

## Thomas J. Noonan

**Career Objective** - Dynamic and results-oriented engineering leader with a proven history in driving innovation and operational excellence within the real estate sector. Seeking the position of Executive Director of Facility Operations to leverage my extensive experience in overseeing complex construction projects, optimizing building systems, and implementing sustainable and cost-effective engineering solutions. Dedicated to fostering cross-functional collaboration, enhancing project efficiency, and ensuring the seamless integration of cutting-edge technologies to elevate organizational success in the dynamic real estate landscape.

### EXPERIENCE

- 2022-Present **ABM - District Engineering Manager** **Chicago, IL**
- Responsible for the day-to-day management of the local workforce to include Mechanical Operations.
  - Implement client objectives, support energy initiatives, ensure consistent reporting, ensure engineering operational standards are implemented, training safety procedures for all technical employees.
  - Facilitate the development of budgets.
  - Assist in the management of overtime and client overtime expectations.
  - Oversaw the daily operations of 30 accounts spanning over 30 million square feet, ensuring optimal facility performance, client satisfaction, and cost-effective service delivery.
- 2021-Present **Triton College - Facilities Engineering Technology Adjunct Instructor** **River Grove, IL**
- Adjunct Instructor in Facility Sustainability and Green Technology.
  - Responsible for ensuring that all students fully comprehended the taught curriculum and provided support to students who required extra guidance.
  - Designed and implemented weekly lesson plans for Facility Sustainability and Green technology curriculum.
- 2015-2022 **Millbrook Real Estate Company (Highland Pointe) - Chief Engineer** **Lombard, IL**
- Oversee construction on \$25 million capital improvement projects.
  - Continued to execute all of the Chief Engineer duties previously performed for JLL.
- 2013-2015 **Jones Lang LaSalle (Highland Pointe) - Chief Engineer** **Lombard, IL**
- Direct Engineering and Day Staff in the safe and efficient operation of two 9 story office buildings totaling 400,000 sq.ft.
  - Prepare annual \$1.9 million operating budget for management / owner review.
  - Provide budgeting and recommendations for five-year capital budgets for management / owner.
  - Lead weekly staff meetings, oversee apprentice and engineer hiring, scheduling and training, and provide guidance to engineers in system inspections, maintenance and repairs.
  - Inventory and purchasing of supplies needed for day-to-day operations.
  - Work with management and tenants in bidding and reviewing bids for construction projects.
  - Oversee construction within the buildings.
  - Bid and schedule of all required testing as it pertains to: Fire Alarm Systems (Detection, Notification, Sprinkler, Fire extinguishers) and Emergency Power Distribution (Generators, Transfer switches).
  - Schedule audits, inspections, and due diligence reviews concerning electrical, plumbing, ventilation, refrigeration and heating systems.
  - Ensure contracted work is completed on time and meets management standards.
  - Develop and implement energy efficiency programs using low cost / no cost ideas along with a phased budgeting approach for large ticket items.
  - Phased in retrofit of twenty 50-ton AHUs to Mammoth 60-ton units.
  - Implement the retrofit of building cooling tower systems.
  - Assist building management in planning and executing capital improvement projects, along with preparing and revising budgets, to maximize ROI for building ownership.

2010-2013  
Lombard, IL

**Jones Lang LaSalle (Highland Pointe) - Stationary Engineer**

- Perform all of the CBRE Stationary Engineer duties.
- Work with management to establish a property benchmark on an annual basis for the Energy Star program resulting in a raised score from 74 to an 81.
- Start up and implementation of Angus PM and tenant work order system.

2007-2010

**CBRE - Stationary Engineer**

**Lombard, IL**

- Responsible for the operation, preventative maintenance, installation, troubleshooting and repair of HVAC systems and compressors.
- Perform additional functions including wiring, motors, controls, welding and fabrication.
- Assist in needs assessment, prioritizing, and problem solving in the areas of building automation systems and mechanical sequence for equipment operations.
- Coordinate with outside vendors and tenants for PM/downtime, inspections and large capital improvement projects.
- Built productive relationships with employees and tenants to ensure prompt, accurate assessment and resolution of maintenance issues.

2003-2007

**Advantage Operations - Apprenticeship/Stationary Engineer**

**Rosemont, IL**

- Respond to repair and maintenance requests in a timely and professional manner.
- Responsible for the operation, preventative maintenance, installation, troubleshooting and repair of VAV and electric fan powered boxes.

**EDUCATION**

2012-2014

**Triton College - Facilities Engineering Technology**

**River Grove, IL**

Awarded associates in applied science

2004-2007

**Lewis University - School of Business Administration**

**Romeoville, IL**

Awarded Bachelor of Arts Degree in Business Management.

Minor: Project Management

**Computer Skills**

- Microsoft Office (Excel, Word, PowerPoint and Outlook)
- MS Publisher and MS Project
- Siemens Insight Apogee/Desigo

**Professional Credentials**

- Member, Chief Engineers Association of Chicagoland
- Facilities Engineering Technology Certificate
- Stationary Engineer License – City of Chicago
- VAV Certificate IUOE Local 399
- Testing & Balancing Certified IUOE Local 399
- Cooling Tower Certificate IUOE Local 399
- CFC Universal Certification
- IAQ Certification, IUOE Local 399
- DDC Certification, IUOE Local 399
- Pool Operators Certificate
- OSHA 10 Certified
- IUOE Teaching Techniques Certificate (2022)
- BOMA Engineer of the Year 2018
- BOMA Suburban Chicago- Engineer Chair (2018-Present)
- Vice President of the Naper Carriage Hill Pool Board
- CHAT (Communication Health, Advocacy, and Therapy) Board of Directors-(2017-2021)
- ESG Certified (BOMA Chicago)
- LEED Green Associate