

RANDY S. MURRAY



Professional Summary

Strategic and results-driven Facilities Management Leader with over 25 years of progressive experience in operations, infrastructure reliability, project management, and vendor relations. Proven track record of leading high-performing teams, optimizing building performance, and driving cost-effective solutions. Adept at managing critical systems, budgets, capital projects, and office buildouts while maintaining operational continuity.

Experience

Janus Henderson Investors, Denver, Colorado

Senior Facilities Manager, January 2023 – Present

- Supervise and manage the daily activities of maintenance staff to ensure a high level of customer service and efficiency and ensure 24/7 uptime for all critical infrastructure services.
- Responsible for the maintenance and repair of our facility's structure, equipment and grounds, including plumbing, electrical and HVAC.
- Coordinate and monitor the activities of outside contractors and vendors and assist staff in assessing and resolving complex problems ensuring a high level of customer satisfaction.
- Assist with US office location selection and assessment, including lease reviews with outside council.
- Management of office buildouts and renovations from design through office commissioning including the coordination of internal and external partners.
- Utilize Facility databases to schedule and track demand work orders, schedule resources, and maintain vendor directory. Generates reports to track historical data and identify trends.
- Evaluate building equipment and systems used by staff and develop business case for upgrades and/or replacements and recommend, scope and manage building infrastructure projects.
- Act as a technical advisor and service provider to Janus Henderson's IT and AV teams to ensure that established infrastructure standards are maintained.
- Manage engineering related budgets, revenue and capital, and strategic life cycle management of all JHI infrastructure
- Evaluate and manage the RFP process to on-board new vendors and service partners.
- Manage vendors and key service providers to ensure contract service levels are met via quarterly business reviews.
- Analyze work productivity and service costs and make recommendations to management. Communicate staff activities to management via ongoing reporting.
- Develop and maintain departmental processes and procedures including reporting related to scheduled maintenance of critical building systems. Provide yearly reports to Risk and Compliance teams.

- Review, code, and approve invoices while adhering to budget.
- Make recommendations regarding hiring, termination, salary actions and other departmental procedures.
- Open communications and check ins with all landlords, and yearly Op/Ex reviews with the landlord at our US headquarters.

Janus Henderson Investors, Denver, Colorado

Manager, Operations and Maintenance, January 2014 – December 2022

- Oversees and manages staff involved in maintaining and repairing the facility's infrastructure, equipment, and grounds, including plumbing, electrical systems, and HVAC.
- Supervise and manage the daily activities of maintenance staff to ensure a high level of customer service and efficiency.
- Develop and maintain department processes and procedures.
- Manage contracts for equipment maintenance for all US offices
- Evaluate building equipment and systems used by staff and develop business case for upgrades and/or replacements.
- Manage vendors and key service providers to ensure contract service levels are met.
- Analyze work productivity and service costs and make recommendations to management. Communicate staff activities to management via ongoing reporting.
- Maintain departmental files and reporting related to scheduled maintenance of critical building systems. Provide yearly reports to Risk and Compliance teams.
- Review, code and approve invoices while adhering to budget.
- Make recommendations regarding hiring, termination, salary actions and other departmental procedures.
- Coordinate with Concierge Services and Office services for the general appearance/maintenance and proper meeting set-up for Conference Rooms.
- Monitor and maintain proper maintenance of vehicles used by staff.

Janus Capital Group, Denver, Colorado

Supervisor, Operations and Maintenance, October 2008 – December 2013

- Responsible for the supervision of facilities staff in the maintenance and repair of our facility's structure, equipment and grounds, including plumbing, electrical and HVAC.
- Ensure that all engineering and life safety systems comply with current building codes and regulations
- Monitor and maintain proper maintenance of vehicles used by staff.
- Build relationships with clients to ensure proper support and open communication.
- Supervise minor construction projects and contract labor.

Janus Capital Group, Denver, Colorado

Senior Maintenance Technician, May 2000 – Oct 2008

- Vendor management including coordination of work and oversee quality of work.
- Move-Add-Change ("MAC") Coordinator for all company moves including operation of MAC software and coordination between the Facilities, IT and Telecom Departments and space planning.

- Building maintenance and repairs on all company buildings including painting, dry walling, minor electrical, HVAC preventive maintenance and plumbing repairs.
- Furniture reconfigurations, inventory and deliveries.
- Back-up to the supervisor.
- Respond to after hour calls for all building maintenance issues.
- Assign department work orders.

Education, Certificates, Memberships, and Awards

Greeley West High School, Greeley, Colorado,

Building Owners and Management Association ("BOMA"):

BOMA Systems Maintenance Technician ("SMT") Certification, February 2003

BOMA Systems Maintenance Administrator ("SMA") Certification March 2004

Emerging Leader Graduate – Voted best in class by peers.

International Facilities Management Association (IFMA) Denver Chapter member, current chair of the partnership committee, and past VP of Communications on the executive board. 2016 - present.

Nominee for IFMA Facility Manager of the Year 2024

References

Available upon request