



Dynamic Facilities and Operations Leader with a Proven Record of Elevating Asset Performance, Strengthening Organizational Integrity, And Driving Large-Scale Improvements Across Diverse, High-Demand Environments. Combining Deep Technical Knowledge in Building Systems, Capital Planning, And Preventive Maintenance with a Sharp Ability to Diagnose Operational Issues and Implement Lasting Solutions. Known For Transforming Fragmented Processes into Unified, High-Efficiency Systems, Enhancing Workplace Culture Through Ownership, Accountability and Transparency, and Delivering Measurable Cost Savings Through Strategic Procurement and Lifecycle Management. A Decisive, Hands-On Problem Solver Who Leads Teams Through Complexity, Safeguards Physical Assets, and Builds Operational Frameworks That Support Long-Term Organizational Success.

AREAS OF EXPERTISE

Facilities Operations

Leadership — directing complex building operations and ensuring consistent performance across high-demand environments

Asset Performance

Optimization — improving system reliability, uptime, and lifecycle value through data-driven strategies

Capital Planning & Budget

Stewardship — developing long-range investment plans that align infrastructure needs with organizational priorities

Preventive & Predictive

Maintenance — designing maintenance programs that reduce failures and extend asset life

Operational Diagnostics &

Root-Cause Analysis — identifying systemic issues and implementing durable, scalable solutions

Process Improvement &

Systems Integration — transforming fragmented workflows into unified, high-efficiency operating models

Organizational Integrity &

Compliance — strengthening accountability, transparency, and adherence to operational standards

Strategic Procurement &

Vendor Management — securing cost-effective contracts and optimizing supplier performance

Lifecycle & Asset

Management — maximizing ROI through informed acquisition, utilization, and replacement strategies

Team Leadership &

Workforce Development — cultivating high-ownership, high-accountability teams in dynamic environments

Change Management &

Operational Transformation — guiding teams through large-scale improvements and organizational transitions

Risk Mitigation & Asset Protection

— safeguarding facilities and infrastructure to ensure continuity and resilience

SENIOR COMMERCIAL SUPERINTENDENT
SKA CONSTRUCTION - RALEIGH, NC

MAR 2023 – PRESENT

Driving results with precision—delivering ahead of schedule, under budget, and beyond expectations. Orchestrated high- impact construction projects while maximizing profitability, tripling forecasted margins. Led dynamic teams to streamline operations, elevate talent, and optimize productivity. Fueled long-term growth through diplomatic relations, ensuring sustained success.

- ❖ **Revolutionized Construction Efficiency:** Pioneered an innovative leadership methodology that streamlined final- phase construction operations, slashing project timelines by an impressive 67% while maintaining superior quality.
- ❖ **Turnaround Specialist in Project Management:** Took ownership of struggling projects facing delays and budget overruns, successfully driving them to on-time, within-budget completion, restoring stakeholder confidence.
- ❖ **Unmatched Financial Strategy & Profit Growth:** Leveraged meticulous financial oversight and cost-saving initiatives to amplify project profitability by up to 300%, maximizing operational efficiency and investment returns.
- ❖ **Legacy in Leadership Development:** Laid the groundwork for comprehensive procedural manuals for superintendents and project managers, creating a sustainable training framework that reduces turnover and fosters long-term team success.

PRESIDENT
KEAF ENTERPRISES LLC - RALEIGH, NC

MAR 2016 – JAN 2023

Trailblazing entrepreneur driving explosive growth—over 100% year-over-year. Mastermind behind strategic expansion, market positioning, and operational scaling. Engineered cost-efficient solutions, high-impact customer acquisition, and revenue optimization for sustained profitability. Visionary leadership transforming KEAF Blinds into an industry powerhouse through innovation and unmatched client satisfaction.

- ❖ **Explosive Business Growth –** Spearheaded strategic initiatives that doubled annual revenue, solidifying sustained expansion and market leadership.
- ❖ **Industry Recognition & Market Dominance –** Established a business model that earned statewide recognition as one of North Carolina's fastest-growing companies in 2018.
- ❖ **Innovative Marketing & Expansion –** Revolutionized lead generation and brand positioning through cutting-edge marketing strategies, maximizing conversion rates and customer acquisition.
- ❖ **Financial & Operational Excellence –** Optimized budgets, profit margins, and cost control measures, transforming financial performance while securing strategic partnerships and supply chain efficiencies.

VICE PRESIDENT REGIONAL OPERATIONS
RED SEA HOUSING LLC - JUBAIL, SAUDI ARABIA

APRIL 2014 – MAR 2016

Driving operational excellence and innovation—boosted manufacturing efficiency, skyrocketing modular home production by 50%. Spearheaded design enhancements and automation to optimize output. Founded a cutting-edge R&D department, pioneering green technology and industry-leading solutions. Instrumental in positioning Red Sea Housing as the go-to infrastructure powerhouse for oil, gas, and mining, securing sustained growth and market leadership.

