

JAMES R. SEARS

PROFESSIONAL EXPERIENCE

UNIVERSITY OF LOUISVILLE, Louisville, Kentucky

Associate Vice President for Facilities Management (April 2016 to Present)

Senior facilities officer providing leadership to approximately 450 professional and skilled staff members. Responsible for planning, developing and directing University Planning, Design and Construction; Physical Plant operations and maintenance; and Environmental Health and Safety. Operations include 130+ buildings; 9,000,000 sq. ft.; and 400+ acres on the Belknap, Health Sciences Center, and Shelby campuses.

- Leading design and construction phase activities for Papa John Cardinal Stadium Expansion (\$63.2M), Belknap Academic Classroom Building (\$80.4M), Student Activities Center Renovation and Expansion (\$40.0M) and Pediatrics Medical Office Building (\$79.4M).
- Leading development of the university's 2018 / 2024 capital plan for new construction and major renovations for a portfolio of buildings that programmatically focus on academic, research, clinical services, housing, athletics and administration functions.
- Designing a new Physical Plant service delivery model to break from organizational silos to an enhance zone model supported by specialty shops whose goal is to improve service responsiveness and accountability, and reduce the cost of operation.

WAYNE STATE UNIVERSITY, Detroit, Michigan

Associate Vice President for Facilities Planning and Management (July 2000 to March 2016)

Senior facilities officer providing leadership to approximately 35 professional and 400 staff members represented by eight collective bargaining units. Responsible for planning, developing and directing Design and Construction Services, Facilities Operations and Maintenance, Utilities and Energy Management, Business Services and the Office of Campus Sustainability. Operations include 120+ buildings, 12,100,000 sq. ft., and 215+ acres in Detroit and at satellite campuses.

- Led design and construction for the School of Medicine that secured award of a multi-year lease and research grant from the NIH for the Perinatology Research Branch. Renovated facilities in the School of Medicine and Detroit Medical Center to support this program.
- Leading execution of capital initiatives associated with 2020 Campus Master Plan and university's Strategic Agenda including research and academic building renovations, parking system expansion, development of new residential facilities and several retail venues.
- Participated in several real estate acquisitions and divestments establishing purchase and sale, development and operating agreements for ventures with the Detroit Medical Center, Detroit Public Schools, General Motors, NextEnergy, and private and P3 developers.
- Led initial development of TechTown, the Wayne State University Research and Technology Park. Served a member of Support Group for TechTown Board of Directors.
- Presently leading significant process re-engineering effort of construction project delivery methods and other service systems to improve responsiveness and reduce costs, with particular emphasis on establishing facilities for new research faculty. Implemented R-FaST, the Research Faculty Set-up Team.

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WAYNE STATE UNIVERSITY, Detroit, Michigan

Director of Design Services (February 1997 to July 2000)

Directed design and construction project management services from concept through use and occupancy. Responsibilities included management of project programming, design and construction phase activities, A/E and contractor selection, contract administration, commissioning, start-up, and transitioning to O&M phase. Additional services included facilities and capital planning, space inventory management and cost estimating.

- Led development of capital construction projects resulting in appropriation and execution of over \$1.0 billion in new construction and major renovations. Major new construction projects delivered include:
 - Law School Expansion and Library Renovation - \$17,800,000
 - Recreation and Fitness Center - \$15,000,000
 - College of Pharmacy and Health Sciences - \$64,300,000
 - Welcome Center (while AVP) - \$18,500,000
 - Parking Structure No. 6 and No. 7 (while AVP) - \$18,000,000
 - Ghafari and Atchison Residence Halls (while AVP) - \$40,910,000
 - New Towers Residence Hall (while AVP) - \$51,500,000
 - South University Village Residential and Parking Expansion (while AVP) - \$36,000,000
 - Danto Engineering Development Center (while AVP) - \$27,350,000
 - Schapp Chemistry Addition and Renovation (while AVP) - \$72,500,000
 - Mazurek Medical Education Common (while AVP) - \$35,000,000
 - Multidisciplinary Biomedical Research Building (while AVP) - \$93,000,000
- Completed development of a comprehensive Campus Master Plan that established the strategic direction of facilities through 2020. Updated Master Plan in 2008 and 2014.

NORTHFIELD MOUNT HERMON SCHOOL, Northfield, Massachusetts

Director of Plant Facilities (June 1991 - February 1997)

Directed staff of 110 providing building maintenance, design and construction, custodial, grounds, utility, laundry, environmental safety and security, fleet maintenance, postal services, and work control. Operations included two campuses, 250 +/- buildings, 1,200,000-sq. ft., 3,500 acres, and a nine-hole golf course.

- Led the design and construction of the Blake Student Center.
- Developed capital and operating budget strategies and guidelines for determining funding.
- Served on strategic planning committees focusing on facilities and external revenue generating opportunities.
- Managed renovation and major repair projects in residential, academic, and athletic buildings.
- Led design and construction of campus utility corridor and vertical wiring for voice, data, video, and electrical distribution systems.
- Developed cost containment programs allowing scarce institutional resources to be allocated to key objectives.
- Served as Director for the East Northfield Water Company. Designed and negotiated new rates with the Massachusetts Department of Public Utilities.

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WESTFIELD STATE COLLEGE, Westfield, Massachusetts

Director of Physical Plant Services (May 1988 through May 1991)

Directed unionized staff of power plant engineers/firemen and custodians. Managed trades and grounds crew on project work. Coordinated facilities planning, engineering, construction and energy management. Operations included 17 buildings, 1,100,000 sq. ft., and 227 acres.

- Managed evaluation and planning of facilities requirements for campus-wide administrative services including Academic and Student Affairs, Administration and Finance, and the Library.
- Renovated campus infrastructure systems including steam and condensate mains, pedestrian walkways and parking lots, site lighting, and surface water drainage systems.
- Implemented energy conservation projects that reduced KWH/sq. ft. consumption by 14.3% over two years. Secured federal grants to implement energy conservation.

NORTON COMPANY, Worcester, Massachusetts

Supervisor of Manufacturing Engineering (June 1987 - April 1988)

Supervisor of Projects/Industrial Engineering (January 1985 - May 1987)

Supervisor of Technical Services (January 1984 - January 1985)

Plant Engineer (September 1980 - December 1983)

Industrial Engineer (July 1979 - September 1980)

EDUCATION

MS WORCESTER POLYTECHNIC INSTITUTE, Worcester, Massachusetts
Construction Project Management (1991-1995)

BS WORCESTER POLYTECHNIC INSTITUTE, Worcester, Massachusetts
Management Engineering (1977-1979)

AS KEENE STATE COLLEGE, Keene, New Hampshire
Machine Processes Technology (1975-1977)

OTHER ACTIVITIES

- Adjunct Faculty, Wayne State University College of Engineering, M.S. program in Construction Management
 - Facilities Management - Winter of 2004, 2007, 2010, 2013, and 2015
 - Introduction to Construction Management – Winter 2005, Fall 2006, 2007, and 2010
 - Building Systems – Winter 2006, 2008, and 2011, Fall 2012, 2014, and 2015
- Michigan Chapter of APPA: President 2001-2004
- Southern New England Chapter of APPA: President 1995-96, Board of Directors 1991-97
- Speaker at various professional development events sponsored by SCUP, APPA, IFMA, Tradeline and others on topics including contractual risk management and dispute resolution, space inventory management systems, university housing, construction delivery systems, and deferred maintenance and capital planning.