

# COMMERCIAL MAINTENANCE SERVICES

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Your All-in-One  
Solution for  
Facility Management



*Commercial Maintenance Services*



# COMPANY OVERVIEW

Commercial Maintenance Services (CMS) delivers an integrated solution to the full array of building management needs by providing building owners with top-caliber services in convenient all-in-one packages: cleaning, maintenance, staffing, and specialty functions for any type or size of commercial building. We make your buildings better and your life easier with superior customer service and comprehensive service options.



50+

Years of Experience



## PREMIER PROVIDER IN THE NORTHEAST

CMS serves the commercial building industry primarily in the tri-state area, including Manhattan, Westchester County, Connecticut, and New Jersey. Our highly trained team skillfully applies detail-oriented techniques, efficiency-based methods, and state-of-the-art materials to optimize your building's appearance and operations. A customized service plan is constructed for each customer, tailored to specific property requirements and implemented with the utmost professionalism.

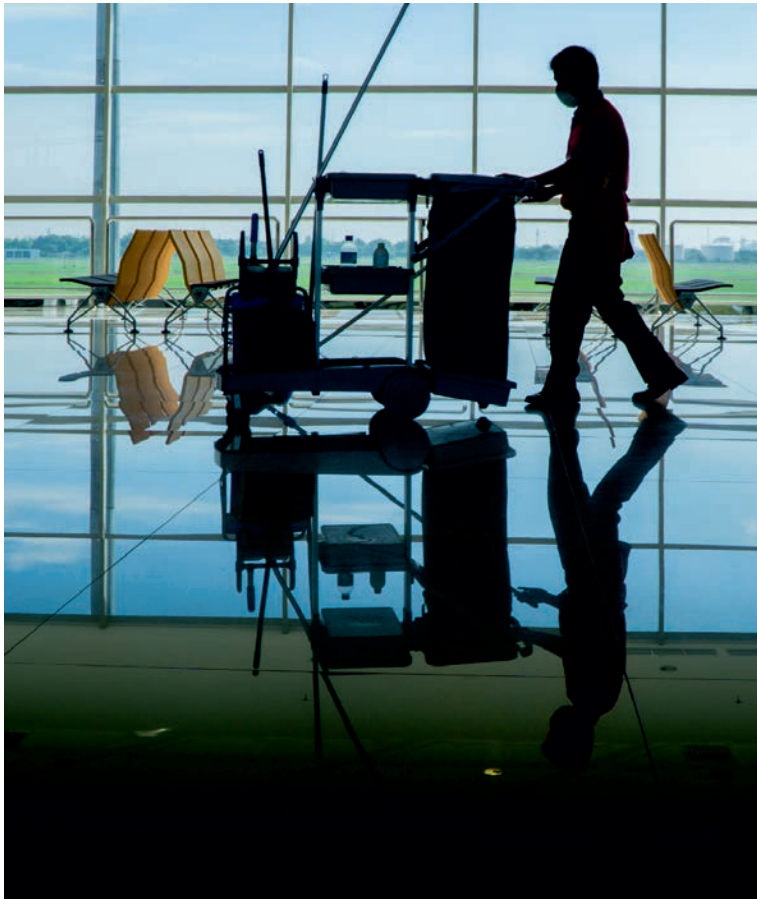
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# THE TREND FROM ON-SITE TO OFF-SITE

More and more, landlords are shifting from on-site supervision of building management to contracted services. By assigning both interior and exterior maintenance to contractors, payroll and HR hassles for these duties are eliminated, and hiring and retaining reliable staff is no longer a concern. CMS crews are qualified to fulfill all appointed tasks, they're screened and trustworthy, and they show up on time. Best of all, our flat-fee pricing policies allow the cost of maintenance to be budgeted as part of your working capital.



## A CLEAN FACILITY IS PARAMOUNT

CMS currently services over 100 million square feet of property along the Northeast Corridor, and in each and every facility we maintain, cleanliness is our top priority. Not only is a healthy and hygienic workplace safer and friendlier for your tenants, but proper and routine cleaning extends the durability of structures and preserves the integrity of the work environment. As a result, turnover stays low and occupancy remains high.

