

Dennis O'Brien

Facilities Maintenance Manager

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Summary

Facilities Maintenance Manager with 8 years leading maintenance in manufacturing plants and a hospital, now in charge of 14 technicians. Runs facilities maintenance for HVAC, electrical, plumbing and production support systems, builds preventive maintenance in the CMMS, and reports uptime and cost in Excel and PowerPoint.

Experience

05/2022 - Present
Cleveland, OH

Facilities Maintenance Manager

Cuyahoga Metal Products

Metal stamping plant with 500,000 sq ft and 3 shifts.

- Lead **14** maintenance technicians across 3 shifts and a \$2.8M annual maintenance budget.
- Rebuild the CMMS preventive maintenance program for 1,300 assets, lifting plant uptime from 91% to 97%.
- Direct HVAC, electrical, plumbing and compressed air repairs, cutting contractor spend \$210K a year.
- Present monthly maintenance cost and downtime reports in PowerPoint to the plant manager.

03/2019 - 04/2022
Cleveland, OH

Maintenance Supervisor

Lakefront Regional Hospital

300-bed hospital with 24/7 operations.

- Supervised **8** technicians covering round-the-clock maintenance for a 300-bed hospital.
- Passed 3 Joint Commission surveys with zero environment-of-care findings.
- Led troubleshooting on generators, medical gas and boiler systems during 2 major outages.
- Tracked work order backlog in Excel and cut it from 600 to 150 in 9 months.

06/2018 - 02/2019
Parma, OH

Maintenance Technician

Parma Plastics Inc.

Injection molding plant running 2 shifts.

- Repaired injection molding machines, chillers and conveyors on **2** shifts.
- Completed 50 preventive maintenance tasks a week from CMMS work orders.
- Wired and tested motor starters and sensors on 6 new production cells.
- Rebuilt 3 hydraulic pumps in-house, saving about \$9,000 in outside repair costs.

Skills

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|--------------------------|--------------------------|--------------|
| • Facilities Maintenance | • CMMS | • PowerPoint |
| • HVAC | • Preventive Maintenance | • Leadership |
| • Electrical | • Troubleshooting | |
| • Plumbing | • Excel | |

Education

05/2018
Cleveland, OH

Associate of Applied Science

Cuyahoga Community College

Electrical Engineering Technology

Certificates

05/2023

Certified Maintenance & Reliability Professional (CMRP)

SMRP

09/2018

EPA Section 608 Universal Certification

U.S. Environmental Protection Agency