

SERGIO MAURIELLO

Technical Maintenance & Operations Manager

TECHNICAL LEADERSHIP • MAINTENANCE • OPERATIONS • FACILITIES

SINCE 1986: TECHNICAL EXPERTISE, PEOPLE, LOGISTICS AND ACCOUNTABILITY FOR RESULTS.

I am seeking responsibility for the technical and operational management of complex facilities. A career built through hands-on work underpins my approach: set priorities, coordinate people and resources, verify quality, and step in when a critical issue requires direct experience.

40 YEARS

hands-on experience

UP TO 58

people coordinated

6 TECHNICAL AREAS

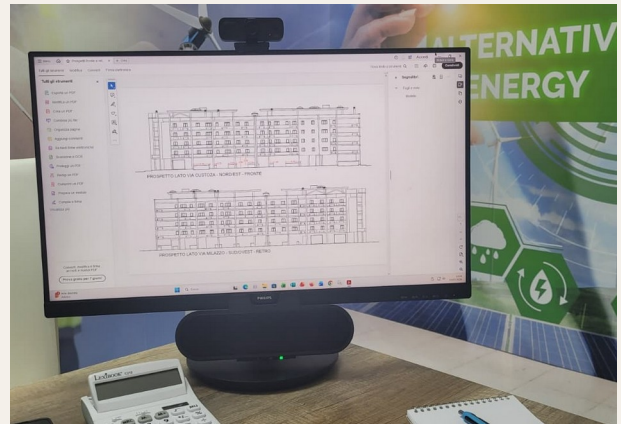
documented under Italian D.M.
37/08

ITALY + ABROAD

projects and hospitality



Hospitality • Hotel Victor Hugo, Luxembourg



Design review • technical verification • coordination

I AM NOT PRESENTING MYSELF AS A CONTRACTING COMPANY. I AM PRESENTING MYSELF TO MANAGE, COORDINATE AND BE ACCOUNTABLE FOR THE RESULT.

EXECUTIVE PROFILE

My approach to coordination is grounded in hands-on field experience and direct knowledge of the work.

Since 1986 I have built my experience primarily in Rome, then across Italy and abroad, working in building services, construction, major projects, hospitality facilities and maintenance. I do not come from a single specialism: I connect the building, technical systems, people and organisation. Hands-on experience has developed into management capability: diagnose, set priorities, source resources, coordinate teams, verify quality and bring the job to completion.

1986

START OF HANDS-ON CAREER

UP TO 58

PEOPLE COORDINATED

**6 TECHNICAL
AREAS**

D.M. 37/08: A B C D E G

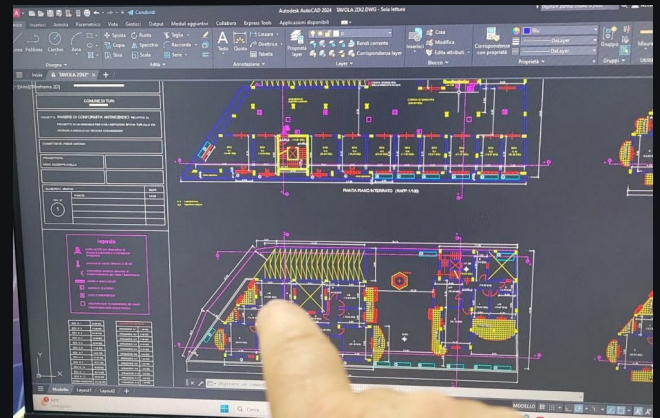
**ITALY +
ABROAD**

PROJECTS AND INTERNATIONAL
EXPERIENCE

For a General Manager, the value is not another list of trades. It is having one accountable technical point of contact who understands what is happening, distinguishes an emergency from a planned priority, and brings together technical matters, people, materials, safety, time and cost.



Madrid: direct involvement during a commercial fit-out.



Drawing review and technical coordination from design to site.

DOCUMENTED TECHNICAL SCOPE

**Electrical • electronic • HVAC • water/sanitary • heating • gas • fire protection •
renewables/FER • water treatment • pools • construction and refurbishment • facilities**

Technical expertise, people, logistics and results. One responsibility.

The role is not to carry out every task personally, but to define what must be done, with what priority, by whom, with which materials and to what standard; organise resources, control execution and remain accountable for the result. When required, I can step into the work to verify it, demonstrate the method or unblock a critical issue, without losing the management role.

TECHNICAL JUDGEMENT

Read a system, recognise an error, assess a solution, understand when work is correct and when it may create a failure or future cost.

PEOPLE AND QUALITY

Assign tasks, verify execution, step in when needed and raise the team's operating standard without passing problems up to management.

MATERIALS AND LOGISTICS

Source materials, identify compatible alternatives, organise deliveries, vehicles, equipment and priorities. A site stopped for one missing fitting is still a stopped site.

PROBLEM CLOSURE

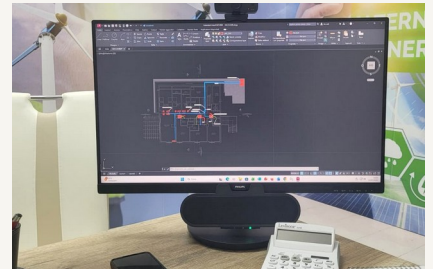
From report to verified solution: diagnosis, decision, resources, intervention, control and return to full operation.



Hands-on presence when it adds value to the result.



Coordination of construction and technical systems in complex commercial environments.



Technical analysis and review of schematics.

DIRECT EXPERIENCE OF THE WORK IS THE BASIS FOR DIRECTING IT: ASSESS SOLUTIONS, CONTROL QUALITY, RECOGNISE ERRORS AND, WHEN NEEDED, DEMONSTRATE THE CORRECT METHOD ON SITE.

OPERATIONAL RESPONSIBILITY = TECHNICAL COMPETENCE + PEOPLE + LOGISTICS + CONTROL OF THE RESULT

1986

—

1999

Technical foundations began before continuous professional activity: workshop practice, vocational thermo-hydraulic training and field work. Years of mistakes, corrections and responsibility then turned the trade into a method.

- DO**
Know the work first-hand.
- UNDERSTAND**
Read errors, critical issues and consequences.
- ORGANIZE**
Turn technical experience into management of people and projects.

- WHAT THIS PHASE TAUGHT ME**
- Hands-on knowledge: understanding real timing, difficulty and quality of a task.
 - Diagnosis: separating the symptom from the root cause before deciding.
 - Responsibility: learning that a technical mistake becomes time, cost and a problem for the client.

