

Tier 1 Maintenance

General facility cleaning and minor repairs that would be conducted by an on-site maintenance generalist, including:

Facility Cleaning and Janitorial

Trash removal and recycling

Snow Removal

Replace light bulbs and ballasts

Replace electrical fuses

Replace light switches and plate covers

Unstop toilets

Repair/replace flush valves on urinals/toilets

Replace float ball, float arm and lift wires on toilets

Replace and clean roof trap drains

Remove debris from roof and gutters

Repair/replace faucets and valves

Unstop clogged plumbing waste lines

Repaint and touch up exterior and interior surface areas up to 900 square feet

Preserve painted doors, door frames, and windows

Minor carpentry, masonry and plaster repairs

Minor lock and key work

Tier 2 Maintenance

Maintenance tasks that are more complex than tier 1 tasks and require a higher level of skill or use specialized tools or equipment and are performed by qualified maintenance mechanics or tradespeople, including:

Install and replace doors and frames

Glaze windows

Install carpet and/or flooring

Install and door locks and panic bars

Maintain and repair elevators

Maintain and repair lighting and PA infrastructure

Maintain and repair fire alarm and fire suppression systems

All electrical work not covered by tier 1

Maintain and repair plumbing systems not covered by tier 1

Repair and maintain all building mechanical components

Tier 3 Maintenance

Maintenance or repair tasks that are more complex than tier 2 and are considered capital repairs