

# MEP ENGINEER – DESIGN AND SUPERVISION

**Name:** Mohab Said Raafat

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**Career Roles -**

- HVAC Designer
- Plumbing Designer
- Fire Fighting Designer
- Team Leader-Facility Management
- MEP Site Supervision



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## PROFILE SUMMARY

<b>Designation:</b>	<b>Commercial Team Leader – Facility Management (May 2020-Upto now)</b>
<b>Establishment:</b>	<b>FAB Properties, Abu Dhabi, UAE</b>
<b>Designation:</b>	<b>Mechanical Site Engineer (Nov.2018–March 2020)</b>
<b>Establishment:</b>	<b>APG Architecture &amp; Planning Group, Abu Dhabi, UAE</b>
<b>Designation:</b>	<b>MEP Designer&amp; MEP Trainer (April 2016–Nov.2018)</b>
<b>Establishment:</b>	<b>APG Architecture &amp; Planning Group, Abu Dhabi, UAE</b>
<b>Designation:</b>	<b>MEP Designer (October 2015–March 2016)</b>
<b>Establishment:</b>	<b>HEBERGER Engineering Consulting</b>
<b>Designation:</b>	<b>Mechanical Engineer (January 2015–February 2016)</b>
<b>Establishment:</b>	<b>SEDICO General Contracting</b>

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## **Facility Management part:**

- ✓ Ensure all commercial units below authority documents are prepared to enable leasing the unit and issue Tawtheeq to tenants
  - Approved ADM Drawing
  - Approved ADDC Drawing
  - Approved ADCD Drawing
- ✓ Ensure all commercial units has separate Electrical and Water ADDC meter
- ✓ Inspecting the units to be ready for view and leasing
- ✓ Creating Commercial Guidelines to be followed by the tenants
- ✓ Ensure tenant fit-out work to be done as per authorities' regulation
- ✓ Ensuring the commercial activity will not affect our property nor the tenant
- ✓ Creating Business centre projects for units with big area
- ✓ Manage to carry out check out inspections for the Commercial and Retail Units upon request through FM provider.
- ✓ Studying Energy consumption in a property and study to find possible solution to create energy saving
- ✓ In case of tenant objection on checkout report, coordination and site visit with the tenant will be done to find all possible solution to reach tenant's satisfaction
- ✓ Justify the liable works and misused items by the tenant and approve the deductions on the Security Deposit.
- ✓ Establish the purchase orders to initiate the maintenance works for that unit.
- ✓ Follow-up on the status of the vacant units with the approved FM providers and ensure all are ready for lease.
- ✓ Manage to handover the unit within the deadline upon receiving the check in request through the FM provider.
- ✓ Ability to review the fit out proposals for the commercial units, add technical remarks based on the available building facilities and obtain landlord approvals for the no-objection letter. Verify contractor work by creating site inspection and insure same scope had been applied achieving the best quality
- ✓ Develop a first-class service to support complex, multi-disciplined sites and the requirements of the client.
- ✓ Provide support, Facilities management industry best practice, understands the applicable FM Service Level Agreements, establish and maintain communications among all FM project/programs stakeholders.
- ✓ Select and manage third-party vendors to agreed SLAs and get the best out of external teams that should be motivated by and aligned with the FABP mission. Identify, develop, implement and review FM based solutions that clearly demonstrate added value to the client's requirements.
- ✓ Ensure efficient and effective operations of delivery of facility services for the region in adherence to the FAB Properties real estate standards of performance and needs.

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- ✓ Manage FM issues with effective escalation and resolution through FABP customer care and CAFM.
- ✓ Communicate directly and indirectly with the tenants and fit out contractors and service providers to ensure the implemented works are Online with the company guidelines and authority regulations.
- ✓ Regular site inspection to all properties to ensure property condition as per our quality level and tenant's expectation
- ✓ Manage the RFIs and establish vendor list.
- ✓ Liaise with landlord requirement and send the RFP along with the tender documents.
- ✓ Obtain the tender pond from the bidders, (if any)
- ✓ Conduct meeting and site visits with the bidders and share the asset list and all required data for bidding process.
- ✓ Respond to vendor questionnaire during the bidding period.
- ✓ Manage to receive the RFQs within certain duration as agreed in the tender documents
- ✓ Schedule for Tender Opening with the landlord and other parties. Sign on each RFQ and review it, shortlist the best vendors and request for second round of bidding for lowering the charges if required. Finalize the tender and award the RFP to the lowest bidder.
- ✓ Perform the bond process upon awarding the tender, performance bond and retention as per the RFP and Tender documents.
- ✓ Send the Award Letter with commence date and request to start the mobilization.
- ✓ Develop, lead, motivate and inspire a professional team enabling them to meet both personal and business targets. Provide clear operational direction and support to team.
- ✓ Monitor and evaluate performance levels of employees. Proactively identify opportunities to improve performance Indicators.
- ✓ Strong teamwork ethic and promotion of customer service excellence.
- ✓ Proactively manage and take ownership of issues. Seek equitable and creative solutions to problems.
- ✓ Agree and review performance objectives for each team member. Carry out annual reviews. Use the process to improve employees who are not meeting requirements of role.
- ✓ Encourage employees to support the operational business objectives by sharing knowledge and to develop a creative approach to their work and to „think outside the box“.