FROM THE TRADE TO OPERATIONAL LEADERSHIP

CAREER PATH • PART ONE

01 TRAINING, PLUMBING, BARCELONA AND ROME
Started very young in a workshop alongside an old-school plumber, followed by two years of vocational thermo-hydraulic training. From 1986 the work became continuous: plumbing, maintenance, repairs and systems, with early experience also in Spain and Rome as the main professional base.

- 02**
External maintenance: gas and oil boilers, swimming pool, water quality and treatment, repairs and general facility maintenance.
- 03 ALBANIA**
Technical work with a religious congregation: water supply, sanitary facilities, electrical and plumbing systems, minor building works and basic infrastructure.
- 04**
Residential project including building services and masonry works. A financially difficult phase, but decisive in developing the ability to restart and reorganise.

05
Turnkey supermarkets and large retail spaces: workforce, materials, travel, suppliers, architects and engineers. Teams of up to 58 people at peak periods.

FROM TECHNICIAN TO MANAGER

- 01**
Faults, repairs, building services and continuity of operation.
- 02 SITE**
Sequences, materials, timing, building works and technical systems.
- 03**
Large teams, technicians and designers to coordinate.
- 04**
Decide, correct and bring the work to completion.

THE PROFESSIONAL TRANSFORMATION

DO Know the work on site.	UNDERSTAND Read errors, sequences and consequences.
ORGANISE Coordinate people, resources and work.	CONTROL Verify quality, safety and results.

From rebuilding to international responsibility.

The path has not been linear. That experience has taught me to manage the days when the original plan is no longer enough.

PRATO AND TUSCANY

Professional restart after a difficult financial period. I chose to remain in Prato and rebuild the path on my own: turnkey works, commercial premises, renovations and construction. This stage turned technical competence into autonomy, commercial ability and responsibility.

LUXEMBOURG

Hotel Victor Hugo, around 65 rooms and approximately two and a half years of work. Complete refurbishment, personnel, materials, technical systems and finishes in an international setting.

MADRID

Recurring work for established clients: commercial premises, three-phase electrical systems, cold rooms and panels, extraction, industrial flooring, metalwork, finishes and maintenance.

VALDARNO

Major cinema refurbishment involving structural works, steel, screeds, insulation, reconfiguration of spaces and coordination of the works.

APRILIA · RESIDENTIAL CARE · HEALTHCARE

Shopping centre, healthcare and residential care facilities, complex systems and works. Technical coordination and review of drawings.

TODAY

Design work, personnel, purchasing, logistics, client relations, job accounting, urgent issues and quality control. Operational responsibility continues every day.



Valdarno: experience on a complex refurbishment.



Luxembourg: Hotel Victor Hugo.



Madrid: completed commercial premises.

TODAY: THE SUMMARY OF THAT JOURNEY

TECHNICAL EXPERTISE

Multidisciplinary experience built through real projects.

PEOPLE

Teams, technicians, designers and suppliers to coordinate.

LOGISTICS

Materials, travel, timing, vehicles and alternatives.

RESULT

Responsibility for bringing the work to completion, not merely starting it.

Up to 58 people. One operational lead.

On large retail projects I was not following a single trade. I managed the operating machine: people, materials, accommodation, travel, suppliers, designers, work sequences, problems and progress.

≈ 58

PEOPLE AT PEAK PERIODS

2-3 BILLION
LIRE

ORDER OF MAGNITUDE OF SOME
CONTRACTS

A-Z

CONSTRUCTION + SYSTEMS +
LOGISTICS

SITE

ON-SITE PRESENCE AND
DECISION-MAKING



Water/sanitary systems and drainage for technical areas, refrigerated counters and fish departments.



Large retail space during construction and coordination.



Interior works, systems and finishes in a retail environment.

WHAT OPERATIONAL LEADERSHIP MEANT

PEOPLE

Assign teams, priorities and responsibilities while maintaining progress.

MATERIALS

Purchasing, availability, deliveries and alternatives without stopping the site.

TRAVEL AND MOBILISATION

Accommodation, transport, access and daily organisation of the workforce.

DESIGNERS AND SUPPLIERS

Turn drawings and requirements into executable, verifiable and coordinated activities.

Experience and projects associated, among others, with Coop Italia, Eurospin, Decathlon, Ipercoop and the Intermarché group. The value was not 'doing one part': it was keeping the whole operation moving.

Maintenance does not stop because one part is missing.

Operational logistics is a central part of my work. When a material is needed, I do not stop at recording the problem: I check availability, compatibility, alternatives, delivery times and impact on service. The aim is to avoid a team, room or system remaining out of service because of poor organisation.

01 PRIORITY

Understand what is genuinely stopping the facility and what can wait.

02 SOURCING

Contact suppliers, stockists and alternative channels; verify technical compatibility and lead times.

03 PLANNING

Match material, team, equipment, site access and intervention sequence.

04 COST CONTROL

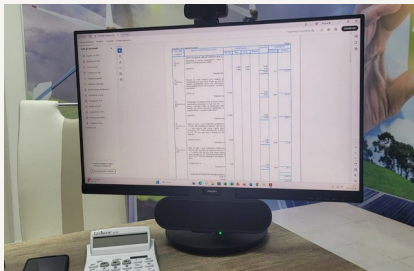
Assess the real cost of the solution, including downtime, travel, labour hours and the risk of rework.

05 UPDATE

Keep the client or management informed without transferring the operational burden of the problem to them.

06 CLOSURE

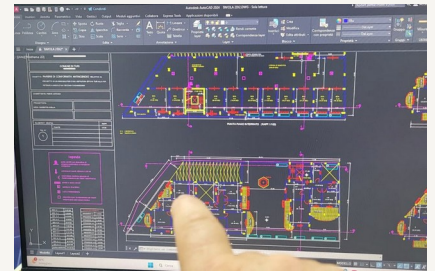
Verify the result and document what was done.



Planning: activities, quantities, timing and progress.



Site: materials, access, teams and sequences to coordinate.



Technical preparation: drawings and checks before mobilising people and materials.

BEFORE THE TEAM STARTS

CORRECT MATERIAL

Availability, compatibility, quantity and an alternative already checked.

EQUIPMENT AND VEHICLES

What is needed must arrive with the people, not the day after.

ACCESS AND PRIORITIES

Spaces, schedules, permits and facility activities coordinated in advance.

CONTACTS AND SEQUENCE

Everyone must know what to do, in what order and who decides if an unexpected issue arises.

Management should know what happened, what decision was taken, the expected timing and the intended result; it should not have to chase spare parts, teams, suppliers and deliveries.

