

**Douglas J. Greening**  
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## **SUMMARY**

An engineer and professional manager with over thirty-six (36) years of increasing responsibility for programs and personnel in the areas of capital construction, facilities management, fiscal control, and supervision. Major strengths include:

Administration	Project/Program Management	Interpersonal Skills	Budget Control
Quality Improvements	Analysis/Problem Solving	Team Building	Human Relations

## **PROFESSIONAL EXPERIENCE**

### **Associate Vice President for Facilities Management**

**Sep 2010 – Present**

Responsible for 180 full and part time facilities employees supporting a doctoral level university campus of with 19,214 students. Annual operating budget exceeds \$18 million with an additional \$5-10 million in annual renovation projects and capital improvements. Conducts strategic planning activities and formulates short and long term facilities plans. Responsible for facilities, planning and construction, building operations and maintenance, vehicle fleet management, custodial and grounds. Coordinates department facilities planning and construction responsibilities with the staff of The Texas State University System. Oversees development and execution of Campus Master Plan, the Capital Improvement Plan for Board of Regents approval and the Master Plan update to the Texas Higher Education Coordinating Board. Responsible for preventive maintenance program to maintain the appearance and operation of campus buildings. Provides general oversight of custodial services for the cleanliness of buildings and grounds maintenance for the appearance and upkeep of the campus landscape. Ensures dependable operation of central plants. Oversees contract service providers and building utilities. Prepares energy conservation plans, implements energy and utility savings projects and establishes standards for efficient use of utilities.

### **Accomplishments**

- Completed construction of 87,840 square foot Lone Star Hall at cost \$17,700,000 and with 298 beds.
- Completed construction of 26,600 square foot Old Main Market at cost of \$9,000,000 and with capacity of 420 seats.
- Completed construction of 102,000 square foot Gaertner Performing Arts Center at cost \$38,200,000 and with 800 seat concert hall.
- Completed construction of 144,000 square foot Woodlands Center at cost \$34,100,000.
- Completed Fleet Management Consolidation Study and a Traffic Evaluation Study.
- Completed Campus Master Plan Update with Infrastructure Update Study.
- Completed Campus Infrastructure Scoping and Cost Estimate project for FY 2015 Tuition Revenue Bond application
- Completed Phase I and II Lighting Replacement/Energy Efficiency Projects.
- Completed and in-house audit of all educational and general buildings for maintenance and repair projects as part of our Campus Condition Index Report to the THECB.
- Secured \$261,892 in incentive checks from Entergy Texas for participating in demand reduction energy efficiency projects. Translates to annual utility savings of approximately \$508,492.

- Secured over \$100,000 in material credits resulting from EPACT pass-throughs in recent energy conservation projects.
- Started Construction of New Student Health and Counseling Center.
- Started Design on New South Residential Housing Complex.
- Started Design on Pirkle Agriculture and Technology Building.
- Started Design on Level 4 Nursing Program Facilities at the Woodlands Center.
- Upgrade nearly complete to FAMIS4 Computerized Maintenance Management Systems which will be Web based and provide increased customer friendly features.

### **Director, Physical Plant**

**Oct 1990 – Sep 2010**

Provided administration of facilities master planning, design and construction project management, facilities renovations, facilities operation and maintenance, utilities and energy management, custodial services, grounds maintenance, parking lot maintenance, and vehicle fleet management. Annual operating budget exceeded \$13.8 million with an additional \$2.5-7.5 million in annual renovation and capital improvement projects.

### **Accomplishments**

- Orchestrated the planning, design, and renovation of 62,000 square feet of shopping center space for a \$1.4 million Physical Plant complex.
- Initiated and led the acquisition of a \$50 thousand computerized maintenance management system to improve the handling of work orders, project management, purchasing and central stores processes.
- Developed a comprehensive project management program to oversee maintenance, renovation and construction projects which presently total in excess of \$24.0 million for fiscal year 1999.
- Provided leadership for the capital planning, design, and renovation of a 37,000 square foot office/classroom building as well as the renovation of temporary space for the displaced occupants.
- Completed multiple construction projects including the Freshman Art Classroom Building (2010), Residence Life Maintenance Facility (2010), University Storage Building (2010), College of Humanities and Social Studies (2009), University Plaza (2007), Bearkat Camp First Phase (2007), Raven Village (2006), Ron Randleman Strength & Fitness Center (2006), Chemistry and Forensic Science Building (2006), Recreational Sports Facility (2005), Baseball/Softball Complex (2005), Bell Tower (2005), Visitor and Alumni Center (2005), College of Business Administration Expansion (2005), Sam Houston Village Apartments (2004), Counselor Education Center (2004), Campus Wide Signage (2004), South Paw Dining Facility (2004), Sam Houston Parking Garage (2003), Bearkat Village Apartments (2003), Academic Building IV (2002), and countless building renovations