## **Major Design Projects:**



### **ADCE Residential Buildings**

#### **Location:**

Khalifa City 'A', Abu Dhabi - UAE

#### **Client:**

Crown Prince Court – ADCE

#### **Cost (AED):**

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750000000

## **Job Description:**

- HVAC Systems designing & drafting
  - ✓ Heat load analysis (HAP5.1)
  - ✓ Machine selection
  - ✓ Duct sizing
  - ✓ Duct routing
  - ✓ FCU & AHU systems, Chiller systems
  - ✓ Kitchen – Car Parking-Toilet Ventilation systems
  - ✓ Kitchen hood estimation and machine selection
  - ✓ Smoke suppression systems
  - ✓ Stairwell Pressurization Systems
  - ✓ Chilled water pipe sizing
  - ✓ ESP calculation
  - ✓ Chilled water pump calculation
  - ✓ Electric rooms Ventilation systems
  - ✓ Cold Storage System estimation and machine selection
  - ✓ Air Terminal Sizing



## **Shams Al Reem Towers**

### **Location:**

REEM ISLAND, ABU DHABI, UAE

### **Client:**

Al Wifaq Finance Company

### **BUA**

41,800 sqm

### **Cost (AED):**

22000000



## **Job Description**

- Plumbing Systems designing & drafting
  - ✓ Water demand estimation
  - ✓ OHT & UGT Sizing
  - ✓ Pipe Sizing
  - ✓ Hot Water System Estimation and Designing, Pump Sizing
  - ✓ Hydraulic calculations
  - ✓ Sewage and drainage systems
  - ✓ High Rise Building Plumbing System
  - ✓ Storm Water Management

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- ✓ Gardening Systems
- Fire Fighting System designing & drafting
  - ✓ Fire Extinguisher Selection
  - ✓ Fire Hose Reel & Yard Hydrant Systems
  - ✓ Pump System Designing & Hydraulic Calculation
  - ✓ Sprinkler System Design
  - ✓ Stairwell Pressurization
  - ✓ BOQ



### **Marina City Walk**

**Location:**

Abu Dhabi, UAE

**Client:**

National Investment Corporation

**BUA**

20,670

**Job Description:** HVAC Revit design



### **Other projects:**

**Al Ekhlas Private School:**

**Location:**

Al Shamkha, Abu Dhabi, UAE

**Client:**

Al Ekhlas Private School

**BUA:**

30,000 sqm

**Cost (AED):**

9300000

## **Site supervision**

<b>Al Tayer Project</b>	<b>ADCE Residential Buildings</b>
<b><u>Location:</u></b> Abu Dhabi - UAE <b><u>Client:</u></b> Al Tayer Group <b><u>BUA:</u></b> 42,000.00 <b><u>Cost:</u></b> 100000000	<b><u>Location:</u></b> Abu Dhabi-UAE <b><u>Client:</u></b> Al Tayer Group <b><u>Cost:</u></b> 750000000

### **Job Description:**

- ✓ Check and verify the accuracy and Quality of Work at site for all Mechanical Systems.
- ✓ Check and review the MEP Method of Statement, Inspection Test Plans, Project Quality Control Plan, QA/QC Records, Pre-Commissioning and Commissioning Reports.
- ✓ Attend all MEP and HVAC inspection request for installation and test of services.
- ✓ Witnessing the Testing and Commissioning for all MEP Services and Equipment.
- ✓ Inspect all material and equipment delivery at site and assure that all to be as per approved material selection and project specification.
- ✓ Daily surveillance and monitoring for the development of work at site and submit actual daily, weekly and monthly progress report.
- ✓ Coordinate to Engineering, Construction and to Project Management Team.
- ✓ Complete supervision for the installation and modification of Mechanical systems at construction sites.
- ✓ Ensure that all Mechanical site activities are conducted under controlled conditions as per shop drawings, method statements, specification and work plan.
- ✓ Issue NCR to the contractor for any non-conformance or discrepancy.
- ✓ Report directly to Senior Mechanical and Resident Engineer.
- ✓ To ensure approved materials and documents are followed at site

## **EDUCATIONAL QUALIFICATION:**

Bachelor's degree in Mechanical Engineering:

**2010-2015**                      Abu Dhabi University College of Engineering.

**2009-2010**                      American University in Sharjah- College of Engineering

## **TECHNICAL SKILLS:**

**Tools:** AutoCAD, Auto Desk Revit (All versions)

**Other software's:**

✓

HAP

✓

McQuay Duct Sizer

✓

Beta Performance Data

✓

Xylem system size

✓

Microsoft office.

**Operating system:** Windows (All versions)

## **PERSONAL PROFILE:**

Date of Birth:                      04/09/1992

Religion:                              Islam

Nationality:                        Egyptian

Place of Birth:                      Abu Dhabi, UAE

Marital Status:                      Single

Permeant Address:                  Al Mina Street

Laungages:                              English (Speak, Write, Read)

Arabic (Speak, Write, Read)

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## **References:**

➤ **Eng. Mahmoud Khedr Abdel Fattah**

FAB Properties

AVP, Facilities Management – AUH & Al Ain

➤ **Ahmed El-Behiary**

Architectural & Planning Group

Project Manager

➤ **Eng. Zaki Raza Aley**

Architectural & Planning Group

Senior Mechanical Site Engineer

➤ **Eng. Shereef K.V**

Architectural & Planning Group

Head of Mechanical Division

➤ **Eng. Ibrahim Abd El Kader**

Heberger Consultant Engineering

Head of Mechanical Division

➤ **Eng. Mohamed Khawam**

SEIDCO General Contracting

Senior Mechanical Site Engineer

***Original References are furnished upon Request***

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