

LUDDY ARIAS BUTKIEWICZ

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SENIOR FACILITIES MANAGER

REAL ESTATE | TECHNOLOGY | ACCOUNTING | PROJECT MANAGEMENT | CUSTOMER SERVICE | FINANCE | RAILWAY OPERATIONS

Versatile, accomplished, and results-driven management professional with 20+ years of diverse experience spanning facilities management, finance, real estate, and project leadership. Skilled in planning, implementing, and optimizing complex programs with a strong focus on budget control and process improvement. Adept at leading teams, overseeing high-impact projects, and building productive partnerships with stakeholders across all organizational levels, including internal, external, and governmental entities. Leveraging a background in accounting and fluency in Spanish, consistently deliver operational excellence through effective negotiation, vendor management, and cross-functional collaboration. Recognized for a proactive approach and the ability to achieve business objectives in dynamic environments.

Core Competencies:

Strategic Facilities Management | Project Management | Budgeting & Forecasting | General Accounting & Finance | Vendor Management | Contract Negotiation | Real Estate & Land Acquisition | Stakeholder Relations | Team Leadership | Operational Excellence | Regulatory Compliance | Financial Analysis | Customer Service | Process Improvement | Cross-functional Collaboration | External & Internal Partnerships | Spanish Fluency | Business Continuity Planning | High-impact Project Delivery | Staff Development | Analytical Problem Solving | Relationship Building | Cost Control | Initiative & Results Orientation | Strategic Planning | Permit Processing | Data Center Operations | Crisis Management | Capital Project Oversight | Transaction Management

EDUCATION & CERTIFICATIONS

BACHELOR OF BUSINESS ADMINISTRATION, Accounting | University of Texas at Arlington, Arlington, TX

Certifications: Facility Management Professional (FMP), International Facility Management Association
Texas Real Estate Sales License (Inactive)

KEY CAREER ACHIEVEMENTS

- **Facilities & Team Leadership:** Directed a team of 25 in managing 22 buildings and 4 data centers, ensuring compliance with safety regulations and operational efficiency—achieving equipment improvements and maintaining 100% uptime.
- **Major Capital Projects:** Provided direction and support for the successful Tower 55 – Tiger Funded Project (2011); steered the Musket Ethanol Facility project from inception to completion (2008); managed \$6M in property acquisitions for a \$38M capacity improvement project in Vancouver, WA.
- **Property, Permits & Acquisition:** Negotiated and secured property using \$80M from the Woodinville Line Sale for reinvestment (2010); successfully reviewed 1,100 permits, directly contributing to a \$2.7M permit revenue goal; developed matrix documentation for permit processes.
- **Process & Cost Optimization:** Managed the Aubrey Water Company Rate Case, reducing waste spending and streamlining operations for a utility company in Seligman, AZ; reduced accounts receivable > 60 days to \$1.8M.
- **Leadership & Engagement:** Created and administered a survey with a 33% response rate, transforming the Hispanic Leadership Council into a professional development group.

PROFESSIONAL EXPERIENCE

Senior Manager, Facilities | 2013 - 2025

BNSF RAILWAY | Fort Worth, TX

Served as Senior Manager, Facilities, directing the operational, strategic, and financial aspects of a portfolio of 26 buildings, including the headquarters campus and critical data center environments. Oversaw comprehensive facility operations with a focus on reliability, regulatory compliance, and continuous improvement. Collaborated with executive leadership and cross-functional teams to advance business objectives and ensure optimal facility performance.

Key Achievements:

- Coordinated and supervised the relocation of 46 employees within tight timelines; directed food service vendors to enhance financial transparency, resulting in a deficit reduction.
- Led monthly cash flow forecasting processes, optimizing workflows, expanding service lines, and enhancing team skill sets.

- *Steered overall management and daily operations for 26 buildings, including critical data centers, ensuring 100 percent uptime, safety, and regulatory compliance.*
- *Partnered with BNSF executive leadership to create and maintain a multi-year strategic facilities plan that outlined goals, targets, strategies, and initiatives for all corporate and data center activities.*
- *Maintained positive relationships with internal and external stakeholders to facilitate effective communication and collaborative execution of facility projects.*
- *Facilitated internal and external forums to foster healthy debate and drive alignment across cross-functional teams.*
- *Identified and implemented process improvements and business capability enhancements, resulting in increased efficiency for all facility operations.*
- *Developed, updated, and managed both the strategic and annual operating budgets, aligning facility investments with company objectives.*
- *Certified compliance with applicable portfolio initiatives, local and federal codes, laws, and governing regulations for safe and efficient operations.*
- *Supported negotiations for short- and long-term master service agreements to improve service levels and contract outcomes.*
- *Presented recommendations to senior leadership that promoted a mindset of continuous improvement, contributing to a clean, safe, and well-maintained work environment.*
- *Implemented a centralized waste program on the headquarters campus within six weeks, completing rollout without service interruptions (2023–2024).*
- *Spearheaded Return to Office strategy (2022), coordinated winter storm response efforts resulting in zero injuries and uninterrupted operations (2021), and collaborated on safeguarding corporate campus during the COVID-19 shutdown (2020).*

Manager, Real Estate, Acquisitions and Development | 2005 - 2012

BNSF RAILWAY | Fort Worth, TX

Held responsibility for all property acquisitions and real estate initiatives to support track expansion, marketing efforts, and environmental objectives. Handled all permitting, collaboration, and process improvement activities to advance key business operations.

Key Achievements:

- *Secured property acquisitions for expansion and strategic environmental projects.*
- *Contributed to the development and planning of the Property Information Management System (PIMS), which later evolved into the company's GIS system.*
- *Translated Spanish legislation on the Mexican Energy Reform Act (2013–2014), enabling new business opportunities and discussions with executive leadership.*
- *Managed real estate and permitting processes for both private and government-funded projects.*
- *Coordinated with UPRR and other railroad partners on joint facility initiatives.*
- *Worked cross-functionally to establish property prioritization and acquisition strategies.*
- *Introduced continuous improvement measures to enhance acquisition planning.*
- *Completed market analyses to determine property values.*
- *Executed special projects and provided additional departmental support as required.*

EARLIER CAREER:

Manager, Real Estate, Leases & Permits - BNSF Railway, Fort Worth, TX

Senior Analyst, Capital Investment Accounting - BNSF Railway, Fort Worth, TX

HONORS & AWARDS, LEADERSHIP, VOLUNTEERING, TECHNOLOGY

Employee of the Year, 2021 | BNSF Achievement Award – Winter Storm Response, 2021

BNSF Achievement Award – Musket Facility Outstanding Corporate Real Estate Customer Project Support

BNSF Achievement Award – Reinvestment of Woodinville Line Sales Proceeds

LUNA Award, Regional Hispanic Contractors Association (RHCA), 2017

Past Chairperson, Hispanic Leadership Council | Past Board Officer, American Railway Development Association

Participant, United Way | Participant, American Heart Walk | Volunteer, Junior Achievement

Microsoft Office (Word, Excel, PowerPoint, Outlook) | SAP | Smartsheet | Corrigo | Adobe Acrobat | ChatGPT | SharePoint
| Tableau