielded by a colleague and myself.

MiAPPA – Winter Conference 2014; Research Faculty Set-up Team presentation of the WSU Facilities, Planning & Management dedicated resources commitment to campus research initiatives.

HIGHLIGHTS OF QUALIFICATIONS

- Current Director of Operations Engineering for a Carnegie Foundation DU-HRA rated research university.
- Director of Construction and Renovations, and developer of the small capital construction department re-organization.
- 14 years’ experience in educational facilities design, managing operations systems design, and facilities and construction management.
- Operations purview consists of \$2.7 billion in assets for 120+ buildings, 3 satellite campuses, 12+ million square feet over 210 acres.
- Responsible for facilities engineering operating and capital improvement budgets, working to reduce a major percentage of the total backlog that is anticipated to exceed \$500 million in deferred maintenance.
- Development and administration of strategic partnerships, vendor and trade contract relationships.
- Trades, represented personnel and professionals’ teams’ management.
- Multiple years in both design and operations, coordinating the enhanced growth of the BAS systems integration for HVAC/R, Steam, Chiller plants.
- Research Faculty Set-up Team co-founder.
- Construction leadership and implementation of specialized research and laboratory spaces.
- Developed monitoring of KPI’s through dash board reporting in the TMA Work Order System.
- Extensive policy and procedure development.
- Successfully negotiated renewed IUOE 324 Operating Engineers 5 year CBA contract.
- Advised and developed a contract generation software with the help of technical students, to generate contract and change order packages, minimizing development time and eliminating superfluous errors from redundant processes.

EDUCATION

Masters of Business Administration: Mike Ilitch School of Business – WSU
(Actively enrolled: 9 of 19 courses completed)

Bachelor of Architecture: University of Detroit Mercy (2004)

Architectural / Urban Exchange: Warszawa Politechnika, Poland (2003)

TRAINING and SEMINARS

- APPA Institute for Facilities Management – Adv. Planning, Design & Construction 2016
- APPA Institute for Facilities Management – Maintenance & Operations 2015
- MI Association of Physical Plant Administrators – MiAPPA Winter Conference 2013, 2014
- MiOSHA 10-hour training – MiOSHA Training Institute (MTI) 2013
- College and University Research Facilities – Tradeline Inc. 2010, 2011
- OSHA Lab Standards (29 CFR 1910.1450) – WSU, OEHS 2010
- Business Writing for Professionals – SkillPath Seminars 2008
- NCARB National Architectural Intern Development Program (IDP) 2004 -2007
- Leadership in Adversity, with Mayor Emeritus Rudy Giuliani 2005

PROFESSIONAL EXPERIENCE

**Director of Operations Engineering, Wayne State University;
Facilities Planning and Management, Operations and Maintenance
Detroit, MI (August 2014 – Present)**

- Direct the activities of Associate Directors and Team Leaders in managing 65 staff members.
- Facilitate the advanced integration and replacement of legacy controls to modern building automation and data trending.
- Monitor and manage Satellite Campus property management contracts and budgets.

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SKILLS

Architectural - Laboratory and space planning & design, drafting, planning & code review.

Managerial – Staff development, organizational analysis and development, policy and procedure development.

Project – Project management, financial planning, renovation estimating and budget analysis.

Software – TMA Systems, Google Docs and Drive Collaboration, MS Office, MS Project, AutoCad, Sketch-up, Rhino, Adobe Acrobat Pro, Adobe Creative Suite, Prezi

- Develop capital renewal plans, based on facility assessment data and repair audits from the TMA work order system.
- Manage the development of the critical facilities assessment and score card analysis.
- Managed the development of the disaster recovery procedures for the Operations BAS Server and Database.
- Restructured the disaster response RFP to eliminate use of inflated Xactimate Insurance Software estimating, to use University specified pricing on OH&P, charge backs and State Prevailing Wage in a time and materials relationship. This leveled the terms and conditions at which all vendors were expected to respond. 9 vendors accepted and 3 were selected.
- Negotiated a campus chemical treatment contract through 2020 with a 6% savings of all list items, in exchange for a 3-year extension, resulting in an aggregate savings of \$120,000.00 over 5 remaining years and spending caps.
- Bid the chiller maintenance agreements for 3-years with 2 optional, reducing from four vendors to a single company and an annual savings of \$127,000.00.
- Bid the campus filter sourcing contract to capture all facility changes and improve service delivery, availability and frequency. Reduced annual spend by \$33,000.00.
- Bid the specialty water (RO/DI) system maintenance contracts for a 3-year agreement with 2 optional. Reduced the annual maintenance spend by \$12,000.00 and negotiated capital improvements surveys and proposals.
- Serve on the Energy Committee, Safety Committee, IT Steering Committee, Leadership Committee.