- ❖ **Market Expansion & Revenue Growth –** Secured access to a \$20 billion regional market, unlocking new business opportunities and driving exponential expansion.
- ❖ **High-Value Contract Acquisitions –** Strategically initiated key partnerships, securing exclusive multi-million- dollar deals that reinforced market leadership.
- ❖ **Manufacturing & Operational Efficiency –** Increased production output by 50% through design innovation and automation while reducing costs by 25% to double profitability.
- ❖ **Revenue Optimization & Business Expansion –** Elevated remote residential camp operating revenue by 31%, generating an additional \$3MM in monthly earnings through enhanced business strategies.
- ❖ **Strategic Cost Reduction & Profitability Boost –** Successfully lowered manufacturing costs while scaling operations, driving sustainable profit growth and financial efficiency

GROUP DIRECTOR OF FACILITIES & ASSET MANAGEMENT
CHAGALA GROUP LLC - ATYRAU, KAZAKHSTAN

AUG 2010 – JAN 2014

Driving transformation at scale—leading high-impact operations, engineering, and facilities management across industry giants. Spearheaded game-changing strategies, turning cost centers into profit engines, securing multi-million-dollar contracts, and optimizing technical infrastructure for peak efficiency. Managed complex portfolios, overseeing utilities, HVAC, MEP, and capital expenditures, all while ensuring compliance and sustainability. Built elite teams, pioneered accountability - driven leadership, and expanded revenue streams through innovative business models. Managed P&Ls exceeding \$20M monthly, fueling growth, market leadership, and operational excellence.

- ❖ Financial Optimization & Cost Efficiency – Reduced budget expenditure by 35%, reallocating resources strategically while maintaining exceptional service delivery.
- ❖ Portfolio Expansion & Workforce Efficiency – Decreased labor costs by 35%, enabling the addition of 200K sq. ft. of residential family dwellings without compromising performance.
- ❖ Sustainability & Resource Management – Implemented eco-friendly initiatives, cutting electricity consumption by 30% and water usage by 60% for long-term operational efficiency.
- ❖ Operational Excellence & Process Innovation – Elevated workflow efficiency from 11.9% to 95.7% through pioneering cross-functional strategies.
- ❖ Talent Retention & Workplace Culture – Reduced staff turnover to less than 1%, cultivating a high-morale environment and long-term employee commitment.

CHAGALA GROUP LLC CONTINUED – BRISBANE, AUSTRALIA

Led operational strategy, project management, and cost control for a \$150M+ international facilities management contract with British Gas, overseeing a 500,000 m³ portfolio including residential, hospitality, remote camps, and a flagship data center.

- ❖ Operational Strategy & Leadership
 - Developed and executed a transparent, cost-efficient operational strategy.
 - Delivered leadership excellence across all support facilities, ensuring on-time and under-budget project delivery.
 - Created an intranet application to centralize operations and project data.
 - Designed and implemented an Emergency Mitigation & Evacuation Plan for remote camps, incorporating rainfall data, life support systems, and sustainability metrics.
- ❖ Project Management & Commissioning
 - Managed the full lifecycle of facilities management and project delivery across a diverse property portfolio.
 - Oversaw the handover and commissioning of British Gas's flagship control data center—ranked 3rd in global importance.
 - Assessed project quality and ensured compliance with OSHA, fire safety, and HSS&E standards.
 - Accepted official handover of all contractor-to-client projects, ensuring warranty-period operational continuity.
- ❖ Cost & Resource Management
 - Led cost management initiatives including budget creation, resource allocation, utility oversight, and value engineering.
 - Protected institutional interests by ensuring compliance with financial, regulatory, and safety requirements
- ❖ Recovery & Turnaround Projects
 - Recalled by British Gas to Australia to recover delayed and over-budget infrastructure projects across 4 remote camps.
 - Delivered critical infrastructure including:
 - 30,000 kVA HV/LV power supply systems.
 - Four 500 m³/day reverse osmosis desalination plants—corrected EPC design flaws.
 - Four 500 m³/day sewage treatment plants (STPs), 80M-liter storage ponds, and 8 irrigation spray fields.
 - Re-specified clarifying tanks and optimized RAS/WAS recycling rates, completing the project 4 months ahead of schedule.
- ❖ Technical Operations Oversight
 - Managed all technical systems: MEP, HVAC, utilities, potable water, wastewater, and capital projects.

