

AJ DEEREY

FACILITIES ENGINEER | FACILITIES MANAGER | CONSTRUCTION PROJECT MANAGEMENT

Naples, Florida | [linkedin.com/in/aj-deerey-30aa38354](https://www.linkedin.com/in/aj-deerey-30aa38354)

PROFESSIONAL SUMMARY

Senior Facilities Engineer / Facilities Manager with extensive experience managing complex commercial properties, capital improvement projects, building systems, contractors, and multi-site operations. Proven ability to reduce operating costs, improve asset reliability, manage vendors, and deliver projects safely, on schedule, and within budget.

CORE COMPETENCIES

- Facility Operations & Engineering
- Capital Improvement Planning
- Preventive & Corrective Maintenance
- Building Systems (HVAC, Electrical, Plumbing, Structural, Life-Safety)
- Contract Administration
- Quality Assurance
- Procurement & Vendor Management
- Safety Compliance & OSHA Regulations
- Construction Management

PROFESSIONAL EXPERIENCE

KLewis Holdings Inc. — SW Florida

Facilities Engineer / Site Facility Development Division | 2022- Present

- Managed engineering, operations, maintenance, and capital improvement projects for a portfolio of 122 commercial and residential properties throughout Southern Florida, directing multiple concurrent facility projects across various locations.
- Directed preventive and corrective maintenance programs for building systems, mechanical, electrical, plumbing, HVAC, structural, and life-safety systems.
- Supervised maintenance personnel and specialty contractors while maintaining strict quality, safety, and OSHA compliance standards.
- Negotiated service agreements and vendor contracts while managing an annual maintenance and vendor budget of approximately \$3.6M, implementing value engineering initiatives to control costs.
- Conducted facility inspections, resolved complex engineering and maintenance issues, and ensured compliance with applicable building codes and regulations.
- Managed tenant improvements, facility expansions, infrastructure upgrades, and emergency repairs with minimal disruption to operations, utilizing ServiceChannel for work order tracking and facility management.
- Developed long-term asset management and preventive maintenance strategies that improved facility reliability, extended equipment life, and reduced operating costs.

Danny Garcia Construction Inc. — Naples, FL

Assistant Project Manager / Lead Superintendent | Individual Contracted Services | 2017 - Present

(Transitioned from construction management into facilities engineering during this period; maintained this contracted construction role concurrently while building the facilities career above.)

- Managed construction of 10+ high-end custom homes annually, overseeing all phases from initial design consultation to final occupancy, ensuring adherence to client specifications and timelines.
- Directed residential projects, integrating luxury features such as pools, outdoor kitchens, and commercial-grade glass to enhance functionality and aesthetic appeal.
- Coordinated with vendors, suppliers, and subcontractors to ensure timely delivery of materials, adherence to blueprints, and seamless collaboration among teams.
- Ensured full compliance with local, state, and federal building codes, zoning laws, and safety regulations to prevent costly violations and project delays.
- Maintained a 95% client satisfaction rate by providing clear communication, regular progress updates, and meticulous attention to design details, leading to strong referrals and repeat business.
- Oversaw job site safety protocols, enforced OSHA standards, minimized accidents, and maintained a secure work environment.

Site Facility Development Division — Southern United States

Facility Engineer / Construction Manager | 2020 - 2023

- Managed the facilities of multiple commercial, industrial, and residential properties across various geographical regions.
- Directed and coordinated all contractor activities, including subcontractors, vendors, and suppliers, while working directly with housing authorities.

- Maintained strict adherence to all local, state, and federal regulations governing construction and building codes.
- Developed and implemented preventive maintenance programs, overseeing routine inspections to ensure HVAC, plumbing, electrical, and fire safety systems functioned efficiently.
- Worked closely with property managers and tenants to address facility issues and concerns.

Optimal Construction LLC — West Palm Beach, FL

Project Manager / Coordinator | Individual Contracted Services | 2019 – 2022

(Ran concurrently with the Site Facility Development Division role above during the transition from construction to facility management.)

- Led the construction and interior completion of a luxury oceanfront resort, overseeing high-end condos, a hotel, and a spa while ensuring all phases aligned with design and structural plans.
- Oversaw project budgets exceeding \$50M, tracking material costs, labor expenses, and contract negotiations to optimize resource allocation and cut unnecessary expenditures by 15%.
- Supervised daily on-site operations, ensuring all construction activities adhered to safety protocols, building codes, and project timelines to prevent delays or compliance issues.
- Established partnerships with 50+ vendors and suppliers, coordinating procurement and timely material delivery, ensuring projects remained on schedule with zero major supply chain disruptions.
- Implemented process improvements that increased construction efficiency by 25%, streamlining workflows and ensuring the highest quality standards in completed projects.

Slab-2-Shingles Home Services LLC — Florida (Side/Second Business)

Owner-Operator | 1998 – 2016

- Managed daily operations for 12–18 estates and over 50 residential properties, overseeing inspections, maintenance, and repairs.
- Performed residential inspections, including new construction punch-outs, leak detection, mold testing, and radon assessments. Supervised maintenance and repairs for 50+ properties, coordinating with over 20 contractors and service providers to ensure homes were move-in ready.
- Led water mitigation and hurricane recovery efforts for 15+ storm-damaged properties, restoring properties to livable conditions.
- Sold the company in 2016, successfully transferring all client accounts and property management responsibilities.

Allstate Insurance Company

Large Loss Adjuster | 2008 – 2016

- Served on the Property Adjuster Weather-Related Catastrophe Team, handling property damage claims arising from hurricanes, tornadoes, floods, hailstorms, and wildfires.
- Evaluated and settled claims by working closely with policyholders, contractors, and internal teams.

Illinois Department of Transportation (IDOT) — Illinois

Project Superintendent | 1992 – 1997

- Oversaw operations related to the construction, maintenance, and repair of Illinois' transportation infrastructure.
- Supervised field operations, managed staff, and ensured compliance with safety and regulatory standards across statewide transportation projects.

Morse Diesel Inc. — Chicago, IL

Assistant Superintendent | 1991 – 1992

- Oversaw all on-site construction activities for the One Schaumburg Place project.
- Coordinated subcontractors, schedules, inspections, and quality control processes.

EDUCATION

Bachelor of Science, Construction Management - Eastern Kentucky University

Associate of Science, General Education - Illinois State University

CERTIFICATIONS & LICENSES

Certifications:

Infrared Thermographer • Mold Testing & Mitigation Specialist • Radon Testing & Mitigation Specialist • Property Adjuster • Master Inspector • Facility Management • Water Intrusion Inspector

Professional Licenses:

Florida & Nationwide Licenses (1991 – Present)