Director of Construction and Renovation, Wayne State University; Facilities Planning and Management, Design and Contracting Services Detroit, MI (January 2012 – August 2014)

- Re-organized and structured processes to provide audit accountability and transparency.
- Instituted TMA Work Order System as the tracking tool for trade contractor annual blanket purchase orders, thereby eliminating overspending of contracts and providing streamlined end of year reconciliation.
- Established a time and materials RFP to use University specified pricing on OH&P, charge backs and State Prevailing Wage; flattening the terms and conditions for all disciplines, and making each trade contractor equal within their specific disciplines labor charge rates.
- Established a unit based RFP to use University specified pricing on materials per installed unit factor for carpeting, resilient flooring and paint.
- Established the campus move management strategic contract and rates.
- Advised and developed a contract generation software with the help of technical students, to generate contract and change order packages, minimizing development time and eliminating superfluous errors from redundant processes. Reduced production time from 40 minutes to less than 10 minutes per contract package (Contract, Requisition, Milestone Checklist, Letter of Intent)
- Advised and supported the development of a Planning & Estimating Department and reorganized the estimator position to planning for greater fluidity.
- Developed estimating spreadsheets and unit calculation processes for estimator and project managers.
- Developed project estimate and scope documents templates for customer proposals.
- Developed the customer receipt process, to provide transparency and real time reporting of time and materials costs a month before accounting systems would reconcile.
- Established and reinforced the direct billing process for interdepartmental work order payments, eliminating IRB processes and any need for financial refunds. This allowed us to only bill what was used and reduced overhead handling of paper intensive procedures.

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- Developed recoverable costs procedures for Project Managers in the TMA system, to provide real time accounting of hours and improve monthly billing procedures. This process reduced outstanding labor fund recovery by many months and eliminated “guessing” of actual hours spent per project. The process allowed management to review work for efficiency bottlenecks and to intercept training opportunities for personnel before performance failures became irreconcilable.
- Rebuilt the entire team from the ground up with three diverse Project Managers from very different backgrounds that could support each other’s shortfall. Collectively they covered the spectrum of design, build and owner administration in their experience, to execute more than 700 customer funded work order projects and deferred maintenance capital projects annually.
- Performed R-FaST estimating and administrative procedures, while mentoring the next generation team to continue the program’s success.

Senior Construction Project Manager (R-Fast Specialist), Wayne State University; Facilities Planning and Management, Design and Contracting Services Detroit, MI (November 2010 - January 2012)

- Co-founder of the Research Facilities Set-up Team, chosen by the Associate Vice President for Facilities Planning & Management.
- Focus consisted of specialty research space development, in collaboration with Colleges’ seeking to solicit national and international PI’s for research.
- Consolidated interdepartmental processes and interactions for new candidates, to streamline communications and maximize cross departmental coordination.
- Co-developed professional presentations for use by management at national conferences, such as APPA and Tradeline.
- Executed over 1.5M in multiple laboratory renovations simultaneously over a 14-month period; including specialty clean rooms, audiology labs, and state of the art tissue culture facilities.
- Visited PI’s at their original institution to personalize the WSU experience and collect influential data affecting the researchers needs, ensuring facility preparedness at WSU prior to their arrival.
- Mentored three Project Managers and supported the Director management team by being the first level reviewer of contracts and invoices from subordinate peers, ensuring that the policies and procedures of the department were met.
- Co-authored the departmental procedures book with the Senior Project Manager advisory team, to be used as a tool for new and existing personnel, to ensure policy and procedure consistency.

Architect / Engineer II – Project Manager, Wayne State University; Facilities Planning and Management, Design and Contracting Services Detroit, MI (April 2007 – November 2010)

- Executed capital projects and reimbursable projects through time and materials or RFP delivery methods.
- Performed internal design of specialty millwork and small renovation projects for campus customers.
- Performed elevation and rendering designs for customers requiring visual explanation of projects.
- Conducted code review for customer requests.
- Supervised A/E design for State jurisdiction projects.

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Professional Technician (CONTRACT) – Project Manager, Wayne State University; Facilities Planning and Management, Design and Contracting Services
Detroit, MI (February 2006 – April 2007)

- Executed capital projects and reimbursable projects through time and materials or RFP delivery methods.
- Conducted code review for customer requests.
- Supervised A/E design for State jurisdiction projects.

Intern Architect / IT Support, DSA Architects, SHW Group – Michigan Office
Berkley, MI (May 2004 – February 2006)

- Maintained local IT server back-up drives.
- Participated on many award nominated projects, including the Glen Oaks Community College Science Addition to a Gunnar Birkerts building, winning an AIA Award of Honor.
- Worked on the Latvia National Library with Gunnar Birkerts at his personal studio residence, in the design development and construction document development.
- Facilitated CAD standards and templates.
- Conducted new employee IT training.

Architectural Intern, DiClemente Siegel Design Inc.
Southfield, MI (January 2004 – March 2004)

- Drafting support and detail development.
- Model building for customer and architect massing reviews.

Architectural Intern, Fanning / Howey Associates, Inc. – Michigan Office
Williamston, MI (Summer 2002, Winter 2002 – 03)

- Drafting support for architectural, mechanical plumbing and engineering structural designs.

OTHER MANAGEMENT EXPERIENCE

Mentor, B.D.'s Mongolian Barbecue: Royal Oak, MI; July 99' – May 02'

Assistant Store Manager, Raupp Campfitters: Royal Oak, MI; May 99' – August 99'

Store Manager, J.Riggings: Independence, MO; August 98' – October 98'

Assistant Store Manager, J.Riggings: Okemos, MI; February 96' – August 98'