Hotel Victor Hugo • Luxembourg

≈ 65 rooms • ≈ 2.5 years • complete refurbishment

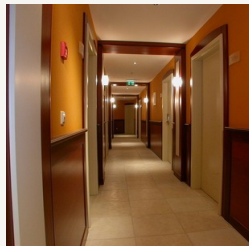
A long-term assignment in which the result had to work technically and look right to the guest. I coordinated people, procurement, systems, building works and finishes, maintaining continuity between the site, guest rooms, common areas and the final result.



Hotel Victor Hugo, Luxembourg.



Completed guest room.



Corridor and distribution routes.

HOSPITALITY = FINISH + CONTINUITY

Rooms and common areas must look right, but behind that result there must be accessible technical distribution, reliable systems and properly coordinated work sequences.

RESPONSIBILITIES

- Organisation of personnel and work sequences.
- Procurement and coordination of materials.
- Integration of building works, finishes and technical systems.
- Control of the final result in a hospitality environment.
- Management of work in a multilingual and international context.
- Technical presence through to completion of the works.

In a hotel, technical work must be reliable for management and almost invisible to the guest.



Completed common area.

Management value is not simply 'doing the job': it is protecting quality, timing, supplies, people, technical accessibility and usability of the facility through to handover.

BEHIND THE ROOMS



Distribution routes and systems above the corridors.



Risers and technical networks.

The room is the result. Behind it is a system.

Managing a hospitality facility means seeing what the guest does not see: distribution routes, systems, accessibility, future maintenance and interference between different work activities.



Circulation and distribution.



Risers and vertical routes.



Service shafts and technical accessibility.



Coordination of services.

A TECHNICAL MANAGER MUST READ THE BUILDING AS A SYSTEM, NOT AS A COLLECTION OF TRADES.

SYSTEM VIEW

A plumbing fault can affect electrical systems, finishes, accessibility and downtime. Management must consider the full impact.

MAINTAINABILITY

A solution is good when it remains accessible, controllable and repairable over time.

CONTINUITY

In facilities open to the public, maintenance must be planned to reduce disruption and interference with guests.

RESPONSIBILITIES

The technical point of contact must bring the issue to closure, not simply pass it on to the next trade.

Recurring on-site experience. Operational Spanish.

I return periodically to Madrid for recurring clients. I organise materials and work activities, purchase and source what is needed locally, coordinate with suppliers and local tradespeople and, when necessary, intervene personally. It is a practical example of management responsibility while remaining connected to the reality of the site.



Completed commercial premises in Madrid.



Direct involvement during the fit-out.



Professional extraction system.



Industrial flooring.



Suspended-ceiling framework and metalwork.

Activities handled over time include: cold rooms and sandwich panels, electrical work including three-phase systems, switchboards, metalwork, roofing, flues, extraction, flooring, drywall, windows and doors, painting, finishes and general maintenance.

I read the design. Then I compare it with reality.

Plans, schematics, distributions and technical drawings guide the work. But the site can reveal clashes, dimensions and conditions that were not visible on paper.

01 REVIEW

Routes, dimensions, systems and technical spaces.

02 VERIFY

Compatibility between the design and actual site conditions.

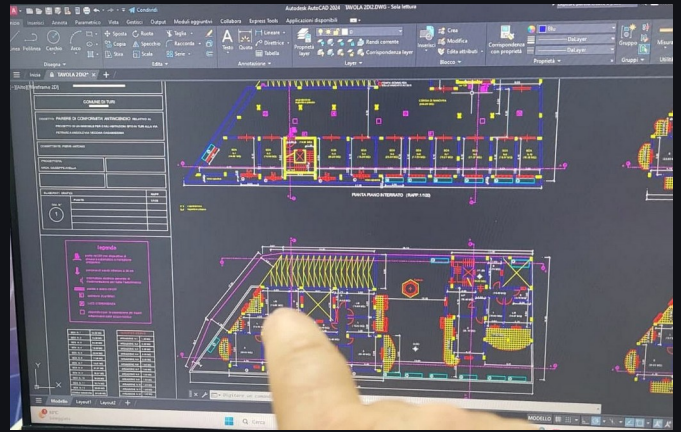
03 COORDINATE

Dialogue with technicians, designers and tradespeople.

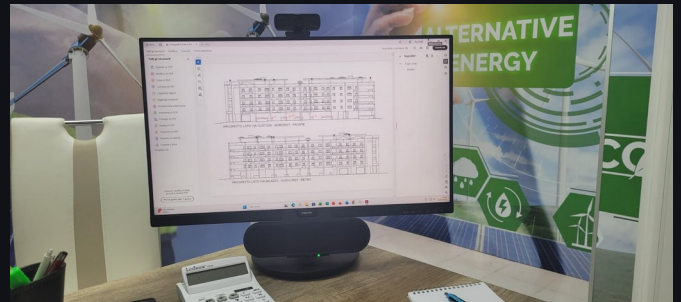
04 DECIDE

Stop and correct the issue before the error becomes a cost.

The ability to read a drawing is most valuable when deciding whether what has been designed can actually be built and maintained.



Review of technical drawings and coordination.



Review of architectural drawings and comparison between design, actual conditions and future maintenance.

Design does not replace field verification. The two must work together.

CHECKS THAT PREVENT REWORK

01 CLASHES

Technical systems, structures, suspended ceilings and routes must coexist in the real space.

02 DIMENSIONS AND SPACE

Measurements and access must be checked before a decision becomes irreversible.

03 MAINTAINABILITY

A component must remain reachable, inspectable and replaceable over time.

04 VARIATIONS

If the planned solution does not work on site, it must be corrected before closing up the work.

Electrical systems: from distribution to switchboards.

Italian D.M. 37/08 documents technical responsibility under categories A and B. Site experience includes distribution systems, switchboards, power supplies, electrical systems in residential and commercial settings, and coordination with other trades.



Distribution and installation of circuits.



Electrical switchboard during construction.



Completed electrical switchboard.

D.M. 37/08 · A

Generation, transformation, transmission, distribution and use of electrical energy; lightning protection and automation systems.

D.M. 37/08 · B

Radio/television systems, antennas and electronic systems in general.

PES · PAV · PEI

16-hour specialist training for electrical work, with reference to Italian Legislative Decree 81/08 and the CEI standards listed in the certificate.

SITE CONTROL

Routes, cable sizes, protection, clashes, accessibility and workmanship quality must be verified in the actual site context.

SUPERVISION AND CONTROL

SWITCHBOARDS AND PROTECTION

Consistency between loads, protective devices, distribution and the actual use of the system.

