

ATTACHMENT J.15
NONREIMBURSABLE SERVICES

The Contractor will be expected to perform routine building maintenance tasks in one or more fields (e.g. carpentry; electrical; heating, ventilation, and air conditioning (HVAC); plumbing, etc.), as contemplated by the RFP for Consolidated Maintenance Services for Francis L. Cardozo High School (the "RFP"). For illustrative purposes only, the Contractor shall be expected to provide, as Basic Services, the following services to the extent required by the RFP:

1. Inspect buildings and other structures to determine functional systems and detect malfunctions and needed repair making notes and recommendations following pre-established reporting processes;
2. Perform minor electrical maintenance to include but not be limited to replacement or repair of fixtures (e.g. wall switches and outlets, incandescent and fluorescent bulbs and tubes, ballast, sockets, fuses, minor appliances, cords, etc.) using appropriate hand, power and specialty tools;
3. Perform minor plumbing maintenance (e.g. replacement or repair of leaks in drains and faucets, unclogging of drains, replacing drain hoses on washers and similar devices, etc.);
4. Perform minor painting, carpentry and masonry work (e.g. preparing surfaces and using brush, sprayer, or roller to apply paints, stains, and varnishes, hanging doors, fitting locks and handles, etc.);
5. Prepare the surfaces and paints various structures and equipment (e.g. walls, refrigerators, evaporative coolers, floors, roofs, doors, restroom facilities, etc.) to preserve wood and metal parts from corrosion and maintain a safe, comfortable working environment using various painting equipment and related tools (e.g. sprayers, rollers, brushes, thinners, etc.);
6. Clean rooms, hallways, lobbies, lounges, rest rooms, corridors, elevators, stairways, parking lots, and other work areas;
7. Order parts and maintain required documents; and
8. Perform any other services expressly contemplated in the RFP to be performed by the Contractor as a Basic Service.