

Peter E. Morgana, P. Eng. LEED AP

Email:peter@morgana.ca

www.linkedin.com/in/petermorgana

Mobile:604-968-8723

A progressive Engineering, Construction, Facilities and Logistics Management professional guided by ESG principles. Adept at structuring, leading and directing large complex projects and business operations. An employment background complemented with innovative, entrepreneurial business ventures. Forty years of experience in unique roles at all levels with organizations of varying size, structure and culture have accumulated a wealth of human capital, sound management experience, with highly diversified knowledge and transferable skills.

Personal Traits and Strengths

- Leader, motivator, mentor and coach
- Presence and stature
- High integrity
- Open and honest
- Organized and disciplined
- Politically astute
- Highly articulate communicator
- Negotiator and consensus builder
- Conflict resolution
- Building collaborative relationships
- Managing large multidisciplinary teams
- Setting and monitoring performance standards
- Effective delegator
- Empowering and enabling staff
- Deep and diverse technical knowledge
- Broad focused generalist
- Flexible and adaptive
- Solid Business Acumen
- Sound judgment
- Problem solver
- Analytical and instinctive decision maker
- Strategic and critical thinker
- Entrepreneurial, innovative and creative
- Carefully measured risk taker
- Fast and passionate learner
- Open minded to new ideas
- Streamlining large operations
- Business process reengineering
- Managing dispersed projects and priorities
- Managing change and improvement

Employment Experience

BCIT **Manager, Facilities Services** **May/2014 – December/2023**

A leading Canadian polytechnic training institute

- A strategic role in the Facilities and Campus Development department. Managing a unionized team of 30 multi-disciplinary trades staff and a multi million dollar operating budget.
- Driving process improvement, refining operations and overseeing the execution of multiple maintenance projects.
- Liaison with Project Services to define, support and sponsor larger initiatives to renew facilities and address hundreds of millions of dollars in deferred maintenance and end of life infrastructure.

- University of BC** **Superintendent of Trades** **July/10 – March/12**
A rapidly growing world class University in an expanding, increasingly self sufficient campus community
- A key member of UBC Building Operations senior management team reporting directly to the Managing Director. Overseeing a team of professional managers, supervisors, and 250 multi-disciplinary trades staff in a unionized environment. Responsible for an operating budget of \$22M.
 - Driving and managing multiple, significant change initiatives to improve customer service, increase operational efficiency, engage employees, improve safety records, simplify procedures, fostering operational innovation and sustainable business practices.

- KD Engineering Co.** **Senior Facilities Services Manager** **November/03 – March/10**
Leaders in HVAC balancing & LEED commissioning, building operations, maintenance and IAQ services
- Overseeing the provision of on-site staffing and O&M Services under full scope service contracts for three large post secondary campuses. Providing engineering troubleshooting, recommendations and utilization of the client's CMMS systems.
 - Development and execution of special projects, cyclical maintenance and equipment renewal projects, relocation and upgrade of a live data centre, space renovations, seismic upgrades, smart meter implementation and DDC system upgrades. Participation on new construction/major projects teams representing the owner's interests.

- Electronic Arts Canada** **Director, Facilities Management** **May/99 - December/00**
A world leader in the development of interactive video game software products
- Completed final construction stages, corrected deficiencies and commissioned a new 207,000 sq.ft. world class facility, coordinated several post occupancy renovations, handled all logistics and security for grand opening by Prime Minister of Canada, orchestrated site rezoning, conceptual and preliminary design stages for 170,000 sq.ft. expansion with architects, consultants and internal stake holders.
 - Led and implemented all facility management functions including furnishings, food services, fitness facilities, corporate store operations, security, space planning, shipping, receiving, asset management software, established staffing, job descriptions, various outsourced building service contracts, janitorial services, help desk and intranet site to streamline service delivery.

- Knowledge Network** **Director, Facilities Management** **January/91 - May/99**
Provider of Knowledge Network TV station, K-12 and post secondary distance education services in BC
- Managed all aspects for the provision of a complex 114,000 sq.ft. facility from design to occupancy, coordinated relocation from previous premises and disposition of leases, led and participated on teams representing special needs and technologies, acting as main liaison between user groups and project team.
 - Established and managed all Facilities department functions, staffing, capital and operating budgets, implemented outsourced building service contracts, janitorial services, food services, continually benchmarked services and reduced costs to best in class under continuous budget pressure.
 - Established and managed a province wide portfolio of leased properties totalling 70,000 sq.ft. involving site selection, lease negotiations, leasehold improvements and assisting local managers with property management issues.
 - Continued to advance by assuming responsibility for 80 internal staff in purchasing, shipping, materials management and publishing services.