ROUTES AND SIZING

Installation, sizing, penetrations and compatibility with other works.

ACCESSIBILITY

Switchboards, joints and components must remain reachable for inspection and maintenance.

CLASHES

Electrical, HVAC, plumbing and building works must be coordinated before closures are completed.

Plumbing, sanitary systems, drainage, distribution and water treatment.



Water distribution and manifolds.



Underground networks and drainage.



Water treatment / purification.



Pressure boosting and autoclave system.

D.M. 37/08 · D

Water and sanitary systems of any type or nature.

POOL WATER TREATMENT

The Chamber of Commerce record also lists installation of pool water-treatment systems among the secondary activities.

DRAINAGE AND SEWERAGE

Experience with internal networks, underground networks, foul water and technical connections.

WATER QUALITY

Experience also gained in pool management and water monitoring within complex facilities.

SUPERVISION AND CONTROL

PRESSURE AND FLOW

Distribution, pressurisation and real behaviour at points of use.

LEAKS AND TIGHTNESS

Connections, joints, insulation and warning signs that may precede a failure.

DRAINAGE AND FALLS

Routes, traps, ventilation and conditions that may cause standing water or backflow.

PUMPS AND TREATMENT

Accessibility, operation, maintenance and availability of critical components.

Air conditioning, refrigeration, heat pumps, ventilation and extraction.

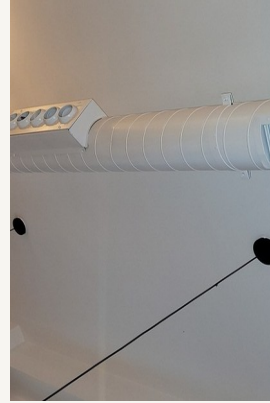
Competence covers the refrigerant circuit, air distribution, condensate, ventilation, accessibility and maintenance. The scope is documented by Italian D.M. 37/08 category C and the company's F-GAS certification.



Daikin chiller / chilled-water generation.



Fresh-air exchange and ventilation.



Ducted air conditioning.



Outdoor units / distribution.

D.M. 37/08 • CATEGORY C

Heating, air conditioning and climate-control systems, flue-gas and condensate discharge, ventilation and aeration.

DIAGNOSIS AND CONTINUITY

Performance, temperatures, filters, condensate, air changes, spare parts and accessibility must be managed to limit downtime and prevent damage.

F-GAS

Certification for installation, repair, maintenance, servicing and decommissioning of stationary refrigeration, air-conditioning and heat-pump equipment.

SUPERVISION

Control of installation, distribution, drainage, air quality and maintainability: not simply 'the unit is running', but a system that continues to perform over time.

FURTHER EVIDENCE • AIR DISTRIBUTION AND SYSTEMS



Professional extraction • kitchen / catering.



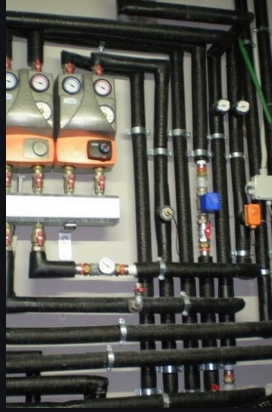
Cassette air conditioning • Madrid workshop.

Heating, gas, biomass, photovoltaics and renewable energy sources.

Heating plant and distribution, radiant floor systems, boilers, biomass/pellet generators, gas systems and integration with renewable-energy technologies.



Boiler and hydronic circuit.



Heating plant and distribution.



Radiant floor heating.



Solar thermal / renewables.

D.M. 37/08 · CATEGORY C

Heating and climate-control systems, including flue discharge, condensate, ventilation and aeration.

D.M. 37/08 · CATEGORY E

Distribution and use of gas of any type, including flue-gas discharge, ventilation and aeration.

RENEWABLE ENERGY · 24 HOURS

Update training for installers and extraordinary-maintenance technicians of renewable-energy systems, covering both electrical and thermo-hydraulic categories.

RENEWABLES IN PRACTICE

Experience and supervision of systems including photovoltaics, solar thermal, heat pumps and biomass/pellet generators, integrated with the building's technical systems.

GENERATION · DISTRIBUTION · RENEWABLES



Heating networks / distribution.



Solar thermal · integration.



Biomass / wood-fired generator.

Fire protection and safety management.

Italian D.M. 37/08 documents technical qualification under category G. This is complemented by my personal Level 2 fire-safety training, supporting an understanding not only of systems but also of organised emergency response.



Fire-protection technical system: pumps and distribution.

D.M. 37/08 • G

Fire-protection systems.

LEVEL 2 TRAINING

Fire-safety officer for Level 2 activities, 8 hours, certificate dated 04/04/2023.

WHAT THIS MEANS FOR A TECHNICAL MANAGER

- Understand the scope of the system and its interfaces.
- Coordinate activities and specialists without compromising other services.
- Recognise abnormalities, insufficient access and conditions that need to be reported.
- Integrate prevention, maintenance and emergency organisation.



Fire-safety training certificate • Level 2.

Safety is not a separate page from the work: it affects access, procedures, permits, organisation of people and the quality of the intervention.

CROSS-FUNCTIONAL SAFETY

PREVENTION

Reduce conditions that could develop into emergencies.

ACCESSIBILITY

Systems and components must remain accessible and inspectable.

CLASHES

An intervention must not create critical issues for other systems in the facility.

EMERGENCY

People, procedures and responsibilities must be clear before a problem occurs.

WITHIN A FACILITY

- Coordinate maintenance activities and specialists.
- Report abnormalities and priorities to Management.
- Verify accessibility and interference with other systems.
- Integrate safety and service continuity into daily operations.

Not only systems: the building, finishes and technical services must work together.

Partial and complete refurbishments, masonry, plastering, drywall, floors and wall coverings, painting, windows and doors, façades, metalwork and finishes. This experience allows me to coordinate different trades with a single view of the building: correct sequencing, controlled interfaces, verified quality and a space genuinely ready for handover.



1 · Excavation and preparation.



2 · Base plate and anchoring.



3 · Structural assembly.



4 · Integrated structure.

COORDINATION OF SYSTEMS / BUILDING WORKS

Chases, routes, suspended ceilings, supports and access must be planned together with the systems, not afterwards.

DRYWALL AND FINISHES

Partitions, suspended ceilings, insulation, painting and finishes are part of the overall handover quality control.

CONSTRUCTION AND REFURBISHMENT

The Chamber of Commerce record lists civil and industrial construction and refurbishment among the activities carried out.

