

NAGARAJ RAMAR

FM ENGINEER B-TECH | NEBOSH | MEP Design & Drafting

FM Engineer with over 12 years of proven expertise in Project Management, MEP Operations, and Facility Management across Mechanical, HVAC, Electrical, Plumbing systems, BMS, FAFF and swimming pool and kitchen and laundry equipment maintenance. Skilled in executing, monitoring, and closing large-scale commercial, residential, and infrastructure projects. I am eager to join a dynamic team to leverage my technical skills, drive innovation, and deliver measurable value to the organization.



ramarnagaraj@outlook.com

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+971565332294

Al khail,
United Arab Emirates

11-04-1992

Valid Saudi driving license Expire -
-in June - 2033
Dubai license on process

CAREER SUMMARY:

Professional Experience:

- FM Engineer in EFS GEMS SCHOOL PROJECT, Al Khail, Dubai (Current)
- Hard Service Coordinator in FMCO, Reseda Project, Saudi Arabia (Previous)
- MEP Engineer | FM Supervisor | MEP Supervisor, Ahmed Mansoor Al Alli, Bahrain (Previous)

HANDLED PROJECTS:

- ▶ GEMS Schools Al Khail, Dubai
- ▶ RED SEA International Airport, Umluj, KSA.
- ▶ Southern Dunes and CVH-B Camp, Red sea Umluj, KSA
- ▶ PPP Housing Project, Ministry of Housing Bahrain (1037 Villas), Bahrain.
- ▶ Deerat Alyoun, Diyar al Muharraq, Ministry Of Housing Bahrain (1144 Villas), Bahrain.
- ▶ Jannusan village in Bahrain.
- ▶ Construction of Sewerage Treatment plant in AMAS, Budaiya, Ministry of Bahrain.
- ▶ Tatweer integrated construction and maintenance Project in Tatweer Petroleum Bahrain.

Career Expertise

FM ENGINEER

EFS | AL KHAIL DUBAI

10/2024

- ▶ Coordinated daily maintenance and repair activities across multiple facilities to ensure operational efficiency and minimize downtime
- ▶ Managed vendor relationships and oversaw service contracts to ensure quality service delivery and cost-effectiveness
- ▶ Coordinstion with AMC contractors and vendors to complete the s
- ▶ Conducted regular inspections to verify safety standards and ensure compliance with regulatory requirements
- ▶ Monitored and reported on facility performance metrics to support continuous improvement initiatives
- ▶ Prepared and submitted comprehensive reports on maintenance activities, operational status, and key performance indicators (KPIs) on a daily, weekly, and monthly reports
- ▶ Assisted in preparing and monitoring budgets, ensuring expenses aligned with financial plans and organizational goals
- ▶ Developed and implemented preventive maintenance schedules to optimize asset lifespan and reduce unexpected failures

CORE SKILLS

- ❖ KPI
- ❖ SOP
- ❖ SLA
- ❖ CAFM
- ❖ SAP
- ❖ AMC
- ❖ INVOICE

- ❖ Transition
- ❖ Snag & De-Snag
- ❖ DLP
- ❖ Asset Management
- ❖ Vendor Management
- ❖ Project Mobilization and De-Mobilization

- ❖ Monthly reports
- ❖ Manpower Justification reports
- ❖ Utility reports
- ❖ Energy Saving reports

- ❖ Mep Drawings
- ❖ MEP & FAFF Operation
- ❖ Swimming Pool Operation
- ❖ Kitchen and Laundry Operation

- ▶ Ensured adherence to health, safety, and environmental regulations through regular compliance checks and audits
- ▶ Oversaw space planning and allocation to optimize facility utilization and support organizational needs
- ▶ Maintained accurate records of maintenance activities and inventory to support operational transparency and accountability
- ▶ Skilled in coordinating maintenance and repair services, negotiating vendor contracts, and overseeing building projects to ensure cost-efficient operation and compliance with safety standards.
- ▶ Demonstrated ability to develop and implement preventive maintenance programs, resulting in reduced downtime and increased efficiency.
- ▶ Strong communication skills with a proven track record of building positive relationships with clients, vendors, and cross-functional teams.
- ▶ Proficient in utilizing computerized maintenance management systems (CAFM) to track work orders, inventory, and budget.

HARD SERVICE COORDINATOR (FM)

