



CUSHMAN & WAKEFIELD

Iowa Commercial Advisors



Philip Gardner Director of Facilities Services
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Professional Expertise

Phil joined the team in the summer of 2023 and has worked in the commercial real estate and management services industry for over 30 years. Phil is an experienced Senior Leader with an education in technology management. Proven ability to build and lead/manage best-in-class teams, plus communicate/interact with a wide range of cross-functional constituencies. Results oriented with excellent planning, organization, quality auditing/assurance management skills, verbal/written communication skills, critical/analytical thinking skills, and conceptual abilities. Phil operates with a deep sense of professionalism/integrity and a keen focus on customer service/relationship building.

Specialties

Large Campus/Multi location Facilities/Property Management, Maintenance, Technology, Performance Management, Program Development, Construction/Renovation Projects, Expense Management, Contract Development and Administration, Security, Benchmarking, Negotiations, Operations/Quality Analysis, Quality Assurance Development, Process Improvement, CMMS, CAFM, Help Desk Operations, OSHA, HACCP, JCAHO, Vendor Management, RFP/RFQ, KRI/KPI, Expense Budgets, Capital Project Budgets, Variance Reporting, Sustainable/Conservation Facilities Program Development, Vendor/Process Change, Strategic and Tactical Operations

Outside of work, Phil enjoys spending time with family. He and his wife, Judy enjoy time on their acreage with their dogs Dozer and Charlie. Phil's favorite hobbies are spending time at the lake in South Dakota relaxing, boating, fishing, and enjoying lake life. Other hobbies include Automobile Arts and similar mechanical ventures.

Licenses & Certifications

- EMTA-State of Nebraska
- First Aid CPR AED-American Heart Association
- HACCP-International Food Safety Council
- Health Care General Manager-Marriott International
- Housekeeping Manager-Marriott International
- Inn Manager-Marriott International
- OSHA 10 Hour-IA/ILL Safety Council
- TQM/CQI Quality Improvement-Marriott International

Education

- DeVry University, Bachelor of Science, Telecommunication Management (Magna Cum laude)