CONTROL OF THE RESULT

It is not enough for a system to work: routes, finishes and accessibility must remain coherent with the building and with future maintenance.

Transformation means controlling the entire process.

The value of a complete refurbishment is visible only by comparing the starting point with the result. Between the two are demolition, masonry, systems, finishes, materials, suppliers, timing and quality control.

TUSCANY · PROPERTY BEFORE AND AFTER



BEFORE · building to be refurbished.



AFTER · refurbished and completed building.

IT IS NOT ONLY CONSTRUCTION. IT IS INTERFACE MANAGEMENT.

PLANNING

Sequences for demolition, provisions, systems, closures, flooring, wall coverings and finishes.

PROCUREMENT

Compatible materials available at the right time, preventing one trade from stopping the next.

QUALITY CONTROL

Check levels, falls, routes and finishes, and correct non-conformities before handover.

HANDOVER

The work ends when the result is usable, maintainable and consistent with the requirement.

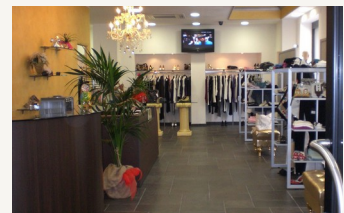
FINISHING DETAILS



Floor installation.



Parquet finish.



Commercial interiors.

From shell to handover: systems, building works and finishes under one management.

A complete bathroom is not a single trade: it requires demolition, setting-out, plumbing and drainage, waterproofing, masonry, wall and floor finishes, sanitaryware, doors/windows and final finishing. I coordinate the phases so that everything being closed or covered has already been checked and the final result is technically sound, clean and ready for use.



Latina • before refurbishment.



Latina • completed bathroom.



Colleferro • initial phase.



Colleferro • tiling and finishes.

COMPLETE CONTROL: SYSTEMS + BUILDING WORKS + FINISHES

PLUMBING

Water supplies, manifolds, drainage and provisions.

BUILDING WORKS

Chases, making good, screeds and waterproofing.

WALL AND FLOOR FINISHES

Levels, alignment, installation and finishing details.

HANDOVER

Sanitaryware, accessories, testing and final inspection.

Pools: systems, water treatment and final result.

A swimming pool is a compact but complex system: structure, waterproofing, hydraulics, filtration, treatment, plant room, safety and maintenance. It is particularly relevant to resorts and hospitality facilities.



Pool during construction.



Completed pool.



Underground plant room.



Completed stair detail.

WATER TREATMENT

Experience also gained in managing and monitoring water in facilities with swimming pools.

PURIFICATION

The Chamber of Commerce activity record specifically includes installation of pool water-treatment systems.

MAINTENANCE

Filtration, circulation, technical accessibility and prevention of downtime are elements that must be managed over time.

HOSPITALITY

For the guest, the pool simply needs to be available and immaculate. All the complexity must remain under control behind the scenes.

NOT JUST THE POOL SHELL: SYSTEMS AND MANAGEMENT



Underground plant room.



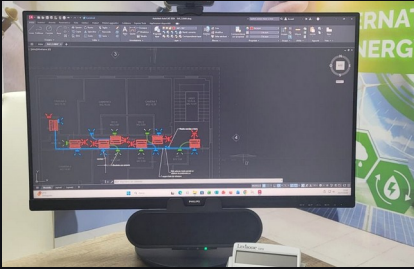
Stairs and finishes.



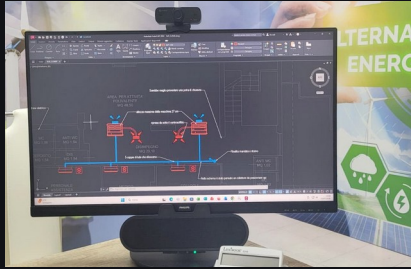
Cover and protection.

Where technical continuity becomes even more important.

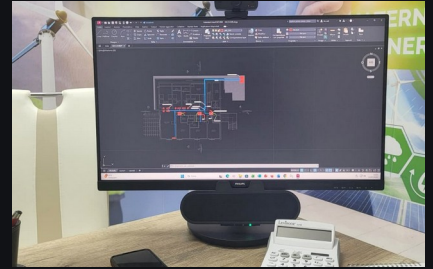
I have worked on residential care and healthcare facilities, including centralised systems, technical drawings and coordination. In these environments maintenance cannot be improvised: reliability, safety, priorities and traceability of decisions are essential.



Technical drawing for a residential care facility.



System distribution and coordination.



Technical analysis in the office.

PRIORITY

Immediately distinguish what affects safety and continuity of service.

COORDINATION

Connect internal technicians, external suppliers, management and designers.

CHECK

Verify that the implemented solution addresses the actual problem and does not create new critical issues.

DOCUMENTATION

Work with available schematics, drawings, records and technical information.

My daily work: from issue to resolution.

The phone may ring in the morning with a leak, an air-conditioning unit down, a material that has not arrived, an absent technician or a client who cannot wait. Not everything is an emergency: I assess the impact on safety, service continuity, guests and cost, then turn urgency into a controlled process.

01	REPORT	Collect useful information, not simply 'it does not work'.
02	DIAGNOSIS	Identify the probable cause and level of urgency.
03	DECIDE	Choose the technical solution and priority.
04	RESOURCES	Materials, spare parts, technician, team, equipment and access.
05	INTERVENTION	Carry out or coordinate the work, adapting to unexpected conditions.
06	CONTROL	Verify operation, quality and safety.
07	CLOSURE	Communicate the result and leave the issue genuinely closed.

I do not bring management the noise of the problem: I bring priorities, realistic options, credible timing and verified closure. The technically correct solution comes before selling an intervention: if a job is unnecessary or does not address the cause, I say so and direct the client toward what I believe is actually useful.

OPERATING PRIORITIES

CRITICAL
Safety, service outage, risk of damage or direct impact on guests/users.

URGENT
Degraded service: plan resources and intervention as quickly as possible.

PLANNED
Maintenance, improvement and prevention: act before it becomes an emergency.

Leading also means knowing what to look for.

I have coordinated workers, technicians, suppliers, architects and engineers. The number of people matters, but what matters more is assigning responsibility, controlling execution, identifying an error before it is covered up and keeping the team focused on the result.

- Assign tasks according to skills and priorities.
- Control execution without turning supervision into micromanagement.
- Identify an error before it is covered or develops into a failure.
- Demonstrate the method personally when needed.
- **Manage** conflict and operational difficulties while keeping the work objective in focus.
- Bring management clear information and decisions, not noise.



Hands-on knowledge: the basis for controlling workmanship.



