

## RENUKESH.S.VEMANNA

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### Managerial assignments in Electrical Maintenance/ HVAC/MEP/ General Administration/Facilities Management/Hard & Soft Services

#### EXECUTIVE SUMMARY

- An astute professional with **over 25 years of cross- cultural experience** (across **India and Gulf**) in Electrical Maintenance, HVAC, General Administration, and Facilities Management for high raised commercial/ residential buildings, apartments & Villas, Mosque.
- Hands-on experience in diagnosing system problems and identifying equipment/ solutions for rectifying the problems with skills in performing both routine and preventive maintenance activities.
- Adept at implementing higher performance standards through organizational Operations Management, Time Management, SLA, SOP, Performance Management, conflict management, facilities, and office administration.
- Deft at managing activities pertaining to negotiating/ finalization of deals (commercial) with vendors & third part empanelment.
- Demonstrated excellence in providing complete technical & administrative support for multiple sites in terms of operation & maintenance of MEP, Electrical, Fire Fighting systems, DG Sets, HVAC systems, BMS, specialized Lighting Systems, Pumps and electrical systems like cables & transformers, elevators and escalators. Concluding Operation & Maintenance, House Keeping, Security & Safety

#### CORE COMPETENCIES

Project Management  
Electrical Troubleshooting  
Operations & Maintenance  
Contract Management  
Lease Agreements & Renewals  
Vendor management  
Purchase  
Capital Expenditure  
Report Management  
Inventory Control  
Disaster Management  
Safety Management  
Waste Management

#### KEY RESULT AREAS

##### Operations & Maintenance:

- Conducting operations and maintenance of multiple commercial & residential buildings
- Handling procedures of hazardous equipment and awareness of electrical safety standards.
- Coordinating with requirement and proper usage of protective equipment.
- Develop means to improve machine conditions & minimize m/c breakdown time and also responsible for continuous collection of data & to prepare utilization reports.
- Testing, diagnosing and repairing the problems in the system and propose relevant solutions
- Installed, commissioned and maintained –Electrical Control Panels/Chillers/DG/Transformers
- Ensuring proper running order of all systems along with replacing the spares
- Planning & Scheduling of Preventive Maintenance and ensure executed the maintenance activities as per plan.

##### Facility management/ General Administration:

- Proven expertise in providing a complete solution for Hard & Soft Services.
- Ensuring that the day-to-day operations of a business run smoothly
- Overseeing the supervision of employees and ensuring safety regulations are adhered to met.
- Managing office operations and drawing up annual budgets and reports on performance against budget
- Conceptualizing and implementing procedures/ systems across the designated areas of operations for office administration & operations to ensure a safe & smooth work environment
- Overseeing overall policy planning, standardization of SOPs, related to admin
- Interfacing with client's entities/ businesses to understand their expansion plans and space requirements and provide strategic inputs for optimum space planning and avoid ad hoc premises expansion
- Releasing and issuing purchase orders to selected vendors.
- Requires an extreme sense of urgency, combined with the ability to get work done completely and accurately and by following as per company standards and policies.
- Life Cycle of Equipment's
- Ensured compliance with CAFM, ISO 9001, ISO 14001 and OHSAS 18001, quality systems in the administration department.

## CAREER CONTOUR

### **July 2020 – Present with M/s R.P. Associates ,Bangalore as Sr. Facilities Manager)**

- Total in charge for Hard & Soft Services for 1 commercial buildings and 2 Residential buildings(Operation & Maintenance/Housekeeping/Security).Performed MEP Plumbing, Electrical and facility management/Clients Management at Crimson Court / Ahad Euphoria 12 Towers and 700 Flats STP /WTP Swimming Pool, Gym, Community Hall, Children's play area, tennis court, health club, badminton courts,
- Handling a team of 73

### **Since Jul 2012- Aug -2019 with Saud Bahwan Group Muscat (<http://www.saubahwangroup.com/>) as Deputy Manager (Maintenance)**

