

**Michael Cowley, CPMM**  
**President of CE Maintenance Solutions**

I established *CE Maintenance Solutions, LLC* in 2004 to provide maintenance training, coaching and consulting services to facility and manufacturing organizations. In this time of increased economic pressure to relocate operations to lower-cost geographical regions or reduce operation costs by outsourcing support functions (i.e. maintenance), it is increasingly critical to assess your current operational status. Once identified, developing future performance goals and constructing short- and long-range plans will insure World Class performance, continuous improvement and increased profits.

My background includes over 30 years of hands-on experience in the production maintenance and facility engineering fields. I have extensive experience in all aspects of facility management, computerized maintenance management systems (CMMS), contract maintenance, utility operations, project engineering and senior engineering management.

My Mechanical Engineering education as well as my experience in working with an extensive number of manufacturing industries as well as in all of the major types of facility operations both private and governmental agencies, has given me an unusual insight into how organizations operate. Their underlying cultures can assist them in their growth and success or prevent them from changing and moving forward in a positive direction.

The early years of my maintenance career was spent in the textile industry where I held almost every type of maintenance and engineering position available, which provided me with exposure to the manufacturing, facility and the business side of asset management. During those 20 odd years, I developed my fundamental understanding and knowledge of the components and the culture needed to properly structure, organize and maintain a World Class maintenance organization.

After my manufacturing experience, I worked with one of the largest facility outsourcing corporations in North America. As a District Manager and Technical Representative, I spent several years managing multiple facility services and maintenance accounts. On a national level, I assisted other regions within the organization with maintenance program assessments, planning, and implementation of improvements programs.

In addition to my consulting activities, I teach a wide variety of maintenance and operations management topics in the areas of developing, organizing and maintaining a high- performance maintenance organization. ([click here to view training topics](#))

I speak at several leading annual maintenance conferences and facility management conventions, such as the *National Facilities Management and Technology Show (NFM&T)* and the *Facility Decisions Conference (FDC)* each year and write articles for various maintenance publications. A work in progress is my book, *Experience the Maintenance Miracle: How to Get Your Maintenance Genie Out of the Bottle* which I hope to have completed in the very near future.

I continue to volunteer my time assisting The Association for Facilities Engineering (AFE) as Chairman of the Professional Development Committee; an organization I have been affiliated with since 1986.