On-site presence and work at height.

I am presenting myself to manage, not as a contracting company. The ability to intervene personally is a tool for control and guidance: if work is not correct I can go into the detail, demonstrate the method and verify that the result is ready for handover.

Six technical areas. Clear even outside Italy.

The letters in the Italian regulation are only formal references. For international management, what matters is what they authorise and document within the technical scope.

A • ELECTRICAL | ELECTRICAL SYSTEMS

Generation, transformation, transmission, distribution and use of electrical energy; lightning protection; automation of doors, gates and barriers.

C • HVAC | HEATING & AIR CONDITIONING

Heating, air conditioning and climate control; flue-gas and condensate discharge; ventilation and aeration.

E • GAS | GAS SYSTEMS

Distribution and use of gas, flue-gas discharge, ventilation and aeration of rooms.

B • ELECTRONIC | ELECTRONIC SYSTEMS

Radio/television systems, antennas and electronic/special systems covered by Italian regulations.

D • WATER | WATER & SANITARY

Water and sanitary systems of any type: water distribution, sanitary services, equipment, networks and related work.

G • FIRE PROTECTION | FIRE PROTECTION

Fire-protection systems, supported by documented personal fire-safety training within the dossier.

WHAT THIS MEANS FOR MANAGEMENT

A single responsible manager capable of understanding electrical, electronic, HVAC, water, gas and fire-protection systems can coordinate different specialists, read the interfaces between systems, assess maintenance and accessibility, and make reasoned technical decisions.

INTEGRATION

Systems that must work together.

COMMUNICATION

Technicians and suppliers using different technical languages.

CONTROL

Quality, consistency and maintainability.

RESPONSIBILITIES

Reasoned and verifiable decisions.

Registered technical scope and activities.

Ordinary company extract • Rome Chamber of Commerce • issued 05/06/2026. Only professional information relevant to the portfolio is shown.

CURRENT SOLE PROPRIETORSHIP

CENTRO SERVIZI TECNOLOGICI DI MAURIELLO SERGIO

ACTIVITY START	30/06/2016
BUSINESS REGISTER	02/09/2016
OWNER / TECHNICAL LEAD	Sergio Mauriello
D.M. 37/08	A • B • C • D • E • G
FER	electrical and thermo-hydraulic update • 21/11/2025
F-GAS	company certification • valid until 08/12/2030

ATECO 2025 • TECHNICAL SCOPE

43.22.0 • PRIMARY	Plumbing, heating and air-conditioning systems
41.00.00	Construction of residential and non-residential buildings
43.22.02	Installation of swimming-pool water treatment systems
43.22.06	Installation of gas distribution systems
43.23.00	Installation of insulation systems
43.24.09	Other building installation work n.e.c.

SECONDARY ACTIVITY CARRIED OUT AT THE REGISTERED OFFICE

Civil and industrial construction and renovation.

OTHER REGISTERED ACTIVITIES

46.19.00 • non-specialised wholesale trade intermediation • 95.31.10 • mechanical, electrical and electronic repair/maintenance of motor vehicles • business-finder / commercial intermediary activity.

HOW TO READ THE DOCUMENT

The company extract documents the scope of the current business. The career from 1986 refers instead to Sergio Mauriello's personal professional experience, developed through different activities, assignments and organisations.

F-GAS and renewable-energy qualification: what they actually mean.

Italian/European acronyms translated into operating responsibilities that are understandable outside Italy.

F-GAS • FLUORINATED GASES



Company certificate no. FGAS-A19036.

WHAT IT DOCUMENTS • TECHNICAL SCOPE

Installation, repair, maintenance or servicing, and decommissioning of stationary refrigeration, air-conditioning and stationary heat-pump equipment. The certificate states no maximum refrigerant charge limit in kg.

Stated validity: 09/12/2025 - 08/12/2030.

RENEWABLE ENERGY SOURCES



Renewable-energy update training • 24 hours • 21/11/2025.

WHAT IT DOCUMENTS • TECHNICAL SCOPE

Update training for installers and extraordinary-maintenance technicians of renewable-energy systems, covering both electrical and thermo-hydraulic categories.

Within my professional experience: photovoltaics, solar thermal, heat pumps and biomass/pellet technologies integrated with the building's technical systems.

FOR A FACILITY DIRECTOR

These certificates are not decoration: they document a concrete technical scope covering HVAC systems using fluorinated refrigerants and systems powered by renewable energy sources. For management, this means supervision, maintenance and coordination can be entrusted to someone who understands both how the system works and which specialist competencies are required to intervene on it.

PRACTICAL APPLICATIONS WITHIN A FACILITY

Guest-room and common-area air conditioning • refrigeration and cold rooms • heat pumps • solar thermal • photovoltaics • biomass/pellet • integration with building systems.

OPERATIONAL VALUE

Identify which system is involved, activate the correct technician or supplier, verify access and safety, organise spare parts and downtime, check restoration and document closure.

Technical competence must be supported by safety competence.

Verified personal training in electrical work, supervision, work at height, access platforms, first aid, fire safety and worker-safety representation.

PES • PAV • PEI 16 hours • 21-22/04/2023 • training for electrical work.	SUPERVISOR 8 hours • 31/03/2023 • safety supervision and organisational role.	MEWP 10 hours • 06-13/04/2023 • mobile elevating work platforms with and without stabilisers.
WORK AT HEIGHT 8 hours • 07/04/2023.	FIRE SAFETY • LEVEL 2 8 hours • 04/04/2023.	FIRST AID • GROUP A 16 hours • 29-30/03/2024.
WORKERS' SAFETY REPRESENTATIVE 32 hours • 06-09/03/2023.	SAFETY REPRESENTATIVE UPDATE 4 hours • 2026 update for companies with up to 50 employees.	HIGH-RISK TRAINING 16 hours • 28-29/03/2023.

ORIGINAL DOCUMENTATION AVAILABLE

The certificates covering the training listed above are retained in original form and are available for verification. The portfolio reproduces the essential details as text so they remain legible in print and on mobile devices.

ELECTRICAL / HEIGHT

PES/PAV/PEI • work at height • MEWP

SAFETY ROLES

Supervisor • safety representative • updates • high-risk training

EMERGENCIES

Group A first aid • fire safety level 2

Original certificates can be shown or supplied during document verification.

ROME · ITALY · ABROAD
ROME / ITALY
SPAIN
LUXEMBOURG
ALBANIA / ROMANIA
CONGO
BULGARIA / EUROPE

LANGUAGES

Italian · native language
· Spanish · operational on site ·
English · not operational



Madrid: recurring professional activity.