FMCO | UMLUJ, RED SEA, SAUDI ARABIA

04/2022 - 05/2024

- ▶ Oversaw the maintenance programs for facility systems, including approval, review, inspection, and issuance of findings for PPM, PM, CM, and RM activities.
- ▶ Ensured the effective execution of maintenance tasks aimed at extending equipment and asset lifespan through detailed planning and supervision.
- ▶ Managed the preparation and coordination of monthly reports, KPI tracking, DLP handling, and contractor performance evaluations to support continuous improvement.
- ▶ Supervised subcontractors' work on-site, ensuring compliance with PPM schedules, reviewing method statements, and conducting risk assessments specific to each project.
- ▶ Facilitated contract management processes, including contractor negotiations, service agreements, and performance monitoring to ensure quality service delivery.
- ▶ Coordinated with contractors and suppliers to ensure timely provision of spare parts, maintenance supplies, and DLP contractors, supporting seamless operations.
- ▶ Conducted regular site walkthroughs to identify maintenance needs, perform visual inspections, and ensure adherence to safety and quality standards.
- ▶ Supported the development of maintenance strategies for electrical and mechanical equipment, including operation, commissioning, and troubleshooting.
- ▶ Managed and guided maintenance staff and technicians, fostering technical competence and ensuring achievement of operational goals.
- ▶ Coordinated preventive, reactive, and corrective maintenance activities for MEP systems, low current systems, and civil works to maintain facility integrity.
- ▶ Coordinated and managed Mechanical, Electrical, Plumbing, and HVAC systems, including Booster Pumps, GRP Tanks, Pressure Vessels, sewage, fire, irrigation, and storm pumps, ensuring optimal operational performance.
- ▶ Developed and maintained strong relationships with clients and contractors to facilitate effective communication and service delivery.
- ▶ Ensured compliance with safety protocols and industry standards during all maintenance and repair activities, promoting a safe working environment.

FACILITY SUPERVISOR, PETROCHEMICAL DIVISION

AHMED MANSOOR AL ALI B.S.C | TATWEER, BAHRAIN

06/2019 - 04/2022

- ▶ Ensured efficient facility operations and maintenance to uphold safety standards and environmental compliance
- ▶ Supervised daily plant activities to optimize operational performance and minimize downtime
- ▶ Managed maintenance schedules and activities to support equipment reliability and operational continuity

- ❖ CCTV
- ❖ BMS
- ❖ Testing and commission

Facility Management and Administration

AMC & Contracts-Vendor management

KPI | CAFM | SAP

Project Management

Asset Management

MEP Operations & Maintenance

HVAC Systems & Controls

Materials Management

Financial Management

QA&QC inspection

Maintenance Management

Maintenance Management

Building Management System

Client Service Management

Kitchen and Laundry equipment maintenance

Swimming pool maintenance

Ability to Work Under Pressure

Customer Service

Fast Learner

Adaptability

Effective Time Management

Critical thinking and problem solving

TOOLS & TECHNOLOGIES:

Aconex, Urbanise, FM Pro
MS Office, Auto Cad, Insapp

- ▶ Coordinated with safety teams to conduct regular safety audits, risk assessments, and ensure adherence to safety protocols
- ▶ Led emergency response procedures, maintaining readiness of safety equipment and coordinating incident management
- ▶ Troubleshoot operational issues, implementing corrective actions to maintain process stability and efficiency
- ▶ Monitored process parameters and adjusted operations to meet production targets and quality standards
- ▶ Maintained comprehensive records of operational activities, incidents, and maintenance logs for compliance and review
- ▶ Trained and mentored staff to ensure adherence to safety standards and operational procedures
- ▶ Collaborated with engineering teams on process improvements, equipment upgrades, and technical troubleshooting
- ▶ Ensured compliance with petrochemical industry standards and company policies through ongoing oversight and audits

MEP ENGINEER CUM COORDINATOR

**AHMED MANSOOR AL ALLI B.S.C |
DIYAR AL MUHARRAQ BAHRAIN**

03/2017 - 05/2019

- ▶ Oversaw complex MEP projects with a focus on quality standards and team coordination.
- ▶ Managed project activities involving utilities, machines, manpower & monitoring overall project operations for ensuring timely completion.
- ▶ Reviewed construction schedule and monitored progress associated with MEP activities.
- ▶ Conducted construction coordination meetings with MEP subcontractors, consultants, and resolved field conflicts and problems.
- ▶ Reviewed progress against programs and drawings against project specifications.
- ▶ Planned, scheduled, and kept records of materials used and the progress of jobs done on the site.
- ▶ Supervised and undertook electrical and mechanical works within a commercial environment.
- ▶ Managed team employees and subcontractors for timely completion of the works. ▶ Ensured adherence to health & safety regulations and company policies.

MEP SUPERVISOR

AHMED MANSOOR AL ALLI B.S.C | BUDAIYA BAHRAIN

11/2014 - 02/2017

- ▶ Supervised on-site installation and commissioning of HVAC, electrical, and plumbing systems to ensure adherence to project specifications and quality standards
- ▶ Reviewed and approved MEP shop drawings, verifying compliance with design requirements and facilitating smooth project execution
- ▶ Coordinated with contractors and subcontractors to ensure timely completion of MEP tasks, maintaining project schedules
- ▶ Conducted regular site inspections to monitor quality, safety protocols, and compliance with relevant standards and regulations
- ▶ Managed procurement processes and coordinated delivery schedules for MEP materials to ensure their availability aligns with project timelines
- ▶ Resolved technical issues related to MEP systems during construction, testing, and commissioning phases to maintain project continuity
- ▶ Ensured all activities complied with local codes, safety regulations, and environmental standards to promote a safe working environment
- ▶ Collaborated with design teams to identify and resolve design conflicts, optimizing system performance and integration
- ▶ Supervised testing, commissioning, and handover procedures of MEP systems, ensuring operational readiness for client acceptance

KEY STRENGTHS:

Project Planning & Management: Managing project activities involving working out various requirements with respect to utilities, machines, manpower monitoring overall project operations for ensuring timely completion. Ensuring that site operations are carried out smoothly in regard to supply, installation, and testing commissioning operations. Directs project management works and ensures.

