KARL STEWART NYLUND

Electrical Construction and Commissioning Leader
Data Centre and Mission Critical Projects

Red Seal Class A Master Electrician
FSR Class A (BC, unlimited) | BICSI RCDD | CIQS CEC
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Canadian citizen | UAE resident, based in Dubai | Available immediately

Scan for CV, cover letter and LinkedIn

PROFESSIONAL SUMMARY

I lead and coordinate the engineers, designers, trades, contractors and operators who deliver the electrical package. I own the client and stakeholder side, and I bring 35 years of real-world design and installation experience to every decision.

I have 35 years in electrical and ICT construction, from apprentice through Senior Superintendent to Senior Project Manager. My credentials are Red Seal Class A Master Electrician, FSR Class A (BC, unlimited), BICSI RCDD and CIQS Construction Estimator Certified (CEC).

17 years leading site delivery at Bridge Electric with crews of up to 60, including the CA$24M electrical project at Fairmont Pacific Rim as Senior Superintendent. Nearly 10 years as Senior Project Manager at Nemetz (S/A) & Associates, an electrical engineering firm in Vancouver, directing designers and drafters and bringing field and commissioning experience into design. I lead and coordinate manufacturer specialists, testing agencies and trades through L1 to L5 and integrated systems testing.

I live in Dubai, where I run Red Seal Technical Services, and I am currently reviewing an 80 MW data centre in Alberta for a client.

CORE COMPETENCIES

- **Leadership and delivery:** Construction management; electrical package leadership; MEP coordination; site leadership; contractor and subcontractor management; trade and vendor coordination; client and stakeholder management; installation planning and sequencing; procurement; scheduling
- **Mission critical power:** MV/LV distribution; HV installation, repair, maintenance and alterations, with manufacturer commissioning coordinated; switchgear and unit substations; standby generators and fuel systems; UPS; PDUs; automatic and close-transition transfer switching; busway; grounding and bonding; redundancy and concurrent maintainability; single point of failure review; selective coordination
- **Testing and commissioning:** L1 to L5 commissioning; factory testing; integrated systems testing (IST); pre-energization and energization procedures; witness testing; post-failure audits; QA/QC; code and specification compliance
- **Design and commercial:** Design review; shop drawing and submittal review; constructability and buildability review; coordination clash review; RFIs; change orders and variations; cost estimating (CIQS CEC); tender and estimate review
- **ICT, white space and life safety:** Structured cabling and ICT infrastructure (BICSI RCDD); server and equipment room build-out; raised access floor; cable tray and containment; rack layouts; fire alarm and pre-action suppression interfaces; security, access control and CCTV; BMS and controls
- **Safety and tools:** Arc flash and lockout/tagout (LOTO) safe work practices; site safety; regulated responsibility for electrical installations (FSR Class A); Procore; Bluebeam; MS Project

PROFESSIONAL EXPERIENCE

Founder and Managing Director, Red Seal Technical Services (May 2026 to present)
Dubai, UAE. Owner's-side technical review, commissioning assurance, estimate and design review, and building maintenance.

- Established the firm in Dubai and lead its team and client relationships.
- Currently reviewing an 80 MW data centre in Alberta for a client.
- Lead owner's-side technical review of electrical and ICT designs, contractor submissions and shop drawings against specification, code and buildability, identifying coordination clashes and single points of failure.
- Commissioning assurance for owners: witness and review of testing, energization and commissioning of MV/LV distribution, standby power, switchgear, UPS and structured cabling.
- Estimate, tender and change order pricing review for contractors and clients, including load calculations and drawing and specification review.

Senior Project Manager, Nemetz (S/A) & Associates (September 2017 to February 2026)
Vancouver, Canada. Electrical engineering firm: commercial, institutional and high-rise projects.

- Owned the client side: ran site and virtual meetings, produced project-specific technical reports, reviewed RFPs and prepared design fees.
- Brought field and commissioning experience into design: drawing and specification review, buildability review, high-level design input, and pre-energization and energization considerations.
- Led project delivery and directed multiple designers and drafters, reviewing CAD deliverables before issue.
- Reviewed contractor costs, change orders and RFIs, managed subconsultants, and reviewed lease agreements and letters of intent.

Senior Superintendent (progressed from foreman), Bridge Electric Corp. (2000 to 2017)
Vancouver and Richmond, Canada

- Led high-rise, institutional, healthcare and critical power projects end to end with crews of up to 60, responsible for procurement, scheduling, safety, code compliance and commissioning.
- Led and coordinated manufacturer specialists, testing agencies and trades through testing, energization and handover, including HV and MV equipment commissioned alongside manufacturer specialists.
- Superintendent, data centre inside Shaw Tower, Vancouver (2005; now Rogers Tower): electrical installation and commissioning of smaller-scale critical power, with redundant 1 MVA transformers at 600 V and close-coupled switching, standby generation, UPS and transfer equipment. White-space fit-out included server and equipment rooms, raised access floor, overhead cable tray and busway, rack layouts, and fire alarm and pre-action suppression interfaces.
- Foreman, Stream International call centre and data centre, Chilliwack, BC (2003): electrical installation of the call centre and the data centre inside it.
- LifeLabs processing centres, Burnaby and Surrey: ICT layouts, all electrical systems, and critical storage and specimen backup systems.
- MV and LV distribution across the portfolio, including MV Teck cable runs over 400 m and the rigging, placement and energization of generators, unit substations and switchgear.
- Senior Superintendent, Fairmont Pacific Rim, Vancouver: led the CA$24M electrical project (VRCA Gold Award). Other projects: NEWS Towers, Quintet Phase 2, SFU Shrum Science, CWHC Clinical Support.

Electrician, Apprentice to Journeyman and Leadhand, Protec Installations Group and Glenco Electric (1991 to 2000)
British Columbia, Canada

- Healthcare and life safety projects built around redundant, critical electrical power: Richmond Hospital, Vancouver General Hospital, Minoru Extended Care and Surrey Memorial Hospital.

CERTIFICATIONS, LICENCES AND TRAINING

- Red Seal Electrician, Interprovincial Standard, Province of British Columbia (1996)
- Class A Field Safety Representative (FSR A), Master Electrician, Technical Safety BC (2000): regulated authority to take responsibility for electrical installations of unlimited scope
- BICSI Registered Communications Distribution Designer (RCDD) (2025, valid to 2028)
- CIQS Construction Estimator Certified (CEC), Canadian Institute of Quantity Surveyors (2024)
- Electrical trade technical training, BCIT, Burnaby; Construction Supervision Levels 1, 2 and 3; WorkSafeBC Supervising for Safety

ADDITIONAL INFORMATION

- UAE resident, currently based in Dubai. Canadian citizen. Available immediately. Valid driver's licence.
- Languages: English