



RONALD C. MORSE

HIGHLIGHTS PORTFOLIO

Prepared for:



FACILITIES AND PROPERTY MANAGEMENT

Two Roles, One Mission: Balancing Ownership & Business Operations

Most property managers focus on the building. Most operations managers focus on the business inside it. I did both, at the same time.

Managed both the physical assets and business operations for 6 properties personally owned by CEO and COO, balancing owner priorities with the needs of a fast-paced insurance operation.

Over the years, also directed daily operations, build-outs, moves, etc. for 20+ rented office locations, with a maximum of 13 offices in operation at once, ensuring real estate assets and the business were at their peak performance.



Stamford CT: 5,000 sq ft
Gut renovation, 15-employee cap.



Cheshire CT: 4,000 sq ft,
Full interior update, 20-employee cap.



Groton CT: 3,800 sq ft
Plus two commercial tenants



Brooklyn CT: 2,000 sq ft
Full interior update



Bantam CT: 2,900 sq ft
Plus residential tenant



Cheshire CT: 3,800 sq ft
Plus commercial tenant

PROJECT: OFFICE MOVE – STAMFORD CT LOCATION

Exceptional Workplace Experience with Zero Downtime and Cost Savings

Led and executed all aspects of a strategic office relocation from a 5,000+ sq. ft. space to a right-sized facility for a 7-person team.

Achieved virtually zero downtime, reduced monthly costs by thousands of dollars, and delivered a flagship, HQ-quality workspace tailored to our niche market and high-value sales and service teams.