ROOTS · ADAPTABILITY · RESPONSIBILITY

Rome is the main professional base of my career: maintenance, systems, refurbishment and residential, hospitality and commercial facilities. International work broadened my method, adaptability and ability to coordinate people, suppliers and materials.

ROME / ITALY

Decades of continuous technical work, with Rome as my main professional territory: maintenance, systems, refurbishment, projects and operations.

SPAIN

Barcelona at the start of my career; recurring work in Madrid. In Spain I work with local suppliers and tradespeople, source materials and manage activities directly on site.

ALBANIA / ROMANIA · CONGO · BULGARIA / EUROPE

Technical and operational experience in different contexts. In Albania, in the early 1990s, water supply and essential infrastructure for communities with limited services: adaptability, simple reliable solutions and the ability to work with different resources. Further experience in Romania, Congo, Bulgaria and across Europe.

infrastructure in the early 1990s to residential/hospitality facilities and other European work.

LANGUAGES · OPERATIONAL USE



Luxembourg: Hotel Victor Hugo - long-term hospitality assignment.
Photographs are evidence from my documented work archive, not stock imagery.

SELECTED EXPERIENCE

What the portfolio shows is a selection, not the whole career.

Forty years of work cannot fit into a few pages. I have selected the experiences that best explain the profile I am presenting today: technical responsibility, multidisciplinary capability and operational management.

LARGE RETAIL

Turnkey projects, large teams, travel logistics, materials, designers and progress management.

HOTEL VICTOR HUGO

Complete refurbishment of a hotel facility of around 65 rooms in Luxembourg.

MADRID

Recurring work on commercial premises and businesses: technical systems, extraction, flooring, metalwork and finishes.

CARE / HEALTHCARE

Centralised systems, drawings and coordination in facilities where continuity and safety are critical.

CONSTRUCTION / STRUCTURES

Refurbishments, metalwork, façades, finishes, complete works and integration with technical systems.

POOLS / WATER

Construction and refurbishment, plant rooms, filtration, treatment and maintenance.

TECHNICAL SYSTEMS

Electrical, water/sanitary, gas, HVAC, heating, ventilation, fire protection and renewable energy.

DAILY MANAGEMENT

Clients, urgent issues, materials, suppliers, personnel, job accounting and problem closure.



Hospitality



Retail



Technical systems



Pools

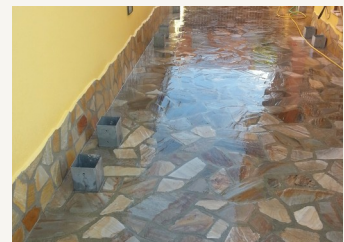
OTHER DOCUMENTED AREAS



Cinema / complex-building refurbishment.



Façades, metalwork and painting.



External works and paving.

From complexity to results. Technical expertise. People. Operations.

In a complex facility, the General Manager does not need every fault, supply issue or operational difficulty landing on the desk. Management needs one technical point of contact who filters the problem, defines the priority, organises resources and people, controls the result and escalates only what genuinely requires a management decision.

TECHNICAL
JUDGEMENT

MAINTENANCE
CONTINUITY

OPERATIONS
COORDINATION

PEOPLE
LEADERSHIP

My task is to turn maintenance, faults, supplies and works into a controlled process: clear priorities, assigned responsibilities, available materials, realistic timing and final verification. I can intervene personally when a critical issue, a check or a demonstration of the correct method requires it, but my objective remains to make the team work and deliver a result to management.

THE OPERATING PRINCIPLE

MY ROLE IS TO MANAGE. THE ABILITY TO WORK HANDS-ON IS A TOOL FOR CONTROL, GUIDANCE AND PROBLEM SOLVING, NOT THE REASON I AM PRESENTING MYSELF.

The role that best summarises this approach is: Technical Maintenance & Operations Manager.

ONE TECHNICAL POINT OF CONTACT TO KEEP MAINTENANCE, PEOPLE, SUPPLIERS AND RESULTS TOGETHER.

Management should receive priorities, decisions and verified results, not the operational burden of every single problem.

TRUST BUILT OVER TIME

Much of my career has developed through long-term relationships, clients who return after years, and partners or suppliers who entrust me with responsibility. For me, trust comes from consistency between what I recommend, what I promise and what I deliver.

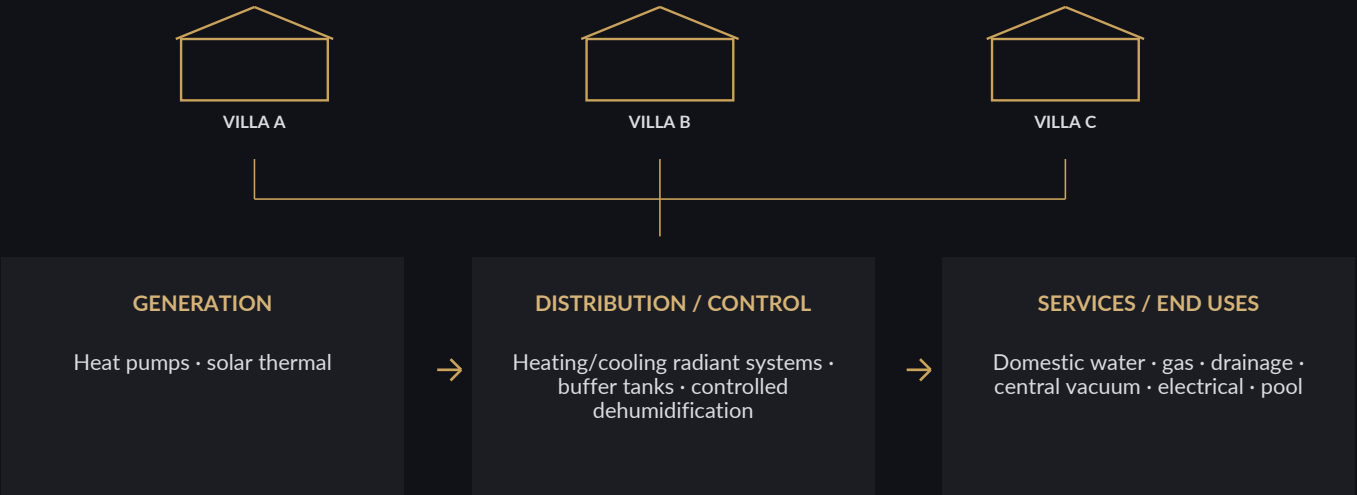
CONSISTENCY · TRANSPARENCY · CONTINUITY

Three villas. One technical system.