- Performing HVAC, Plumbing, Electrical maintenance,and facility management for:
  - **Commercial Buildings including:**
    - SBG Corporate center Muscat -Toyota/Lexus/KIA/Ford /Lincoln/TBA Showrooms & Service areas (1,45,457 Sq. Mtrs build up Area)
    - SBG 3S Facilities Buraimi -Toyota/Lexus Show rooms & Service areas. (18,427 Sq. Mtrs build up Area)
  - **Residential Buildings** (Two Bed Rooms – 600 Flats & Bachelor Staff Accommodation -600 Rooms):
    - SBG Residency 1 & 2 (38558 Sq Mtrs Build Up Area)
    - SBG Regency 1 & 2 (69929 Sq.Mtrs Build Up Area)
    - SBG-HVT Family Accommodation & Bachelor Accommodation.(78058 Sq.Mtrs Build up area)
  - **Saud Bahwan Polyclinic AlKhawair & Saud Bahwan Polyclinic Wadikabir**
    - Plan, coordinate and supervise day- to- day activities in Electrical, HVAC, MEP, House Keeping.
    - Waste Management(5R principles --Reduce, Reprocess, Reuse, Recycle and Recover)
    - Consultants and specialist service contractors on the medical equipments.
    - All work is to be performed as per HSE regulations, municipal by-laws, government legislation and Building codes.
  - **Saud Bahwan Charitable Foundation- Mohamed Al Ameen Mosque(6,000 Sq. Mtrs Build up Area)**
- Involved in both strategic planning and day-to-day operations.(All Premises-Commercial & Residential Buildings/Mosque)
- Actively performing maintenance of Electrical & Safety systems including:
  - LT panels and Generator from 1000 KVA x 8 nos,
  - HVAC -Air conditioners using Chillers (Trane 800 T X 4 no's & Carrier 200 X 3 no's & 280T X3Nos) and Air Handling Units (AHU) 75 No's and BAC Cooling Towers -12Nos and Fire Systems
  - Specialized LED lighting control system in Mosque
- Performing rate negotiations for AMCs for the maintenance of Elevators, Chillers, Cooling Towers and BMS
- Planning &Scheduling of Preventive Maintenance and ensure executed the maintenance activities as per plan
- Responsible for continuous monitoring & maintaining minimum spares requirements to avoid breakdown
- Devising yearly budgets and ensuring adherence to the budget
- Prepare the annual CAPEX and OPEX budget
- Implementing energy management initiatives to reduce the energy units
- Ensuring that facilities meet government regulations and environmental, health and safety standards
- Handled a team of 130.

### **Highlights**

- Carried out PPM as per plan and achieved **zero breakdown**
- Successfully brought a reduction in energy units by 32% compare b/w 2013 and 2019 in terms of **Omani Rials R.O. 1,25,000/- reduced**

### **Mar 2011 – Jul 2012 with R.P. Associates, Bangalore as Sr. Facilities Manager**

- Performed HVAC, Plumbing, Electrical maintenance and facility management for 2 commercial buildings and 2 Residential buildings

### **Dec 2005 – Feb 2011 with IDEB Projects Pvt Ltd., Bangalore (<http://www.idebinc.com>) as Facilities Manager (Sigma Soft Tech Park, White Field)**

### **Operations & Maintenance:**

- Led the mechanical, electrical and plumbing (MEP) and Air Condition Maintenance
- Actively involved in maintenance of Electrical & Safety systems including:
  - HT &LT panels and Transformer up to 5000 KVA
  - Installed, commissioned and maintained Generator from 725 KVA x 1no, 1500 KVA X6 nos, 2030 KVA x 2nos .
  - HVAC -Air conditioners using Chillers (280 T X 5 no's & 140 X4 no's) and Air Handling Units(AHU) 60 No's and Cooling Towers -10 Nos
  - Fire System and Assessment/ Elevators
- Ensured complete power for building 24 hrs/7 days/365 days and for STP & WTP plant