- Engineering/Construction** **Contract Assignments** **September/89 - January/91**
Short-term positions with Keen Engineering and Westfair Properties
- Engaged in mechanical consulting/design work using AutoCAD for commercial and institutional building projects.
 - Managed design and construction of fast track projects for Real Canadian Super Store developments across Western Canada.

- York School District** **Manager, Building Operations** **February/88 - August/89**
A rapidly expanding municipality and school district north of Toronto, Ontario
- Promoted to oversee 20 trades staff and department functions, participated on design teams to provide control over design and construction decisions for new buildings.
 - Implemented energy management strategies and retrofit projects, DDC building automation systems, air quality management programs and heat recovery ventilation systems, pioneered installation of ground source heat pump systems.

IMET **Manager, IAQ Division** **January/87 - February/88**
Engineering firm providing environmental emissions monitoring and industrial hygiene consulting

- Responsible for the establishment, management and business development of a new indoor air quality division, conducted marketing and technical research, hands on field work with sophisticated instrumentation, recruited technicians to handle increased business volumes and turn-keyed projects from fee proposal to final report presentations.

Mayfair Mechanical **Project Engineer** **September/83 - January/87**
A medium sized design/build mechanical contracting firm

- Responsible for turn-key design, sub-trade tendering, cost estimating, bid submission and installation contract supervision of commercial HVAC systems, purchased equipment, coordinated with clients, trades, suppliers, sub contractors, design consultants and building permits/inspectors, troubleshooting HVAC systems and dispatching service technicians.

Business Experience

Earth First Energy Inc. **Board Member** **January/03 - Present**
Pioneered the construction of BC's first utility scale wind energy facilities

PowerUp Systems Inc. **Board Member** **March/09 - Present**
Deployment of electric vehicle charging infrastructure across Canada

Burke Mountain LP **Partner** **July/94 – November/05**
Residential property purchase, rezoning, subdivision, servicing and sale

M2 Works Corporation **Director** **January/01 - November/03**
Founded an Incubator firm providing management and business development consulting services

- Assisted international clients with launch of Canadian branch operations
- Advised a public company on launch of online business and e-commerce strategy and also served on their board of directors
- Assisted a manufacturer with territory development and deployment of real estate strategy for launch of a new retail franchise

Alectric Studios Inc. **Director** **January/09 - Present**
Mobile app and Web development, Social media marketing and management, Video production, iOS Dev tutorials, creative concepts and graphic design

CTG Inc. **Director** **August/18 - Present**
Cofounded a senior care services business

Education

- Bachelor of Mechanical Engineering**, Lakehead University, 1986 – undergraduate thesis in IAQ and Heat Recovery Ventilation
- Diploma in Mechanical Engineering Technology**, Lakehead University, 1984
- Management Leadership Development Program**, OLA, 1998 – courses in coaching and team building, managing union environments, customer service, selling skills, interviewing skills, conflict resolution, business writing
- Certificate in Management Development**, Seneca College, 1988
- IFMA** – International Facility Management Association, seminars and conferences
- Investor Ready 101**, Angel Forum 2002 – intensive seminar on raising business financing, dealing with angel investors and venture capital organizations
- Carrier Canada**, Technical Development Program Certificate, 1988
- BCBC**, BC Building Corp, Project Management Series, 1994

Professional

- **Registered Professional Engineer** in British Columbia and Ontario
- **LEED Accredited Professional**, Canadian Green Building Council
- **Associate member of ASHRAE**, American Society of Heating, Refrigeration and Air Conditioning Engineers
- **Independent Power Producers of BC**, former member of the BC Wind Energy Committee
- **IFMA**, represented, participated and networked on behalf of employers

Personal

- Canadian and European citizenship
- Fluent in English and Italian
- Flexible for work related travel or relocation
- Excellent health, active in several outdoor sports and fitness training, competed in x-country skiing and mountain bike racing events
- Completed two 1500km self sufficient bicycle tours, in Italy and remote Northern British Columbia, completed the West Coast Trail hike
- Traveled independently through out Europe, Central America, and Asia