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## OVERVIEW OF BUILDING MAINTENANCE AND OPERATIONS (BMO)

Facility Services Management, Inc. (FSI) BMO Contract is a comprehensive coverage of services that fall under building, maintenance and operations and facility support services. The scope of the contract encompasses various aspects of facilities operation and maintenance and include the following:

### **Operations and Maintenance**

#### **HVAC Maintenance**

Maintenance, repair and operation of heating, air conditioning, and ventilation systems, including chillers, boilers, radiators, refrigeration compressors, refrigeration units, water treatment, air ducts, Central Utility Plant (CUP), heat pumps and air handlers and/or such equipment determined critical. Services include, but are not limited to cleaning; air balancing; monitoring and maintenance of Building Automation Systems, controls and monitoring equipment, restoration and de-contamination of HVAC systems or any combination; materials; tools; transportation; supervisor and labor to perform all repairs; implementation and documentation of periodic preventive maintenance; and emergency service work calls to ensure continual operations of all primary systems, air handling equipment, terminal units and associated HVAC and controls equipment.

#### **Plumbing and Pipefitting**

Maintenance, repair and operation of plumbing, sanitary, sewage systems, storm water drainage systems, and central drinking water cooling and filtration systems. Services include, but are not limited to maintenance and repair of all types of high temperature water and high-pressure piping systems (e.g. hydraulic, nitrogen, oxygen, steam heating, steam-generating systems, etc.), utility systems, supply systems, disposal systems, plumbing fixtures, plumbing fittings, and equipment such as sewage, water, gas, and oil lines, compressed air, vacuum, and acid systems, water closets, water heaters, hydrants, backflow preventers, valves, pumps and pipes.

#### **Elevator Maintenance**

Maintenance, repair and operation of all types of elevator and escalator equipment (including hydraulic ram and dumbwaiter elevators). Services include, but are not limited to the performance of full repair and maintenance services including maintenance or repair of all mechanical devices and lighting, fixtures, ballast, bulbs, lamps, tubes, intercoms, telephone devices, wiring, appurtenances mounted in or on the car, fans, air conditioning units, security systems, lens switches, lens plates, push buttons, doors, hoistway and car doors, guides and operating devices; hoisting machines, sheaves and brakes, motors and motor generator sets; hoisting ropes, governor ropes, safety ropes, compensation ropes, operating cables, governors, safeties, interlock and contacts, guide rails and oiling devices, terminal, slowdown and level devices, elevator cars, counterweights, and buffers, machine rooms, hoist ways and pits, automatic and manual emergency fire service (phase 1 and II) and emergency power operations.

#### **Electrical Maintenance**

Maintenance, repair and operation of electrical systems including instruments, apparatus and equipment. Services include, but are not limited to power distribution equipment (switchgear, power panels) and backup/emergency electrical systems (uninterruptible power supply, generator) motors and controls, lighting systems, motor control centers, automatic transfer switches, transformers, electrical disconnects, circuit breakers, re-lamping, fabricating, alteration, frequency drives and testing.

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### **Fire Alarm System Maintenance and Repair**

Maintenance, repair and operation of fire alarm systems. Services include, but are not limited to the performance inspection, testing, and repair of a variety of fire alarm and notification systems, equipment and components such as manual alarm devices, smoke and heat detectors, tamper switches, pressure switches, water flow switches, remote and graphic annunciators, main fire alarm panel and components, voice alarm system, fire rated partition and assemblies, speakers and horns and other audible and visual devices, wiring circuits and junctions, all other alarm, detection and control and ancillary devices, and emergency power operations.

### **Fire Suppression System Preventive Maintenance and Repair Services**

Maintenance, repair and operation of water based fire suppression systems. Services include, but are not limited to the performance inspection, testing and preventive maintenance or repair services of all mechanical devices including valves, sprinklers, couplings, piping and connections, water motor gongs and alerting devices, tamper switches, pressure switches, water-flow switches, standpipes, backflow preventers, private fire service mains, fire dampers, pumps, test headers, kitchen exhaust fume hoods, grease ducts and food preparation equipment.