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# THE ASSURANCE OF SAFETY CLEAN

We've developed our very own protocol to ensure rigorous sanitation and disinfection in the commercial properties under our care. Our proprietary Safety Clean™ regimen—used exclusively for CMS clients—zeros in on avoiding the spread of viruses, specifically COVID-19 and its variants. Our certified technicians undergo a thorough training process to safely and properly perform Safety Clean processes with specialty equipment and approved supplies, all part of our resolute investment in the highest degree of cleaning precision available. Informed by standards set by the Centers for Disease Control and employing EPA-registered cleaning substances, Safety Clean provides building owners and property managers with immeasurable peace of mind.



## EPA-APPROVED PRODUCTS

To fight contaminants and environmental threats, heavy-duty cleaners, disinfectants, and deodorizers are needed—all of which are at CMS's disposal and are incorporated into our Safety Clean measures. Our appropriately attired technicians administer a particular disinfectant—registered with the EPA as a fungicide, virucide, disinfectant, sanitizer, and mildewstat—designed for nonporous surfaces. This commercial-grade agent has been proven effective against a broad spectrum of bacteria, including MRSA (a type of staph infection), and is EPA-categorized as effective against SARS-associated coronaviruses. For a wide range of perils and menaces, we've got you covered.

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# SERVICE OPTIONS

Property owners and managers have a lot on their plate to oversee an entire operation. We can take care of virtually all your general and detailed services, with just the right touch and just the right staff.

By letting us attend to business in the following areas, you take care of your business more competently, time-efficiently, and affordably:

- Janitorial Services
- Security
- Staffing
- Interior Maintenance
- Exterior Maintenance
- Window Cleaning
- Landscaping
- Building Regulation Adherence
- Specialty Services



**JANITORIAL  
SERVICES**



**EXTERIOR  
MAINTENANCE**



**STAFF  
FULFILLMENT**



**SPECIALTY  
SERVICES**

# JANITORIAL SERVICES

Our unparalleled expertise in commercial cleaning and all related interior maintenance functions works to our clients' advantage in numerous ways: (1) we hire knowledgeable employees with extensive experience in industry-grade specialty cleaning and janitorial solutions; (2) we train them and retain them so you don't have to; and (3) we supply all the equipment and materials, restocking all janitorial apparatuses and supplies when needed. Not only that, but our professionals are responsible and respectful at all times, aware of our supporting role in the daily operations of your facility. Our team consists of only skilled workers so that you get only skilled services.



## ENVIRONMENTALLY SAFE CLEANING

These days, it's not enough to just have a clean, well-maintained building. Marketplace demands and expectations call for environmentally safe options to contribute to the overall well-being of our planet. CMS therefore offers various levels of green cleaning, ranging from the use of biodegradable cleaning products to a premium eco-friendly program endorsed by LEED-accredited professionals. Our green cleaning services help eliminate allergic reactions to chemicals, reduce pollution, and provide a healthier living environment. At CMS, hygienic spaces and environmental conscientiousness go hand in hand.

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# EXTERIOR MAINTENANCE

We improve the exterior beauty of your facility, resulting in a great first impression on all visitors and passersby. More than that, a beautiful building helps attract new tenants and then keeps them happy with and proud of their office space once they've signed with you. Our all-inclusive exterior maintenance packages include but are not limited to window cleaning, landscaping, and snow removal, any of which our clients can also contract for individually. We can do as much or as little as you want, guaranteeing that we'll do it all accurately, methodically, and expertly.



