

RICHARD PEMBER

7763 Johnson Drive, Odessa MO 64076

Cell: 816.516.2949

Email: rpember@outlook.com

Career Overview & Core Strengths

- 35 years of Leadership, Team Building, and Large Organization Management
- 28 years as Program Manager, Construction Project Manager, Facility Manager and Builder
- Master of Science Degree: Mechanical Engineering
- Colonel (retired), United States Army Reserves
- Significant international experience including: China, Iraq, Kuwait, Saudi Arabia, Germany, and Korea
- Senior Aviator / Maintenance Test Pilot, qualified in AH-64a / AH-1 / UH-1 and OH-58 aircraft
- US Army Military Intelligence and Logistics qualified
- Certified Professional Maintenance Manager (CPMM)
- Certified Energy Manager (CEM)
- Certified Healthcare Facility Manager (CHFM)
- Current Secret Clearance

Work Experience

CONSTRUCTION AND FACILITIES MANAGEMENT SERVICES, MILLENNIUM SERVICES INTERNATIONAL - Kansas City, MO, (November 2020 to Present)

- Director of Maintenance and Central Utility Plant at The University of Kansas Health System main campus until November 2022.

DIRECTOR HOSPITAL MAINTENANCE & ENERGY CENTER – The University of Kansas Health System (May 2015 to October 2020)

- Responsible for facility maintenance operations including over 2M SF at main campus and multiple offsite facilities.
- Responsible for central utility plant operations including: three 900hp fire tube boilers, 9000-ton chiller system with associated cooling towers, 6MW emergency generator capacity, associated fuel storage and distribution systems, fire protection system, medical gas and instrument air compressor systems, water softeners, water treatment program, building automation and computer maintenance management systems.
- Supervise over 80 employees including Operations, Utility Plant Stationary Engineers, Systems Shop (emergency power, fire protection, Swiss Log system), HVAC/Plumbing, Medical Gas, Electrical, Elevators/Escalators, Light Construction, and Zone Technicians operating 24/7/365.
- Responsible for \$40M budget.
- Project manager on several new or repair projects including cooling tower fill replacement, new boiler burner units, several utility upgrades, office and control room remodels and supporting effort on new 500,000SF hospital tower project.
- Responsible for Joint Commission and other applicable regulatory compliance within the system. Recently passed tri-annual audit.

PROJECT MANAGER, WESTAR ENERGY – St. Marys, KS (June 2014 to May 2015)

- Construction Project Manager for several new and remodel building projects totaling over \$15M
- Projects included power plant office remodel, new auditorium, visitor's center, guard shack, training and simulation center, contractor offices, and three control room remodels.
- Various coal fired power plant system upgrades including induction fans, electro-static precipitators, boiler corner safety platforms and physical security improvements.
- Duties included pre-design planning, designer selection and vetting, drawing and specification reviews, bidding and contractor selection, contract coordination, construction phase services and warranty oversight.
- Responsible for environmental, physical security and safety compliance with all associated federal and local regulation and standards.

COLONEL, US ARMY – Multiple Locations (October 2011 to June 2014)

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- **Chief of Staff** of 11th Aviation Command (USAR) from November 2013 to June 2014. The 11th Aviation Command includes the entire continental United States with over 200 army fixed and rotary wing aircraft and approximately 4000 assigned soldiers. Responsibilities included providing and planning aviation support to DOD and civil authorities in homeland emergency management operations as well as contingency operations.
- **Commanding officer** of large organization (209th Support Group, Kansas City, MO) from February 2013 to November 2013. The 209th Support Group consists of three assigned battalions spread over 9 states throughout the mid-west and includes approximately 1600 assigned soldiers.
- **Chief of Projects Branch, 335TH SIGNAL COMMAND, 3rd Army, US ARMY - Camp Arifjan, Kuwait** from August 2012 to February 2013. Responsible for over 200 commercial strategic communications building projects in excess of \$300M throughout the CENTCOM area of responsibility (20 countries in Southwest Asia). Duties included management of small project management team with oversight of significant contractor support team performing all aspects of planning, prioritizing, engineering design, construction and compliance with army regulations and standards. Provided oversight and direct coordination of Army, Navy and contractor project management teams in support of associated projects.
- **Operations Officer / Executive Officer**, 209th Support Group – Kansas City, MO from October 2011 to August 2012. Served on active duty as brigade operations officer and later as executive officer responsible for overall planning and execution of training and operations of entire command. Missions included quick response WMD forces for homeland defense missions in support of civil authorities.

