*Ramkumar*

*Ramkumar.354821@2freemail.com*

*Profile*

* Above **14 Years** of experience in the areas of Operations & Maintenance, Facilities Management and Hospitality industry
* Currently associated with**Operon Middle East, Dubai Creek golf club, Dubai, UAE** as **Assistant Facilities Manager**
* Experience in maintenance/operations of a wide spectrum of equipment and components. Adept at preventive and breakdown maintenance of various machineries and equipment.
* Well versed in contract negotiations & management, document preparation, regulating material purchasing and site management & project execution.
* An effective communicator with exceptional analytical, negotiation, relationship

Management and problem solving skills with ability of resolving critical problem areas

*Experience*

* **Operon Middle East, Dubai Creek Golf club, Dubai, UAE**

**- Assistant Facilities Manager – Aug’15 –Till date**

* **Emrill Services LLC, Masdar City, Abu Dhabi, UAE**
* **Senior Facilities Engineer.** **– June’14 – Aug’15**
* **Golden Star Facilities and Services Pvt.Ltd, Hyderabad**
* **Dy.Operations Manager (M&E) - Oct’12 – May’14**
* **Welfare Association of Rain Tree Park (Malaysian Town ship), Hyderabad**
* **Facility Manager - April’11 – Oct’12**
* **Jones Lang LaSalle , Deloitte , Hyderabad**
* **Executive Engineer - Aug’08 – April’11**
* **Faber Sindoori Management Services, GMR International Airport, Hyderabad**
* **Supervisor/BMS & HVAC Engineer - Feb’08 – Aug’08**
* **Sarovar Hotels & Resorts, Indian School of Business, Hyderabad.**
* **Sr. HVAC & BMS technician - Dec’04 – Feb’08**
* **Chitra Engineering, Hindustan Aeronautical limited, Hyderabad.**
* **HVAC technician - May’03 – Dec’04**
* **Hindustan Aeronautical limited, Hyderabad**
* **National Apprentice Trainee - Apr’02 – Apr’03**

*Core Competencies*

**Operations - Facilities Management:-**

* Accountable for facilities operations in Dubai creek villas and Dubai creek yatch and golf club.
* Accountable for MEP operations in Masdar institute. Meeting the client’s requirements and site specific compliance.
* Leading the whole MEP team (Technical) over 15 sites including IT facilities and residential communities, and over 80 banking branches in South India.
* Evaluating and assessing new sites and projects as per the client’s requirements and expectations.
* Responsible for providing quality manpower and to develop the team by providing training programs.
* Developing vendors for procurement of essential equipment and components at reasonable cost; evaluating performance of the vendors for ensuring quality of the equipment.
* Preparation of MMRs, MIS reports as per the client requirements and attending the monthly reviews, KPI meetings, vendor assessments etc. at various clients.
* Conducting audits to upkeep the documentation standards from the back office and conducting periodic trainings to down staff.
* Preparation of risk assessments and work method statements required by the site.
* Managing various operations for effective facilities management including sourcing, procurement, logistics, etc.
* Planning & taking responsibility for smooth and seamless operations of all mechanical, Electrical, Plumbing installations and civil works pertaining to the facilities.
* Accountable for the maintenance of office equipment, fixed assets, complaint register, stock book and ensure that all the equipment are under warranty card.
* Ensuring all legal & authorities related compliances pertaining to facility and Engineering systems.

**Administration / Housekeeping / Security Management:-**

* Developing and implementing security policies, standards, guidelines and procedures to ensure ongoing maintenance of security; planning and monitoring security arrangements involving preparing security plans and deployment of security personnel, etc.
* Implementing stringent systems / measures to establish and maintain high security standards in compliance with prescribed statutory norms.
* Assessing the risk factors and chances in the new office and sites.
* Monitoring the security of campus through CCTV for video surveillance and evaluation.
* Being accountable for Front Office, Help Desk, Housekeeping, Pantry services; ensuring and implementing measures to keep pest free work environment.
* Supervising and executing activities-maintenance of attendance & updating the eligibilities of housekeeping staff.

