MANOJ KUMAR CHELLUBOINA

Technical Executive Engineer | Facilities Management | Electrical, HVAC & BMS Operations

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PROFESSIONAL SUMMARY

Electrical & Electronics Engineer and 33 kV licence holder with 5+ years in Facilities Management and Technical Operations at Amazon workplaces in Hyderabad. Grew from Electrical Technician to BMS Operator to Technical Executive Engineer. Currently run technical operations at Amazon HYD20, a 525,578 sq ft workplace supporting 3,500+ employees. Hands-on with Electrical, HVAC, AHU, BMS and UPS systems, preventive and breakdown maintenance, vendor and SLA management, and compliance and audit readiness. Equally strong on the commercial side: OPEX/CAPEX budgeting (OP1/OP2), budget-vs-actual analysis, BOQs, vendor invoicing and MBR/QBR reporting. Seeking Facility Manager / Technical Lead roles.

PROFESSIONAL EXPERIENCE

Technical Executive Engineer

April 2025 – Present | Hyderabad

Golden Ikon Solutions — Client: Amazon Global Real Estate & Facilities (HYD20)

Lead facilities management and technical operations for a 525,578 sq ft commercial workplace with 3,500+ employees, keeping building systems safe, reliable and compliant.

Facility Operations & Technical Management

- Oversee daily operation of electrical systems, HVAC, AHUs, BMS, UPS and allied building utilities.
- Plan preventive maintenance and manage breakdowns with service partners to keep equipment reliable and operations running.
- Conduct floor walks and technical inspections, identify maintenance snags and drive corrective actions.

Systems & Compliance

- Manage JLL Corrigo CMMS: PM work orders, e-permits, checklists, inspections, asset management and material inventory.
- Review and update the asset register quarterly to keep records accurate and the site audit-ready.
- Close all recurring, preventive and inspection work orders with proper justification and supporting documents.

Reporting & Financials

- Prepare and present Monthly and Quarterly Business Reviews (MBR/QBR) and KPI scorecards to the client.
- Support OPEX and CAPEX budgeting (OP1/OP2), budget-vs-actual variance analysis, CPH reporting and monthly accruals.
- Prepare BOQs for ad-hoc technical works and coordinate commercial evaluations with Procurement.
- Handle vendor invoicing, CAAP ID validation, consumables indents, attendance and workforce records.

Vendor & Audit Management

- Work with internal teams, service partners and stakeholders to resolve issues and meet service-quality SLAs.
- Obtain quarterly No Due Certificates (NDCs) from vendors to ensure timely payments and budget control.
- Support internal and external audits with technical records, compliance documents and detailed justifications.

Skills: Facilities Management · Electrical Systems · HVAC · BMS · Vendor Management · CAPEX/OPEX · Corrigo · Compliance · Asset Management

Building Management System (BMS) Operator

April 2023 – April 2025 | Rangareddy

Shankar Electricals and Services (SESIPL) — Client: Amazon Development Center India Pvt. Ltd.

Ran BMS operations and facility administration for about 550,000 sq ft of office space serving around 4,500 employees.

- Monitored BMS operations, HVAC systems, controller-based AHUs and building technical equipment.
- Supported operation and maintenance of UPS systems; coordinated with vendors on preventive maintenance and breakdowns.
- Prepared daily operational reports on utility consumption, facility data, equipment observations and performance trackers.
- Tracked helpdesk tickets, work permits, manpower attendance, energy consumption and M&E consumables.
- Maintained monthly, quarterly, half-yearly and annual PPM schedules, Corrigo work orders, equipment history cards and site checklists.
- Coordinated with landlord and vendor teams on LT/HT site operations and reviewed vendor escalation matrices to complete work on time.

Skills: BMS Monitoring · HVAC · AHU Operations · UPS · Preventive Maintenance · Corrigo · Energy Tracking · Technical Reporting

August 2021 – March 2023 | Rangareddy

Electrical Technician

VRVS India Pvt. Ltd. — Client: Amazon Development Center India Pvt. Ltd.

Handled day-to-day technical operations in a large Amazon commercial workplace; later promoted to BMS Operator.

- Helped operate and maintain electrical systems, HVAC equipment and allied utilities.
- Inspected equipment and supported scheduled preventive maintenance.
- Identified technical faults and helped coordinate breakdown repairs.
- Supported facility reliability, equipment upkeep and daily engineering operations.

Skills: Electrical Maintenance · HVAC · Equipment Inspection · Preventive Maintenance · Breakdown Support · Facility Operations

CORE COMPETENCIES

- Facility Management & MEP / M&E Operations
- HVAC & AHU Operations
- UPS Operation & Maintenance
- Preventive & Breakdown Maintenance
- SLA, Vendor & Stakeholder Management
- Statutory Compliance & Audit Readiness
- Electrical Drawings, Erection & Maintenance
- Electrical Systems & Circuit Breaker Operations
- BMS Operations & Monitoring
- Generator & Transformer Fundamentals
- JLL Corrigo CMMS & Reporting
- OPEX/CAPEX Budgeting & Cost Control
- Energy & Consumables Tracking
- MS Excel Trackers, Reports & Checklists

EDUCATION

- **B.Tech – Electrical & Electronics Engineering** — BVC Institute of Technology and Science, JNTU Kakinada (2016 – 2020)
- **Intermediate** — Narayana Junior College, APBIE (2014 – 2016)

LICENCES & CERTIFICATIONS

- 33 kV Electrical Licence Holder

ADDITIONAL INFORMATION

- **Languages:** English, Telugu, Hindi
- **Strengths:** Self-motivated, result-oriented, strong understanding of electrical drawings, project planning, erection and maintenance.

DECLARATION

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

Place: Hyderabad

(Manoj Kumar Chelluboina)