MUHAMMAD NADEEM

OPERATION & MAINTENANCE (O&M) MANAGER

Certified Facilities Manager (CFM®) | BICS | Lean Six Sigma Black Belt

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PROFILE

Certified Facilities Manager (CFM®) with 16+ years leading Operation & Maintenance (O&M) for large, multi-asset facilities and mission-critical infrastructure. Proven track record building O&M programs from mobilization through steady-state operations PPM/CMMS implementation, SLA/KPI-driven contractor management, CAPEX/OPEX budgeting, and statutory compliance across smart buildings, transit infrastructure, and MEP-critical systems. Strong record in safety performance, cost control, and client/stakeholder satisfaction.

CORE O&M COMPETENCIES

- Operation & Maintenance Management, Hard & Soft Services, Planned Preventive Maintenance (PPM), reactive/corrective maintenance
- CMMS Implementation & Asset Management, asset surveys, tagging, condition assessment, asset registers
- SLA & KPI Management contractor performance evaluation, monthly review meetings, issue tracking to closure
- Budgeting & Cost Control CAPEX/OPEX preparation, yearly budget review, cost tracking
- Mobilization & Operational Readiness transition planning, handover, testing & commissioning
- Risk, Safety & Compliance Technical Due Diligence (TDD), risk & emergency management, HSE and environmental compliance
- Vendor & Subcontractor Management procurement, inventory, statutory/mandatory maintenance follow-up
- Electrical & MEP Systems BMS, Fire Fighting, Elevators, generators, power systems troubleshooting

PROFESSIONAL EXPERIENCE

Facilities Operation & Mobilization Manager — Safari Group – Riyadh (KSA)

Jan 2023 – Present

- Led end-to-end O&M mobilization for Hard & Soft FM services, standing up PPM programs, SOPs and KPIs ahead of operational handover.
- Directed all facility phases — Civil & Infra, MEP, Electronics, IT systems — through design review, construction, testing & commissioning, and asset handover into O&M.
- Owned CAPEX and OPEX budget preparation and follow-up, and tracked project delivery against budget and schedule.
- Ran monthly subcontractor review meetings to track KPIs against SLAs, resolve critical issues, and monitor manpower.
- Managed Condition Assessment, Technical Due Diligence (TDD), Asset Management, Risk Management, Emergency Management and Energy Management programs.
- Built and issued executive presentations and reports on project evaluation and process improvement for the Board of Directors.
- Coordinated cross-functional teams and stakeholders on operational transition, interface resolution, and reporting.

Asst. FM Manager / Mobilization Manager — Al Majal Aarabi Group (MAG) — Riyadh Metro TFM, Line 01 & 02 (40 Stations)

Jan 2018 – Dec 2022

- Managed O&M — Hard & Soft Services — for 40 Riyadh Metro stations: mobilization, operational readiness, handover, testing & commissioning, asset surveys/tagging, and CMMS implementation.
- Owned Preventive (PPM) and reactive/corrective maintenance execution, ensuring PPMs ran to calendar and Level 1/2 technical training was delivered to technicians, supervisors and team leads.
- Reviewed and validated maintenance procedures for safety and non-safety critical systems, ensuring alignment with scope, design documents, manufacturer recommendations and international standards.
- Tracked KPIs and ensured the team understood departmental indicators; reviewed monthly, asset, T&C, O&M and QHSE reports for accuracy.

- Managed CMMS system operation, overseeing reactive and planned preventive maintenance execution against project methodology.
- Coordinated subcontractors and service providers across Hard & Soft Services, pest control, waste management, and landscaping/irrigation; followed up statutory/mandatory maintenance requirements.
- Reviewed annual budgets and cost tracking reports; reviewed contracts and scope of work, proposing variation orders for added assets, tasks or frequencies.
- Managed stock inventory and procurement per Inventory Procurement Policy; maintained asset register with accurate labelling and classification.
- Led Job Hazard Analysis and risk assessment with the QHSE team; ensured Health & Safety and environmental compliance across all works.
- Coordinated third-party inspections, approvals and permits with relevant authorities and departments.

Technical Support & Service Engineer — Abdullah Abunayyan Trading Corporation

Mar 2013 – Dec 2017

- Provided technical support for the Power Division (generators & motors) and Water/Wastewater Division (submersible pumps & motors), supporting maintenance and troubleshooting for equipment feeding O&M operations.
- Managed maintenance contracts for generator O&M across 50+ hospitals nationwide under the Ministry of Health.
- Led a technical team of 47 (service engineers & technicians) across seven service centers, overseeing in-house maintenance, overhaul and testing operations.
- Managed projects up to SAR 2 million, including design estimation and execution, from testing and commissioning through handover.
- Inspected, estimated and overhauled submersible pumps (1kW–600kW) and gensets (10kW–2,500kW), including Perkins, Cummins and Mitsubishi engines.
- Designed and implemented Automatic Transfer Switch schemes (Normal/Emergency) and Low Voltage Panel boards.
- Delivered quarterly technical training to service personnel to maintain team competency.

CERTIFICATIONS & TRAINING

- **Certified Facilities Manager (CFM®) — Membership No. 1184074**
- **BICS (License to Practice) — Membership No. 30087600**
- **Lean Six Sigma Black Belt — Certificate No. C-2026-57198**
- **Lean Six Sigma Green Belt — Certificate No. C-2026-57366**
- **Lean Six Sigma Yellow Belt — Certificate No. C-2026-57198**
- **ISO 9001:2015 Lead Auditor**
- **Project Management Workshop**
- **Certified — Flexi G4 AC & DC Maintenance**
- **Certified — John Deere Service Advisor 4, Volvo Vodia 5, Dec 6000 PDS, John Deere Engine 6135 & Service Advisor**
- **Certified — KOHLER Generators & Controls (FRII, FRX Alternator, DEC3+, DEC550, DEC3500, DEC6000)**
- **Certified — Fire Fighting**
- **National Safety Council Defensive Driving Course (8/6), Oct 2017**

EDUCATION

- **MS, Electrical Engineering — 2011–2013**
- **BSc, Electrical Engineering — 2005–2009**