**WINDOW CLEANING**



**LANDSCAPING**



**SNOW REMOVAL**



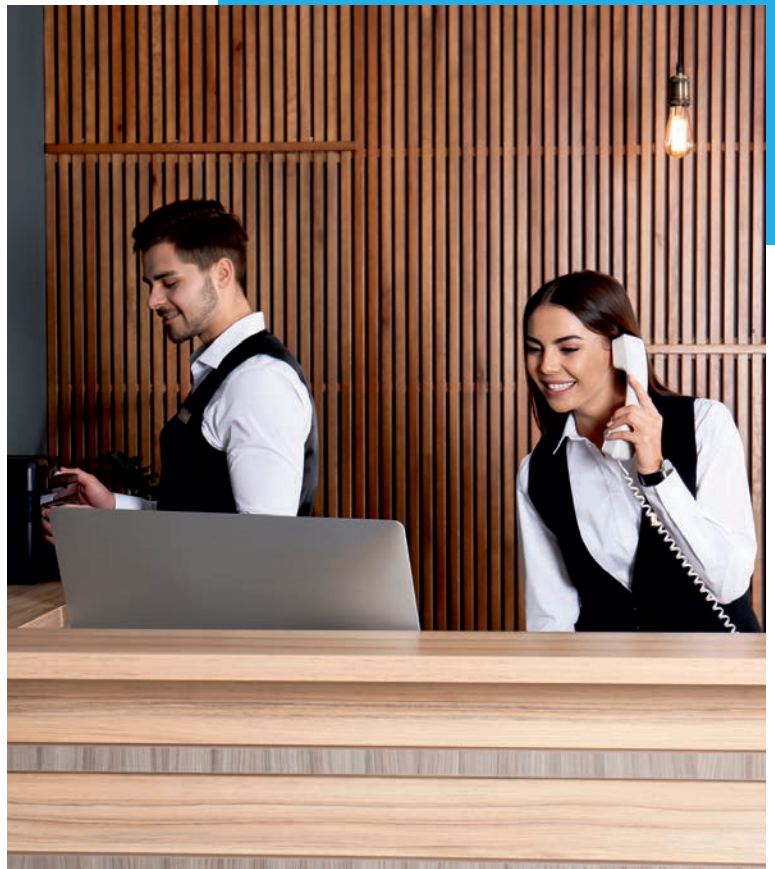
## UPHOLDING BUILDING REGULATIONS

A critical component of proper exterior maintenance is compliance with the building regulations in effect in any given area. Certain cities have more stringent standards than others in terms of the building owner's responsibility to safely maintain the structure by, for example, following the waste removal directives that are in place and ensuring that all entryways and perimeters are cleared of ice and snow. Accordingly, we make it a point to stay aware of local regulations so that our services adhere to all requirements, protect our clients' legal and financial interests, and facilitate building owner accountability.

# STAFF FULFILLMENT

Recruiting and retaining dependable and dedicated staff members is one of the biggest challenges commercial property owners face. It takes time, effort, research, and patience—sometimes in short supply when pressing operational matters need to take precedence.

CMS makes this daunting task easier and utterly convenient by doing the legwork for you. We cover the whole gamut of positions you need filled every day, sometimes every hour of the day, to save you the manual and financial expenditure of searching for talent. Our team members come from various backgrounds, with targeted education and skills in the fields applicable to your facility. These professionals take pride in their work and will make you proud as they adeptly and diligently fulfill their duties.



## AVAILABLE POSITIONS

CMS is your all-in-one staffing shop for experienced personnel to assume the following roles:

- Community Managers
- Building Superintendents
- Plumbers
- Contractors
- Electricians
- Handymen
- Porters
- Concierge Attendants
- Security Guards

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# SPECIALTY SERVICES

Whether your concern is specialized surfaces (such as marble, polished concrete, or vinyl flooring) or maintenance that may be out of the ordinary (such as painting or upholstery cleaning), rest assured that CMS knows how to take care of it and will do so carefully and correctly.

When it comes to facility maintenance, it's often these exception-to-the-rule items—the specialty services—that cause the most aggravation. Top-quality flooring or hallway carpeting that gets a lot of traffic, for example, usually needs special care. Painting walls in preparation for a move-in or refinishing floors due to wear and tear can cause delays. CMS is the right company to tackle these jobs swiftly and proficiently.



## POST-CONSTRUCTION



## PRE/POST-MOVE

We provide solutions for any issues you encounter, handling projects like these:

- **Specialty flooring cleaning:** including marble, slate, and concrete polishing
- **Repairs & maintenance:** throughout the building, as needed
- **Tile & grout cleaning:** for stubborn areas that need extra attention
- **Carpet cleaning or installation:** whenever needed
- **Floor stripping & refinishing:** for materials and texture of any kind
- **Window & blind cleaning:** interior and exterior
- **Upholstery cleaning:** for any fabric or leather upholstery
- **Parking lot striping:** for new lots or for refreshing old striping
- **Seasonal services:** such as decorating and hanging lights
- **Graffiti removal:** keeping areas clean and unblemished



Janitorial | Security | Staffing | Window Cleaning | Landscaping | Specialty Services

## AFFILIATIONS



**IFMA**<sup>TM</sup>  
International Facility Management Association



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245 East 63rd Street, Suite #1025  
New York, NY 10065

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