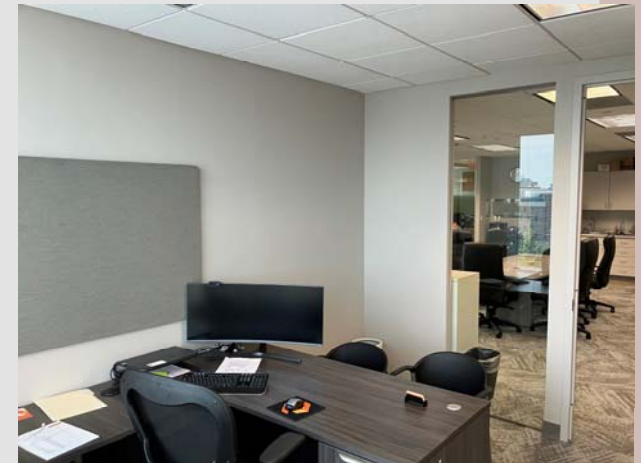
Executive Office



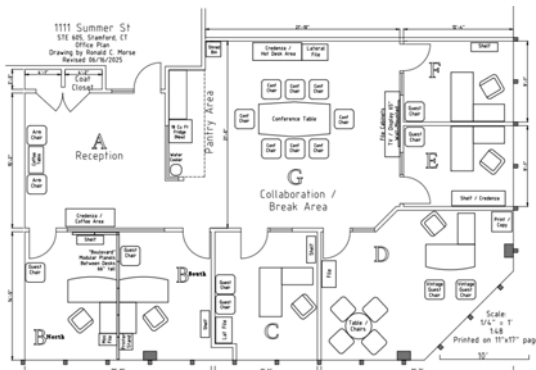
Branded Reception



Central Collaboration



Associate Offices



PROJECT: M&A / OFFICE INTEGRATION - BROOKLYN CT

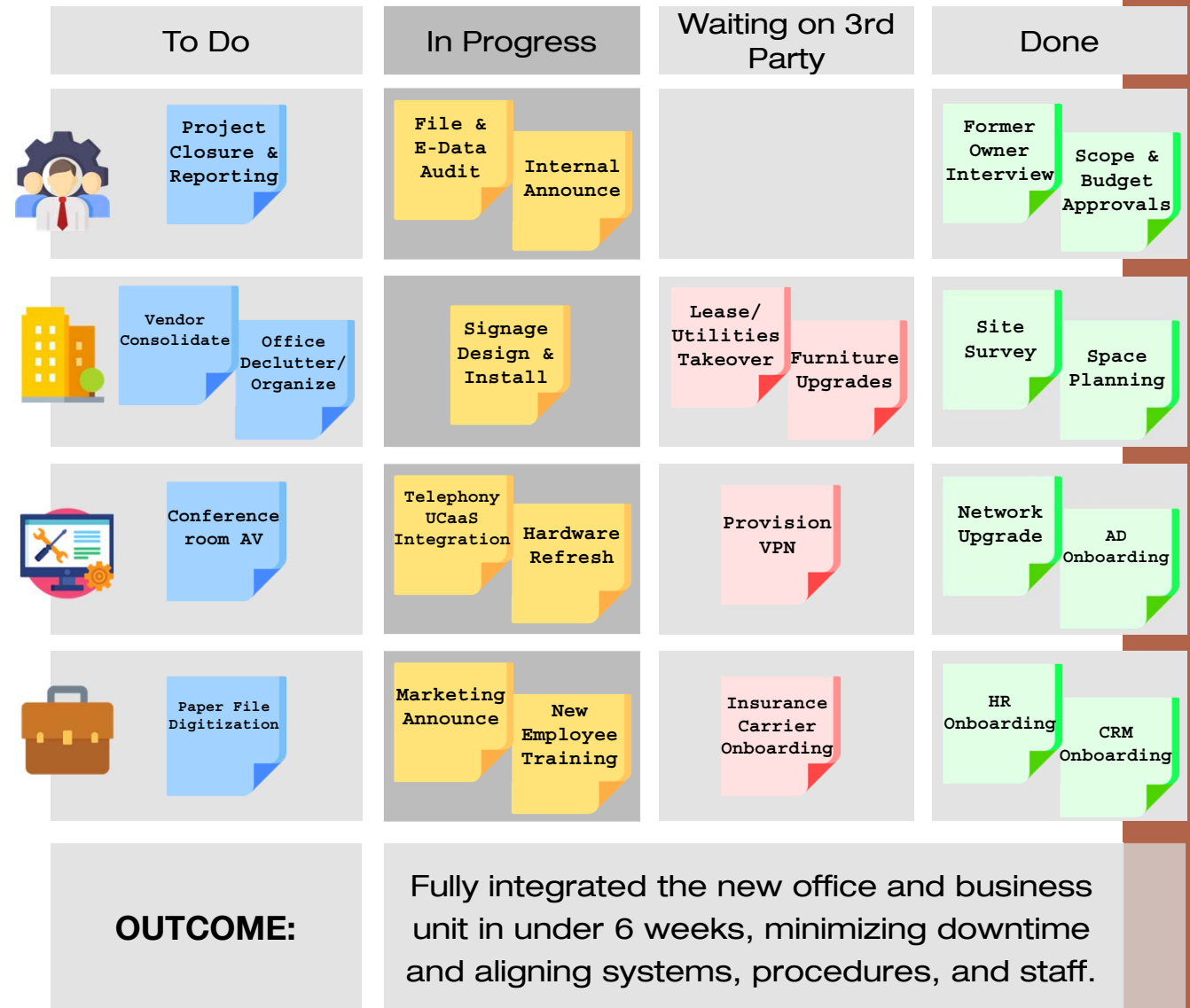
From Strategy Sessions to On-Site Execution: Every Detail Covered

Took charge of integrating a newly acquired office and business with new employees, reams of ancient paper files, failing hardware and scattered electronic data to secure.

Juggling IT migrations, telecom upgrades, and vendor consolidation while handling space planning, signage, and training. One moment finalizing budgets with leadership, the next configuring network gear or crafting marketing announcements.

Coordinated teams, vendors, and employees to deliver a fully operational, branded, and compliant location smoothly, on time, and without missing a beat.

Project Snapshot:



LEADERSHIP, CREATIVITY & COMMUNITY ENGAGEMENT

Applying strategic thinking, technical expertise, and creativity

Brighton Court Condo Association

President & Condominium Board Member

Led a 37-unit community as President, overseeing property management, major projects, and insurance challenges with transparency and collaboration.



Community Bicycle Ride Organizer

Led musical group rides to promote healthy lifestyles and goodwill toward urban cycling



Rippowam Labs Maker Space

Partner, facilities & training

Co-managed a creative workspace, teaching technical and craft skills while fostering collaboration.



Music In the Park at Czescik Marina

Organizer, Publicity & Audio Tech

Helped revive a hidden public space through live music events, handling publicity, logistics, and sound engineering



OPERATIONS DEEP DIVE: ACCESS-CONTROL | KEY CONTROL | KNOX BOX



Implemented **Fire Department Lock Box** (aka “Knox Box”) protocol for our Stamford HQ office. Coordinated with local Fire Marshal, created logical / visual documentation that can be clearly read in an emergent situation. Potentially preventing extensive property damage in the event of fire alarm activation.



Recommended and implemented an **electronic access control** system for our Stamford HQ, facilitating better control and visibility of access and allowing for immediate revocation of access when needed.



Maintained a **key control system** for over a dozen physical office locations at any given time. Indexed and tracked all doors, drawers, cabinets, access cards, and master/core keys. Organized secure central storage. Maintained records of key holders, revocations and lost keys. Enabled smooth new-hire onboarding, easy access for owners/managers and rapid access for crisis response.

THE RIGHT HAND OF THE CEO

Trusted, Discreet, and Always Two Steps Ahead

*Acted as the CEO's trusted confidant and right-hand, anticipating needs and addressing issues before they surfaced. Maintained discretion and professionalism as the **first call in crises**.*

Turned rough concepts into polished presentations and communications. Delivered data analysis, research, and feasibility studies to guide decisions.

*Orchestrated the back-end of sales, training, and morale-building meetings, ensuring flawless execution under pressure, often serving as an **Executive Assistant in all but title**, enabling leadership to stay focused on growth and strategy.*



In a small business environment, every team member needs to wear many hats — and Ronald wore them all with expertise, enthusiasm, and dependability.

Brian E. Rogers
CEO, Stamford Insurance Group

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Let's Discuss How I Can Help Ferguson Library Succeed

“Simplicity and complexity are the same thing, or to state it in other words
–there is a point where simplicity becomes very complex.”

Richard M. Palmer: The Lighting Art

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