### **Roofing Services**

Maintenance, repair and operation of roofing structures and surfaces. Services include, but are not limited to the performance of warranty, monitoring, roof maintenance, roof inspection, roof drains maintenance, installation and site preparation, gutter cleaning, design assistance for roof information management system; green roofing maintenance, training and consultation; asbestos core testing; moisture analysis, wind uplift testing; and infrared scanning.

### **Architectural and Framework Building Maintenance Services**

Maintenance and repair to the structural and framework of buildings. Services include, but are not limited to interior and exterior painting, flooring replacement (e.g. carpet, tile, hardwood, laminate, etc.), carpentry work, masonry work, picture hanging, locksmith services (including repining lock cylinders and cutting keys), architectural, structural, and maintenance repairs to the interior and exterior of the facility, including but not limited to: exterior walls, roofing, flashing, skylights, chimneys, ventilators (and other items that pierce the roof), gutters, down spouts, splash blocks, overhangs, sidewalks, driveways, roads, curbing, parking areas, patios, exterior stairways, interior walls, floor coverings, concrete floors, hardwood flooring, carpeting, ceramic tile, interior stairways, ceilings and ceiling tile, window blinds and shades, doors and windows.

### **Elevator Inspection Services**

Inspection of all elevator and vertical transportation. Services include, but are not limited to the performance of complete independent inspection and testing of a variety of vertical transportation such as elevators, escalators, dumb waiters, wheelchair lifts, and moving walkways, and include systems, periodic testing, equipment and components such as hoist way and car doors, guides and operating devices; hoisting machines, sheaves and brakes, motors and motor generator sets; hoisting ropes, governor ropes, safety ropes, compensation ropes, operating cables, governors, safeties, interlock and contacts, guide rails and oiling devices, terminal, slowdown and leveling devices, elevator cars, counterweights, and buffers, machine rooms, hoistways and pits, automatic and manual emergency fire service (phase I and II) and emergency power operations.

### **Facility Support Services**

#### **Janitorial**

Internal and external daily and routine building cleaning and inspection work. Services include, but are not limited to sweeping, scrubbing, waxing, window washing (interior and exterior), walls washing, dusting and



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polishing furniture and fixtures, sanitation and stocking, trash removal, recycling, hard floor and specialty floor care, including stripping and recoating, emptying waste cans and replacement of supplies through stocking (i.e. for toilet paper, paper towels, etc.) of all federal spaces. Services incorporate environmentally sustainable practices (i.e., green cleaning) to the extent practicable.

### **Landscaping/Grounds Maintenance**

Grounds and roads maintenance including snow removal, courtyards, parking areas, landscape maintenance, fence maintenance, and tree trimming. Services include, but are not limited to the planning, development, maintenance, management and operations of grounds on facilities and/or properties. Services include, but are not limited to mowing, lawn sprinkler systems maintenance, planting, seeding, fertilizing, raking, mulching, watering, pruning, weeding, aerating, planning, trimming, tree and plant removal, mulching, clearing of snow from parking areas, sidewalks, campuses wildlife management and applicable road areas, and application of salt, ice melt or sand to reduce slip hazards, cleaning of retention ponds, bio-filters swales and gullies, and all services related to grounds maintenance. Services will incorporate environmentally sustainable landscaping principles to the extent practicable.

### **Pest Control**

Maintenance of pest control systems and removal of all pests following Integrated Pest Management (OMP) practices. Pest control services conform to Integrated Pest Management (IMP) principles. These practices include monitoring and identifying pests, preventing infestation and controlling pests. Services include, but are not limited to the planning, development, management, operations; and maintenance for pest control and removal (includes insects) at or on Federal facilities and/or properties indoor and outside the federal facility (to include shrubs and trees). These services involve recommendations for pest prevention by removing, or blocking access to, pests' harborage, water and food; using the least risky pest control methods first, such as trapping and containerized bait boxes; and using pesticides only as a last resort.

### **Waste Management and Recycling Services**

Services related to building trash removal and recycling. Services include, but are not limited to trash and debris, disposal and recycling services including bailing, separating, and hauling saleable wastepaper and other products. All services supporting and maintaining the recycling program, including labor, services, and supplies.