### **Chief, Operations and Maintenance Branch**

**Dec 1987 - Jul 1990**

Supervised over 300 employees in the operation and maintenance of \$370 million worth of facilities and supporting utility systems. Work included preventive maintenance; operations; maintenance, repair, and construction projects; and emergency service calls. Served Air Force base with population of 22,000. Working budget of \$11 million annually.

### **Accomplishments**

- Analyzed, determined the cause of, and corrected a \$500 thousand operating loss.
- Organized a team of maintenance mechanics as first response for service calls thereby achieving a 90 percent first time completion rate.

### **Field Engineer**

**May 1986 - Dec 1987**

Responsible for total operation and maintenance of facilities worth \$50 million. Directed the services of 160 crafts workers and professionals in the tasks of preventive maintenance; operations; maintenance, repair, and construction; and service calls. Annual operating budget of \$5 million.

#### **Accomplishments**

- Created responsive management and a dedicated workforce whose productivity was elevated by 10 percent through a reduction in sick leave.
- Aggressively scheduled work, provided necessary tools and improved material delivery to enable employees to reduce monthly outstanding job orders from 500 to 350 and reduce delinquent job orders to less than 5 percent.
- Directed a near all volunteer@ workforce which constructed an \$80 thousand monument and park dedicated to the namesake of Brooks AFB. Personally volunteered over 150 hours to lead this project to completion on time.

### **Chief, Energy Management Branch**

**Mar 1984 - May 1986**

Responsible for policy, technical sufficiency, program execution and standardization in areas of energy conservation, liquid fuels storage, and operations and maintenance project tracking for twenty-four (24) Air Force bases. Commonly referred to by peers in the Air Force as Mr. Energy.

#### **Accomplishments**

- Supervised over \$30 million in investments in numerous base Energy Management and Control Systems (EMCS). Moved programs off hold, improved poorly operating systems, and revitalized inefficient systems.
- Identified and validated over \$50 million worth of energy conservation projects with fast pay backs.
- Completed facility energy conservation audits of 280 buildings at 7 Air Force bases resulting in identification of energy retrofit projects saving 5 to 30 percent on energy consumption.

### **Energy Conservation Management Engineer**

**Feb 1980 - Mar 1984**

Managed energy consumption reporting system for twenty-five (25) Air Force bases. Consultant and program manager for two facility energy simulation programs used to identify cost effective energy conservation retrofits. Developed energy conservation policy and interpreted policy from higher headquarters. Served on Air Force Energy Analysis Working Panel.

#### **Accomplishments**

- Conducted energy simulations of nearly 3,500 buildings across twenty-five (25) Air Force bases.
- Trained Air Force base level engineers on facility energy audits, energy simulation programs, and the identification of facility retrofit opportunities.
- Identified \$15 million in fast pay back energy projects.

### **Energy Audit Analysis Engineer**

**Jul 1978 - Feb 1980**

Responsible for analysis, preparation and submission of energy consumption information for twenty-five (25) Air Force bases. Consultant for new energy simulation program for base use. Briefed senior managers on energy consumption trends and prepared energy goals for all bases.

#### **Accomplishments**

- Identified \$13 million and \$25 million worth of high pay back energy projects respectively for fiscal years 1981 and 1982.

**Water Resources Management Engineer**

**Aug 1977 - Jul 1978**

Performed consultant and project management functions for new construction of sanitary and industrial waste treatment facilities, water supply projects, and water pollution abatement.

**Accomplishments**

- Managed \$18 million construction program involving 17 projects at 13 Air Force bases.

**EDUCATION**

BS, Civil Engineering, Michigan Technological University, Houghton, Michigan.  
MBA, Business, Webster University, St. Louis, Missouri.

**PROFESSIONAL ORGANIZATIONS**

Association of Higher Education Facilities Officers (APPA)  
Central Association of Physical Plant Administrators of Colleges and Universities (CAPPA)  
Texas Association of Physical Plant Administrators (TAPPA)