

# JUSTIN TULLOUS

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## CONSTRUCTION PROJECT MANAGER/FACILITIES MANAGER

*Knowledgeable in all construction phases and trades • Control Systems • Staff Management • Commercial & Residential*

Dedicated Project Manager with broad knowledge of construction and trades. Proven leader with the ability to provide solid guidance through assertive decision-making and planning. Well-versed in project management, building management systems (BMS,) construction scheduling/tracking, and office computer software. Adept at partnering with vendors, contractors, and clients to understand and complete projects.

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### CORE COMPETENCIES

Project Management	Construction Management	Scheduling Software
Staff Leadership & Coaching	Estimating/Bidding	Troubleshooting & Repair
Control System Support	Cleanroom tool install	Contractor   Vendor Relations
Analysis & Problem-Solving	Construction Schematics	Health & Safety Hazard Identification
Submittals & Purchasing	Change order tracking	Residential   Commercial Remodels

***I can work as well and hard as most techs – I don't mind getting dirty – I have tools and use them!***

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### PROFESSIONAL EXPERIENCE

**MAJOR HEATING, AC, GEOTHERMAL** - Denver, Colorado –12/2019 to present

**MECHANICAL INSTALL PROJECT MANAGER** –

Oversee commercial and high-end residential HVAC and Geothermal systems.

- Project take-offs, estimating, bidding
- Coordinate HVAC/Hydronic/Mechanical systems install with general contractor and other trades
- Technician management/support
- Use Wrightsoft Right-Suit to calculate heat-loads for systems sizing and mechanical permit documentation
- Start-up/ Commissioning/ Turnover/Provide Operations & Maintenance documentation
- Help out whenever and however is needed

**First Lutheran of Longmont** – Longmont, Colorado - 04/2021 to 05/2022

**Facilities Manager** – part time

Management of vendors, custodial help and staff improvement in maintaining the facility in good order.

- Budget Management
- Inspections and work order creation/tracking/completion
- Alarm/security system management - Primary emergency contact
- Vendor/Contractor Coordination
- Building and vehicle insurance/registration/inspections/compliance
- Employee management & Weekly staff report
- Manage leasing of residential apartment, and rental of church facilities

**CBRE/Proactive Business Solutions** – San Jose, California - 07/2017 to 11/2019**PROJECT/CONSTRUCTION MANAGER** –

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Receive Facilities Project Request, Create ROM (Rough Order of Magnitude) Document based on vendor proposals and research for CAR (Capital Adequacy Requirement) research for CAR (Capital Adequacy Requirement)

- Manage Design and permitting process
- Manage Construction, Install, Start-up, and Commissioning
- Manage/Track all Project associated budgets and purchase orders.
- Coordinate with Operations and EHS teams
- Manage Project Closure.

**TESLA** (formerly SolarCity) - Fremont, California –12/2015 to 07/2017**FACILITIES SPECIALIST** –

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**Operations:** Procedures, schedules, and preventative maintenance program establishment and operations in process control areas such as: reverse osmosis, de-ionized water, process chill water, scrubbed exhaust, wastewater treatment, chemical distribution units, compressed dry air, dehumidifiers, clean room facilities distribution systems, tool connections, waste sumps, and more.

Establish and oversee site recycling program, saving over \$15,000 per month from site waste bills.

Operations of program logic controls, building management system (SCADA), computer maintenance management system, fire and safety systems, staff training

**Project Management:** Oversee contractor installations, repairs, and additions/re-work. Plan/organize/oversee in-house teams for installations, repairs, and additions/re-work. Permitting process with city of Fremont.

**Construction/commissioning:** Coordinate, verify, start-up, take over operations of systems from construction contractors. Tesla Model 3 assembly line robot 480 volt power turn on and control systems verification, start-up.

**Key Accomplishments:**

- Created facilities maintenance programs and alarm response matrix in coordination with operations management to meet manufacturing specifications and needs
- Created factory recycling program that reduced monthly waste costs from 30K to 12K
- Tesla Model 3 assembly line commissioning

**ALTA DEVICES** – Sunnyvale, California – 5/2015 to 12/2015**SENIOR FACILITIES TECHNICIAN**

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Manage contractors and systems installation/start-up. Spearhead efficient operations of facility through preventive maintenance, ad hoc repairs, and assist in troubleshooting and resolving breakdowns and malfunctions. Ensure all tasks are performed in compliance with Alta policies and procedures as well as within proper safety and health guidelines. Promptly address service requests, conducting in-depth analysis to resolutely solve facility-related problems at a journeyman skill level. Monitor, research, and scrutinize data to track performance of multiple systems simultaneously.

**Key Accomplishments:**

- Commissioned Wastewater System for Gallium Arsenide wafer process
- Developed comprehensive preventive maintenance program to guide personnel, ensuring premium performance, safety, consistency, and continued operations throughout all facilities.
- Entrusted with oversight of implementation and operations of the acid waste neutralization system as well as the industrial wastewater management, making sure every phase adheres to legal, company, and industry guidelines.

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**INTEL CORPORATION** – Chandler, AZ – 4/2011 to 5/2015

**FACILITIES COMMISSIONING TECHNICIAN**

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Performed install and commissioning to support industrial water facilities, pumps, reverse osmosis systems, ultra-pure water (UPW) de-ionization. Functional Analysis Testing and records keeping. Conducted chemistry laboratory work, sampling for bacteria and charting results. Process Controls Statistical Analysis, consisting of pulling data from CMMS, Graphing, scrubbing, and annotating data, for FAB reports.

**Key Accomplishments:**

- Selected for facilities commissioning team of FAB 42

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***Education***

University of Life – School of Hard knocks

I went to a couple years of college out of high school because that's what people do – I went to Yosemite National Park for a summer job, and never looked back.

After a couple years climbing in Yosemite, I went into construction (see below.) Eventually I decided to change careers and ended up at Intel where I received a four-year education on industrial semiconductor manufacturing facilities.

I took that education to Silicon Valley and worked a project manager – expanding my experience and knowledge to many other industries, municipalities, trades, processes, etc.

I moved to Colorado for family needs, landed a job with a mechanical install company – now I have three years in Hydronics, HVAC, and Geothermal design and install.

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***Residential Construction From 1996-2011***

***1996-1999 Residential and Commercial Framing***

***2000-2002 Field Electrician – Residential/Commercial/Solar Arrays***

***2002-2011 Jobsite Foreman on large residential projects***

- ***Held landscaping/backflow prevention/and low voltage lighting contractor's licenses***

**LINKEDIN PROFILE: [HTTPS://WWW.LINKEDIN.COM/IN/JUSTIN-TULLOUS-09B98913/](https://www.linkedin.com/in/justin-tullous-09b98913/)**