One of the most complex projects in my career: thermal, hydraulic, electrical, renewable-energy and pool systems required to operate as parts of one building strategy.



SYSTEM ARCHITECTURE



INTEGRATION

The value was not installing separate components, but checking compatibility, sequences and controls across different systems.

ENERGY

Generation, storage, distribution and heat recovery had to be treated as one energy chain.

WATER / POOL

Water treatment, domestic services, drainage and the pool integrated with building needs and surplus solar heat.

ON-SITE RESPONSIBILITY

Work followed directly with one collaborator, checking installation, sequencing, compatibility and operation through commissioning.

SYSTEM THINKING = TECHNICAL KNOWLEDGE + COORDINATION + VERIFIED RESULT

Following a structural project means coordinating phases, specialists and checks.

I am not presenting myself as a steelworker or structural engineer. My role is to follow the sequence with designers and specialists: dimensions, foundations, anchors, materials, access, clashes and execution checks must be consistent before moving to the next phase.



01 · Preparation / foundation.



02 · Base, plate and anchoring.



03 · Structure in progress.

DESIGN + FIELD

Compare drawings with real measurements, access and site conditions together with the competent professionals.

SEQUENCE

Every phase depends on the previous one: an error hidden beneath the next phase becomes cost and delay.

CONTROL

I verify progress, interfaces and operational consistency; structural matters remain the responsibility of appropriately qualified professionals.

MANAGEMENT MEANS KNOWING WHERE YOUR ROLE ENDS, WHO MUST DECIDE AND WHICH CHECKS MUST BE COMPLETED BEFORE PROCEEDING.

A multidisciplinary intervention, not a single trade.

Insulation, drywall, industrial flooring, extraction, finishes and the completed premises: a concrete example of how different trades must be managed as parts of the same result.



Wall framework and insulation.



Drywall closure.



Professional extraction system.



Completed premises.

ON-SITE PRESENCE

Recurring work in Madrid, direct contact with suppliers and clients, operational adaptability and verification of the work.

MATERIALS AND SUPPLIERS

Local sourcing, compatibility, availability and timing are assessed before allowing the work to stop.

MULTIDISCIPLINARY MANAGEMENT

Walls, systems, extraction, surfaces and finishes are planned as parts of the same result.

CLOSURE

The job is finished when the space is operational and verified, not when each individual trade declares its own part complete.

Technical management also includes what guests see and use every day.

Façades, windows and doors, flooring, interiors, drywall, painting and finishes must sit within the same maintenance plan as the technical systems. A facility works when the building, systems and spaces remain coordinated, maintainable, safe, presentable and ready for use.



Façade • metalwork and painting.



External paving • before.



External paving • after.



Commercial premises • completed interior.



Flooring • installation phase.



Decorative finish • polished plaster.

FACILITY VIEW

Systems, building fabric, access, finishes and safety together influence the experience of guests and users.

MAINTAINABILITY

A correct solution must be inspectable, maintainable and repairable without creating new problems for the facility.

FOR MANAGEMENT

APPEARANCE AND USABILITY

An efficient technical facility must also present well and remain usable during interventions.

PLANNING

Façades, floors and finishes require phases, access, protection and timing coordinated with the facility's operation.

SUPPLIERS

Materials and specialists must be selected considering availability, durability, maintenance and procurement lead times.

CLOSURE

The work is complete when systems, building and finishes are consistent and verified together.

MANAGING A FACILITY MEANS KEEPING TECHNICAL SYSTEMS, THE BUILDING, PEOPLE, SUPPLIERS AND SERVICE CONTINUITY TOGETHER.

If a room has to return to service, the problem is not divided by trade.

I coordinate the intervention as one process: windows and doors, drywall, painting, surfaces, finishes and technical systems. I can assign the individual activities, control them and intervene personally only when needed to verify the method or unblock a critical issue.



Window/door system + drywall · integrated works.



Entrance door · replacement and finishing.



Polished plaster · decorative finish.



Parquet · completed room.

OBJECTIVE: ROOM READY

QUALITY CONTROL

Levels, alignment, surfaces, accessibility and finishes are checked before handover.

COORDINATION

Sequences and trades are organised so that windows/doors, masonry, finishes and systems do not obstruct each other.

DIRECT INTERVENTION

If needed, I step into the work to demonstrate the method or verify a problem; my role remains management of the result.

The result is visible in the details, but it begins with correct preparation.

Plastering, substrates, installation, floors, wall finishes and painting require compatible materials, correct preparation and control during execution. Direct experience of these activities is the basis for assigning, coordinating and verifying them.



Preparation of surfaces and substrates.



Floor installation • work phase.



External paving • before.



External paving • after.

SUBSTRATES

The result depends on screeds and surfaces being correctly prepared before installation or painting.

INSTALLATION AND QUALITY

Flatness, joints, alignment, protection and final cleaning are checked during execution, not only at the end.

MATERIALS

Selection, sourcing and compatibility are assessed together with timing, availability and future maintenance.

TIMING / ACCESS

In hotels and operating facilities I plan phases and access to limit the unavailability of rooms, premises and routes.

From empty shell to finished space: coordinating trades, details and handover.

Walls and drywall, floors, lighting, finishes, windows/doors, technical furnishings and systems must come together in the final result. The same logic applies to guest rooms, common areas and service spaces.



Commercial space • general view.



Walls, lighting and finishes.



Checkout area • layout and finish.



Shopfront and signage • external envelope.

MULTI-TRADE MANAGEMENT

Masons, drywall installers, electricians, floor installers, window/door specialists and suppliers must work in the correct sequence.

SYSTEMS + BUILDING WORKS

Electrical, air conditioning, walls, floors, windows/doors and finishes are coordinated to avoid clashes and rework.

DETAILS

Lighting, alignment, protection and finishes determine the perceived quality of the completed space.

HANDOVER

The work is closed when the space is functional, presentable and ready for use, not when each individual trade has finished its own part.

PROFESSIONAL CONTACTS

SERGIO MAURIELLO

Technical Maintenance & Operations Manager

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Available to consider international assignments in resorts, hotels, hospitality facilities, residential complexes, healthcare facilities and complex organisations, with technical, operational and coordination responsibility.

TECHNICAL OPERATIONS • MAINTENANCE • PROJECTS • FACILITIES

DIGITAL PORTFOLIO

ONE QR • IT • ES • EN



The same QR code appears on the final page of the portfolio and on the business card. It opens the stable public page sergiomauriello.com, where users can choose Italiano / Español / English and view the latest version of the dossier. The QR code remains unchanged when the PDF files are updated.