

TICHOMIR IVAN

SENIOR FACILITY & PROPERTY MANAGEMENT LEADER

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EXECUTIVE PROFILE

Facility and property management leader with 14+ years of experience across public-sector portfolios, commercial properties, logistics sites and outsourced FM services. Combines department leadership and multi-site operations with procurement, contract preparation, CAPEX delivery, supplier governance, energy management and client relationships. Experience includes contributing to the management of 101 public buildings, overseeing FM delivery across a shopping centre, a 20-storey office building and a polyclinic, leading multidisciplinary project teams, and managing the procurement and delivery controls for a €2 million headquarters renovation. Known for connecting technical operations, commercial discipline and reliable service delivery.

CORE EXPERTISE

- Facility & Property Management
- CAPEX / OPEX Planning & Cost Control
- Renovation Project Delivery & Works Supervision
- Supplier, Client & Stakeholder Management
- CAFM, Reporting & Operational Data
- Multi-site Operations & Portfolio Support
- Procurement & Contract Preparation
- Technical Services & Maintenance
- Energy Management & Efficiency
- Team Leadership & Service Delivery

PROFESSIONAL EXPERIENCE

OKIN Facility | Business Development Manager | Facility Management

Jan 2026 – Present • Czech Republic

- Develop business opportunities across hard and soft FM services and build B2B client relationships.
- Prepare commercial proposals, pricing models and tender documentation; coordinate with operational, technical and project teams to align proposed services with client requirements.

Brno University of Technology (VUT) | CAFM Specialist

Jul 2025 – Present • Brno, Czech Republic

- Maintain facility-related data in the university CAFM environment, including floor plans, maintenance requests and space-utilisation information.
- Prepare operational reports and coordinate with facilities teams, suppliers and internal departments to support service delivery.

City of Senica | Energy Manager

Jun 2025 – Sep 2025 • Senica, Slovakia

- Analysed energy consumption and performance data, carried out site inspections and identified opportunities to improve energy efficiency.
- Maintained energy records, supported energy policies and savings measures, and coordinated energy-related contractors and stakeholders.

District Office Senica | Head of Property Management

Sep 2024 – Jun 2025 • Senica District, Slovakia

- Led a five-person team responsible for municipal property-management activities and the care of the municipality's wider real-estate assets.
- Oversaw and coordinated three external property-management companies; monitored service delivery and property-related activities.
- Prepared and monitored the department's financial plan; coordinated building repairs, renovations, maintenance, procurement and materials for municipal council meetings.

BUSINESS WAY s.r.o. | Director of Facility Management

Nov 2019 – Aug 2024 • Slovakia

- Directly managed a team of six technicians and two procurement specialists, alongside external contractors, delivering FM and property services.
- Managed six sites across Slovakia for an international logistics company and supported an office park in Bratislava for an international investor.
- Held end-to-end responsibility for procurement, contract preparation and works control for the renovation of a Bratislava headquarters, with a final project budget of €2 million.
- Developed and monitored budgets, planned preventive maintenance and renovation programmes, prepared technical specifications and cost estimates, and supervised contractors and on-site works.
- Worked in a TAPA A-certified environment and managed a 24/7 technical control-centre operation.

ENGIE Services a.s. | Project Manager – Facility Management

Feb 2019 – Dec 2021 • Slovakia

- Had direct responsibility for FM delivery at a shopping centre, a 20-storey office building and a polyclinic.
- Held direct responsibility for a 13-person project team: six 24/7 dispatch-centre employees, six technicians and one maintenance supervisor.
- Managed maintenance and repairs and oversaw critical systems including generators, UPS, CBS units, transformers, pumps and chillers.
- For a project with the Bratislava City Municipality, managed supplier procurement for renovation works on municipal buildings.

Veolia Energia Slovensko, a.s. | Key Account Manager / Facility Manager Associate

Nov 2013 – Oct 2018 • Slovakia

- Contributed to the management of a portfolio of 101 public buildings belonging to the Trnava Self-Governing Region.
- Supported FM operations for a chain of stores operated by an international retailer across Central Slovakia, communicating directly with on-site technicians.
- Managed B2B client relationships, contractual requirements, service issues and payment follow-up; supported business projects with budgets of up to €400,000.
- Contributed to FM activities involving 30 retail locations and the Digital Park business centre.

EARLIER CAREER

Dantes-Art | Founder / CEO | Dec 2005 – Dec 2012. Founded and managed a retail, services and cultural-events business; led a team of 15+ employees and developed B2C e-commerce and sales operations.

Porsche Inter Auto Slovakia | Sales Manager | Sep 2012 – Nov 2013. Managed the sales process, corporate customer relationships and contract negotiations.

Lidl Slovenská republika | Deputy Store Manager | Aug 2010 – Apr 2011. Supported daily store operations, team coordination, stock control and customer service.

S Power Export-Import s.r.o. | Account Manager | Jun 2003 – Nov 2005. Managed B2B prospecting, sales meetings, contract closing and corporate customer relationships.

EDUCATION & PROFESSIONAL QUALIFICATIONS

Bachelor's Degree (Bc.), International Business | University of Economics in Bratislava | 2018–2022

Vocational Certificate, Mechanic for Electrotechnical Devices | SOU P. G. Frassatiho | 2000–2003

- EuroFM Site Manager Certificate (PAN-EURO Facility Manager)
- ISO 50001:2018 – Elements of Energy Management System
- Real Estate Brokerage (Pośrednictwo w obrocie nieruchomościami)
- Electrotechnical qualification – § 23, Decree 508/2009
- PRINCE2 Intro

LANGUAGES

Slovak (Native) | Czech (Professional working) | Polish (Professional working) | English (B2)