PROJECT MANAGER CONSONNI INTERNATIONAL LLC – ABU DHABI, UAE

MAY 2008 – JUNE 2010

Oversaw high-end interior buildouts for new construction projects exceeding **\$38 million**, with full P&L accountability. Led cross-functional teams, managed elite client relationships, and implemented strategic initiatives to drive

profitability during a volatile global financial period.

Key Responsibilities

- ❖ Directed all phases of interior construction projects, ensuring quality, budget adherence, and timely delivery.
- ❖ Managed a team of 5 professionals, including Assistant Project Managers, Quantity Surveyors, Estimators, and subcontractors.
- ❖ Conducted performance reviews and implemented staff development plans, improving communication and resource allocation.
- ❖ Led public relations efforts, including media relations, newsletters, and website development.
- ❖ Maintained high-level client relationships, including members of Royal Families and VIP clientele.
- ❖ Developed a forward-looking business strategy that leveraged the global financial crisis to renegotiate third-party contracts.
- ❖ Negotiated and secured multiple major interior design contracts while maintaining strict budget control.

Key Achievements

- ❖ **Exceeded profit expectations** by securing an additional **6%** over the forecasted **20%** profit margin.
- ❖ **Generated \$2M in additional profits** through a strategic pricing and negotiation approach.

CORPORATE DIRECTOR OF FACILITIES MANAGEMENT EXCEL HOTELS & RESORTS – CANARY ISLANDS, SPAIN

JAN 2003 – OCT 2007

Senior construction and facilities leader with extensive experience of directing commercial development and hotel project operations. Overseeing full project lifecycles—from planning and coordination through on-site execution, ensuring quality, safety, and timely delivery across complex build environments. Bringing a strong foundation in team leadership, vendor and subcontractor oversight, and problem-solving in dynamic field conditions. Known for strengthening accountability, optimizing workflows, and guiding diverse teams to deliver high-impact projects with precision, integrity, and operational focus.

Key Achievements

- ❖ Established a centralized purchasing and procurement strategy that unified standards, pricing, and service levels across five luxury hotels, strengthened vendor performance and generating significant cost efficiencies.
- ❖ Directed major capital and infrastructure initiatives, including property acquisitions, MEP systems, utilities, HVAC upgrades, and comprehensive CAPEX programs, ensuring disciplined execution and long-term asset reliability.
- ❖ Designed and deployed a portfolio-wide preventive maintenance program that protected physical assets, improved operational readiness, and streamlined cross-department communication.
- ❖ Strengthened organizational culture and financial integrity by identifying and resolving serious fraudulent activity, resulting in substantial operational savings and improved accountability.
- ❖ Launched a merchandise rebate system and employee incentive program that reduced purchasing costs while boosting staff morale and engagement.

MANAGING DIRECTOR ALFFUER CONSTRUCTION – CANARY ISLANDS, SPAIN

JUNE 1993 – NOV 2002

Directed all aspects of company operations, overseeing the construction of luxury hotels, resorts, and government housing projects. Introduced innovative construction and financial models that significantly improved efficiency, reduced costs, and scaled company growth.

Key Responsibilities

- ❖ Provided strategic leadership and full operational oversight for the company's construction portfolio.
- ❖ Managed the development and delivery of high-profile projects, including:
 - **Princess Hotel**
 - **Occidental Grande Hotel**
 - **VPO Government Housing** (250 units)
- ❖ Designed and implemented a vertical construction methodology to accelerate low-rise project timelines and reduce labor costs.
- ❖ Pioneered a performance-based payroll model that became an industry benchmark, widely adopted by private sector firms.
- ❖ Oversaw all phases of construction including build-out, FF&E, finishes, and civil works.
- ❖ Enhanced staff performance management systems, improving workflow and reducing payroll inefficiencies.

Key Achievements

- ❖ Scaled company revenue from **\$620K to \$2GM** in annual turnover.
- ❖ Increased production output by **45%**, saving **\$96K** in labor costs.
- ❖ Reduced construction timelines by **45%**, resulting in **\$25M** in labor savings.
- ❖ Achieved **G0% industry adoption** of the innovative payroll model across private construction firms.

EDUCATION | CERTIFICATIONS

- ❖ Facilities Management Certified (British Institute of Facilities Managers) BIFM
- ❖ (AA) Management C Business Administration Institute, Cambridge, MA
- ❖ Applied Sciences in Electronics, Florida State College
- ❖ PMP Certified
- ❖ OSHA Certified
- ❖ (British Gas) All 16 HSSCE Certifications
- ❖ ACP License (Airframe C Powerplant)

LANGUAGES

- ❖ English – Native
- ❖ **Spanish – Fluent**

OTHER

- ❖ **US Citizen**
- ❖ **OCI – Overseas Citizen of India**
- ❖ **Can Obtain Professional Visa in all Countries**