MEP Operations:

Overseeing the mechanical and plumbing service installation for the entire project; reviewing construction schedule and monitoring progress associated with MEP activities. Conducting construction coordination meetings with subcontractors, consultant and resolving field conflicts and problems, reviewing progress against programs and drawing against project specification

Operations & Maintenance:

Anchoring and planning installation & commissioning activities of various equipment; planning maintenance schedule for machines and equipment. Planning and effectuating preventive maintenance schedules of various instruments to increase machine up time and equipment reliability.

Quality, Health, Safety, Security, and Environment:

Employing equipment, practices, and procedures which promote a healthy, safe, and secure work environment. Applying critical-thinking skills to solve problems by generating, evaluating, and

TRAINEE ENGINEER

RAMESH CONTRACTING | TAMILNADU INDIA

09/2012 - 08/2014

- ▶ Install and maintain HVAC, plumbing, and electrical systems according to project specifications.
- ▶ Conduct routine inspections to identify and troubleshoot MEP system issues effectively.
- ▶ Read and interpret technical drawings, schematics, and blueprints accurately.
- ▶ Ensure compliance with safety standards and building codes during installation and maintenance.
- ▶ Coordinate with project managers and contractors to ensure timely completion of tasks.
- ▶ Perform preventive maintenance to extend the lifespan of MEP systems.
- ▶ Document work activities, issues, and resolutions clearly in reports.
- ▶ Assist in the testing and commissioning of MEP systems for optimal performance. ▶ Use hand and power tools safely and efficiently during installation and repairs.
- ▶ Collaborate with team members to ensure smooth workflow and project success.



Qualifications

B-Tech in Electrical and Electronics Engineering

IIE Delhi | Delhi, India

06/2012 - 05/2015

Diploma in Electronics and Communication Engineering

KNSK College of Engineering | Tamil Nadu, India

04/2009 - 05/2012

Higher Secondary Examination

GOVT. Hr. Sec School | Tamil Nadu

04/2007 - 05/2009

GOVT. Hr. Sec School | Secondary School Leaving Certificate



Certifications

HVAC Design and Drafting

Dhanush Engineering

10/2021 - 06/2025

NEBOSH IGC

Redhat institute

10/2021

BICSC Coding

Online

06/2023

DECLARATION:-

I hereby declare that the information provided above is true to the best of my knowledge and belief.

Place: Al quoz, Dubai
Date: 17 -06-2025

ADDED COURSE AND CERTIFICATES

PTW System

Gas Tester

**First Aider & Work at Hight
Confined space**

Fire prevention and

Firefighting Management

PERSONAL PROFILE

Date of Birth: 11-04-1992

Nationality: Indian

Marital Status: Unmarried

Passport No: X6092762,

Expire in June 2033

LANGUAGES

- ❖ **ENGLISH – Native**
- ❖ **HINDI - Native**
- ❖ **TAMIL - Native**
- ❖ **MALAYALAM - Proficient**
- ❖ **TELUGU – Advanced**
- ❖ **ARABIC - Intermediate**

Yours faithfully,
NAGARAJ RAMAR

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FM ENGINEER

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<https://www.linkedin.com/in/nagaraj-ramar-37b6611a3>

Dubai



COVER LETTER

Dear Hiring Manager,

During my career as an FM Engineer, I have gained specialized skills in Planning Work, Inspecting Completed Work, and Supervising Employees, which I believe will be highly relevant to this position. In my previous role, I was responsible for planning and scheduling all MEP activities, ensuring that projects were completed on time, within budget, and to the highest quality standards. I also closely inspected completed work, identifying and resolving any issues to ensure that all MEP systems were fully functional and met client requirements. Furthermore, I supervised employees, delegating tasks and guiding them to achieve their best in their respective roles.

With a proven track record in MEP installation, maintenance, and supervision spanning over 12 years, I am excited to express my interest in the FM Engineer position at your company. I am impressed by your commitment to innovation and sustainability, values that align perfectly with my professional ethos.

One notable achievement that highlights my expertise is receiving an Appreciation Award for achieving 8,00,000 injury-free hours in the Diyar Al Muharraq Housing project in Bahrain. This accomplishment showcases my dedication to upholding the highest safety standards while ensuring project success. Additionally, my hands-on experience in MEP coordination, project management, and quality assurance have equipped me with the skills necessary to excel in a dynamic work environment like yours.

I am confident that my proficiency in MEP operations, documentation, and team management, coupled with my strong problem-solving abilities and effective communication skills, make me an ideal candidate for this role. I am eager to bring my strategic approach to project execution and my passion for excellence to your esteemed organization.

I am enthusiastic about the opportunity to discuss how my background, skills, and achievements can contribute to the continued success of your team. I look forward to the possibility of scheduling an interview to further discuss how I can add value to your projects and operations as an FM Engineer.

Thank you for considering my application.

Yours sincerely,


NAGARAJ RAMAR