**Project Management**

* Monitoring projects with respect to cost, resource deployment, time over-runs and Quality Compliance; evaluating project progress & taking adequate corrective actions.
* Preparation of snags and closing them with the coordination of project vendors.
* Managing all aspects of facility/property management services delivery system on the client project.
* Reviewing the maintenance/service practices of M&E Contractors to deliver quality work practices in line with the manufacturer recommendations.
* Identifying, negotiating and finalizing of the suppliers and contractors for new projects.

**Operations & Maintenance**

* Effectuating predictive & preventive maintenance schedules of plant assets; conducting periodic checks to ensure performance of various equipment like chillers, AHUs, BMS systems, UPS systems etc..
* Preparing various project reports for identifying areas of obstruction / defects, conducting troubleshooting / service / repair to rectify the equipment like chillers, AHUs, exhaust systems, fire protection systems, DGs, UPS etc.
* Effective practicing energy conservation measurements through BMS, training the vendor staff to follow the power saving measures without affecting the operations.
* Effective maintenance of fire suppression systems by conducting periodic fire alarm tests and follows up with the vendors to close the issues immediately. Participation in fire drills.
* Water management – Effective distribution of water for 1800 flats, breakdown and preventive maintenance of pumping systems

*Major Contributions*

**Major Projects Handled**

* Handled critical exhaust systems like strobic fans, hazardous gas detection systems, indoor air monitoring systems (Wotek), liquid nitrogen systems, aqua cool systems etc in Masdar institute.
* Successfully took over MIST 1B project from DLP contractors in 2014 – 15 period.
* Proper handing and taking over of 3 Lac SFT area building of 8floors (Deloitte E-block) with the span of 1 year part of facility operation.
* Commissioning and taking over of 2 new floors including Trane BMS systems, PAC system, Fire suppression system, electrical systems etc., in Deloitte and BMS system in ISB and GMR International airport, Hyderabad.
* Handled new equipment commissioning, establishing are carried out like 637 TR Centrifugal chillers, AHUs, exhaust systems, and cooling towers.
* Modifying of the existing water distribution system at Rain Tree Park (Malaysian Township – 1800 flats residential community)
* Handled 80 banking branches of a leading bank in south India, responsible for both MEP and soft services for the banks.
* Accountable for M&E Operations for 15 IT facilities like- Invesco, Parexel, Dupont, Oracle etc..
* Accountable for Facilities Operations of Masdar Institute and taking over of the MIST 1B facility from projects.

**Major Equipment Handled**

* HVAC systems like 637 TR water cooled centrifugal chillers (MCQuay), 350 TR Air cooled Carrier screw chillers, 70 TR AHUs, FCUs, UPS systems, PAC systems, VRF systems,
* Transformers, DGs, water treatment plant and HT equipment etc.
* Trane, Honeywell and Johnson control BMS systems.
* Operating and Maintenance of Precision Air conditioning systems, Package Air conditioning, Thermal chambers,
* Fire pumps, Chiller plant water pumps (125 HP to 25 HP)
* Fire suppression systems like fire detection and public addressing systems, FM 200, sprinkler systems, fire extinguishers etc.
* Specialist clean room equipment like Processed chilled water system, nitrogen gas distribution system, DI water system etc.

*Trainings*

* Basics of HVAC
* BMS systems
* IOSH managing safely Certificate
* Safety procedures – PPE & LOTO procedures
* Fire suppression systems.

*Education*

* Pursuing **BTech (CCC), Mechanical** final year in JN T University, Hyderabad.
* **Diploma in Mechanical Engineering** from JNGP Govt. polytechnic, Ramantapur, SBTET, Hyderabad in 2006 with 65% marks.
* **National Apprentice Training** in **R&AC** from **Hindustan Aeronautics limited**, Hyderabad with 89% of marks.
* **ITI** in **R&AC** from **Govt ITI sanathnagar**, Hyderabad with 81% of marks.
* **SSC** from Nalanda Vidhyalaya High School, Hyderabad with 78% of marks

*Personal dossier*

Date of Birth : 8th July 1982

Marital Status : Married

Nationality : Indian

Linguistic Abilities : English, Hindi and Telugu.