CONSTRUCTION MANAGER, PEMBER CONSTRUCTION INC - Lees Summit, MO (2005 to 2011)

- Construction Management-Agency contract with the City of Warrensburg Missouri. Served as program/project manager completing seven significant projects totaling in excess of \$15M. Projects included: new 24,000 SF police HQs building, city hall and municipal court remodels, new public works maintenance facility, animal shelter, cemetery office building and a \$3.2M water park.
- Duties included the management of a series of projects including: pre-design planning and prioritization, designer selection and coordination, drawing and specification quality control reviews, bidding process, FFE coordination, construction phase management and enforcement of city safety program. Prepared and maintained phase plans, milestone schedules, budgets, project cost controls, weekly status reports and performed daily site inspections and logs. Frequently briefed city management and council members on various aspects of project planning, budgets and progress.
- Construction Manager of 17 Habitat for Humanity homes for Kansas City, MO affiliate including a LEED certified project.
- Designed and built several custom homes and remodel projects.
- Responsible for compliance with all related OSHA safety standards.

DEPUTY COMMANDER, 326TH AREA SUPPORT GROUP, US ARMY - Al Asad Air Base, Al Anbar Province, Iraq (2004 to 2005)

- Supervised 125 soldiers and coordinated the efforts and set priorities for multiple supporting agencies to include a Facility Engineering Team (FET), Corps of Engineers field office, and numerous contractors such as KBR while deployed to Al Asad Air Base, Iraq the home of US Marine Air Wing during Iraqi Freedom. Responsible for all aspects of contingency based airfield and fixed operating base planning, design coordination, contracting and construction execution. Our scope of services included: a comprehensive “enduring base” master plan, contract management, design coordination and construction oversight, existing base infrastructure and environmental assessments and upgrades, all utility services, security coordination, information management, establishment of a bus transportation system, landfill management, morale welfare and recreation, unit ministry, legal, human resources and safety etc.
- Responsibilities also included providing monthly formal briefings to the Marine Air Wing Commander and his staff concerning the entire program scope and associated status. Received commander’s guidance and executed his priorities by leveraging available resources including my internal staff, various government agencies, and numerous American and local contractors ultimately leading to the accomplishment of a vast amount of projects which directly resulted in a highly operational and efficient airbase in western Iraq.

PROJECT MANAGER / MECHANICAL ENGINEER, BURNS AND MCDONNELL, AVIATION DIVISION - Kansas

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City, MO (1997 to 2004)

- Served as project manager on six critical packages for the Kansas City International Airport Terminal Remodel Project totaling \$38M. Projects included: passenger boarding bridges, baggage handling equipment, pre-construction, temporary walkways, communications backbone and demolition. Ensured environmental compliance including massive asbestos abatement project. Duties included lead role in pre-design, preconstruction and construction phase meetings with owner and other stakeholders.
- Responsible for designs in several airport terminal building and airport fuel systems projects.
- Performed numerous airport construction project inspections ensuring compliance with FAA regulations.
- Served as field engineer on \$110M General Electric jet engine maintenance facility in Xiamen China.
- Served as lead engineer on US Navy Base Utility Privatization Study at several bases throughout the Gulf Coast which included existing utility infrastructure and environmental status.

CONSTRUCTION MANAGER, VARIOUS ASSIGNMENTS

(1993 to 1997)

- Owner of Pember Construction from 1993 to 1997. Responsible for all aspects of planning, design, construction and warranty management of over 30 custom and spec homes including a small real estate development in the Springfield, MO area.
- Served as superintendent of a 126 unit, \$20M condominium development in Phoenix Arizona which included a complex landscape and pool plan. Coordinated all building design modifications and permitting requirements.
- Served as civil engineer with Morrison-Maierle, Inc in Phoenix Arizona with duties including residential development design, time of concentration and environmental studies, AutoCAD drawings and airport pavement designs.

US ARMY RESERVE OFFICER / PILOT

(1985 to 2006, 2011 to 2014)

- Served as air ambulance maintenance platoon leader in Desert Storm. Responsible for the maintenance of 12 helicopters and supervised 32 soldiers. Achieved best maintenance operational readiness record within 7th Corps. Logged over 100 combat hours.
- Served in multiple reserve assignments including attack helicopter company commander, operations/plans and training officer, tactical intelligence and logistics management assignments.
- Earned senior aviator wings with over 1100 hours logged and perfect safety record.

Civilian Education and Certificates

- M.S. in Mechanical Engineering, Washington University, St. Louis, MO – 1993
- B.S. in Mechanical Engineering, University of Missouri - Rolla, MO – 1988
- Certified Energy Manager (CEM), Association of Energy Engineers
- Certified Professional Maintenance Manager (CPMM), Association of Facilities Engineers
- Certified Healthcare Facility Manager (CHFM), Association Society Healthcare Engineers
- 2009 IBC Contractor License
- OSHA 10 Hour Safety Certificate

Military Education

- Multiple Senior Leader Courses on Anti-Terrorism and Defense Support of Civil Authorities, 2012 / 2013
- Command and General Staff College, residence course, Fort Leavenworth, KS – 2000
- Intelligence Officer Transition Course – 1999
- Multi-Functional Logistics Course – 2003
- Aviation Officer Advanced Course, residence course – 1990
- Maintenance Manager / Maintenance Test Pilot Course – 1988
- Aviation Officer Basic / Flight School – 1987