- Liaison with statutory clearance (Pollution Control Board & Electrical Inspectorate, Fire & Safety).
- Ensured trouble free operations of Power, Chiller Plant, DG Set, UPS, Plumbing and Carpentry works
- Drove continual plant condition improvements through task force team activities with feedback gathered from audit results
- Responsible for continuous monitoring & maintaining minimum spares requirements
- Supervising a team of Operation & Maintenance (96 people)
- Energy Management and saving.
- Successfully brought reduction in energy cost in terms Rs 14,00,000/- (2005 to 2011)

#### **Facility Management:**

- Investor Management –Coordination with Investors, Responsible of rental agreements & collection of rent (More than 3200 Investors)
- Performed general cleaning of building and waste disposal management in coordination with a team of 90 members
- Ensured maintenance of proper hygiene and cleanliness of building
- Handled the procurement of House Keeping consumable and maintained minimum stock
- Ensured safety of tenants and customers and responded to emergency situations
- Monitored and controlled on-site security systems and ensured CCTV & alarms
- Drafted invoices for clients (Electricity & Facilities) and handled the collection of rent, electricity and facilities charges
- Formulated the Reserve/ Sinking Fund and followed strict adherence to the budget
- Drew up administration budget and drove cost control measures to contain expenses within budgetary parameters
- Implemented disaster planning procedures to cover all emergencies
- Ensured compliance with ISO 9001, ISO 14001 and OHSAS 18001, quality systems in the administration department

#### **Nov 1995 – Dec 2005 with NSP Electronics Pvt Ltd., Bangalore (<http://www.nspblr.com>) as Maintenance Manager**

- Performed maintenance of single side and double sided process machineries (Electrical, Mechanical/ PLC related and AC Drives)
- Performed the maintenance of utilities like Power (Generator from 320 KVA to 1000 KVA & Electricity board), Air compressor and Air conditioners
- Conducted failure analysis for failed machinery breakdown and coordinated with the QA team for implementing all improvements plans
- Breakdown maintained within 3 to 4%
- Installed, commissioned and maintained:
  - Single/ Double Side Printed Circuit Board Plant. Machineries like Screen Printing, UV curing, Etching, 200T Punching Press (5 Nos), Auto Guide Drilling, CNC Drilling, CNC Routing PAL Plating, Hot Air Level and Dry Film laminator.
  - 1500 KVA and 3500 KVA Power station from 11 KV Substation & Air Compressor 60HP (4 Nos), for plant operation.

#### **Highlights**

- Successfully maintained machinery efficiency at minimum of 96%
- Proactively reduced energy cost for projects marking the completion at (INR 1.30 Units/ Litre) using Light Diesel Oil (LDO) instead of High Speed Diesel (HSD)
- Efficiently reduced energy cost project to (INR 2.30 units/ ltr) using Superior Kerosene Oil (SKO) instead of Light Diesel Oil (LDO)

#### **Mar 1994 – Oct 1995 with AMC College Jayanagar Bangalore as Lecturer**

#### **ACADEMIC CREDENTIALS**

**B.E. (Instrumentation Technology) from University of Mysore; 1994**

#### **TRAININGS UNDERGONE**

- Total Productive Maintenance program (TPM)
- MS Project Professional (P3)
- Internal Auditor Course from Quality Control Service
- Energy Management from TERI (Tata Energy Research Institute)
- ANAAR Training: ANAAR is a consulting firm dedicated to improving the competitiveness of organization. ANAAR builds on the Deming philosophy & facilitates integration of the philosophy in to the work places through a specially developed road map. This road map helps formulate, cascade, and implement plans throughout the organization.

#### **PERSONAL DOSSIER**

**Date of Birth:** 22<sup>nd</sup> July 1966  
**Languages Known:** English, Hindi and Kannada  
**Passport No.:** V1132269 (Valid till 20<sup>th</sup> April 2031)  
**Driving License:** Valid GCC Driving License (Issued in Oman & Valid till 2026)