

# **CMS**

Commercial Maintenance Services  
[www.cmsclean.com](http://www.cmsclean.com)

# Welcome

- ▶ *Commercial Maintenance Services* was founded in 1986 with the highest expectations and quality cleaning standards for customers like you.
- ▶ CMS is now known throughout many states for exceptional cleaning services because of our 25 years of experience.
- ▶ We maintain hundreds of facilities with complete customer satisfaction due to the array of cleaning services we offer.
- ▶ We can perform timely and efficient emergency clean-up to delicate marble restorations.
- ▶ Whatever maintenance needs you have, CMS is ready to help you.

*"We entrust Commercial Maintenance Services with our highest profile events, confident that they will get the job done... and done well  
-University of South Carolina Athletics  
Department*



# Our Philosophy

- ▶ Our first and foremost philosophy is that we always strive to be the best!
- ▶ We have integrated new technologies in our equipment and our quality assurance methods to make sure that your cleaning needs are exceeded.
- ▶ We use the best equipment, experienced employees and direct supervision to provide quality cleaning that you deserve.
- ▶ We take pride in our flexibility to complete any cleaning task that you may have. We welcome new challenges that help us learn and keep your facility looking great.



# CMS Expert Maintenance Services

- ▶ 24 Hour Emergency Services
- ▶ All Types of Floor Care
- ▶ Building Maintenance Consulting
- ▶ Construction Clean-up
- ▶ Fire and Smoke Damage
- ▶ Flood Damage and Restoration
- ▶ Indoor Air Quality
- ▶ Interior/Exterior Building Inspections
- ▶ Janitorial Service Contracts
- ▶ Marble, Tile and Grout Restoration
- ▶ Pressure Washing
- ▶ Parking Lot Services
- ▶ Six Carpet Cleaning Methods
- ▶ Window Cleaning
- ▶ And much more...

# CMS Currently Services

- ▶ Executive Office Buildings
- ▶ High Rise Office Buildings
- ▶ Office Parks
- ▶ College and Professional Stadiums
- ▶ Banks and Operations Centers
- ▶ Sports and Fitness Centers
- ▶ Government Buildings
- ▶ Industrial Plants
- ▶ Libraries
- ▶ Healthcare and Medical Facilities
- ▶ Parks and Recreational Facilities
- ▶ Schools, Colleges and Universities
- ▶ Shopping Malls/Retail
- ▶ Entertainment and Sports Arenas
- ▶ And many more...

# Janitorial Service Contracts

A big part of our philosophy is listening to the customers' needs. In this case, what do *you* need? We provide a large variety of janitorial services including, but not limited to:

- ▶ Clean and sanitize break rooms and restrooms
- ▶ Wipe clean stair handrails
- ▶ Clean elevator tracks, buttons, walls and doors
- ▶ Spot clean walls, doors, door casings, etc.
- ▶ Clean lens covers of light fixtures
- ▶ Clean glass, mirrors, windows, etc.
- ▶ Clean and disinfect drinking fountains
- ▶ Clean and sanitize light switches
- ▶ Vacuum all rugs, mats and carpeted areas
- ▶ Clean and polish brass, metal and stainless steel
- ▶ Damp mop hard surfaces with approved cleaners
- ▶ Pick up trash and cigarette butts outside of entrances
- ▶ Empty waste receptacles and remove to the designated areas
- ▶ Maintain supply and stock paper products, soaps, lotions, etc.
- ▶ Dust, polish and/or wipe clean all horizontal and vertical surfaces
- ▶ Dust and/or vacuum blinds, window treatments, HVAC vents and returns



# Floor Care Services

Your building has 30 seconds to make a first impression. This means that your flooring should reflect the caliber of your facility. CMS understands this and will ensure that your flooring looks its best. We offer many flooring services such as:

- ▶ VCT, Ceramic, Wood, Marble Granite, Terrazzo Care

- Strip and Wax
- Machine Scrub
- Speed Burnish
- Top Coat
- Refinish
- Screen Sand
- Drum Sand
- Epoxy Sealing

- ▶ Carpet Cleaning

- Rotor Shampoo
- Steam Extract
- Spin Bonnet
- Foam Cleaning
- Dry Cleaning

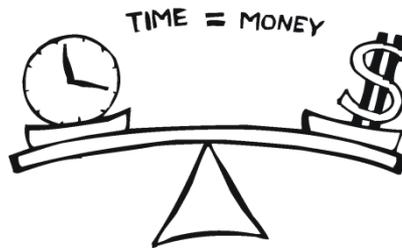
- ▶ Grout Restoration

- ▶ These services are offered as initial cleaning and upkeep cleaning. Let CMS keep your flooring looking great.



# Disaster Services

Time is money, and if your facility experiences a disaster you lose time and in turn lose money. CMS can help you minimize your time lost due to disasters with our responsiveness and efficiency. Hopefully we never have to, but we do offer Fire, Smoke, and Flood Damage Restoration. This includes:



- ▶ Water extraction and removal
- ▶ Carpet, rug and upholstery cleaning
  - ▶ Mildew treatment
- ▶ Garbage removal and disposal
- ▶ Deodorizing and disinfecting
- ▶ Rapid drying of carpets, rugs, mats, floors and walls
- ▶ Removing odors that are the aftermath of smoke and fires

We are available 24 hours a day, 7 days a week! If you need us, call us! Or you can go online and fill out an emergency access form which will be sent to our entire management staff.

# Construction Clean Up

Once your new building is complete it needs to be cleaned. CMS will get your building clean and ready for occupancy with quality and efficiency.

We offer complete construction clean up including:

- ▶ Remove construction debris
- ▶ Detail sweeping
- ▶ Detail mopping
- ▶ Detail vacuuming
- ▶ Detail dusting
- ▶ Window washing
- ▶ Carpet cleaning and stain removal
- ▶ Interior and exterior pressure washing
- ▶ Restroom cleaning and disinfecting
- ▶ Cleaning light fixtures
- ▶ Cleaning of baseboards
- ▶ Clean, restore, refinish wood, concrete, tile, etc.



Let CMS help you meet the high quality expectations of your new building or addition with cleanliness and pride.

# Interior & Exterior Services

To ensure that the outside of your building looks as good as the inside of your building, we offer:

- ▶ Interior and Exterior Window Washing
  - Our employees are trained and can handle any level of window cleaning, including high-rise window cleaning. Our cleaning schedule tailors to your needs – weekly, monthly, or quarterly; we can help.
- ▶ Interior and Exterior Pressure Washing
  - Buildings, warehouses, garage doors and floors and parking lots collect dirt over time. Pressure washing is the most effective method to get rid of that dirt.
- ▶ Parking Lot and Garage Services



# Supplies / Equipment Inventory

With CMS, you don't have to worry about supplies or equipment. We offer all of it so that you have one less thing to keep up with. We can supply:



## ▶ Cleaning Supplies

- Disinfectant
- Window Cleaner
- Carpet Cleaner
- Floor Cleaner
- Stainless Steel and Brass Cleaner
- Treated Dust Cloths
  - Vacuums
  - Damp Mops
  - Dust Mops
  - Trash Liners

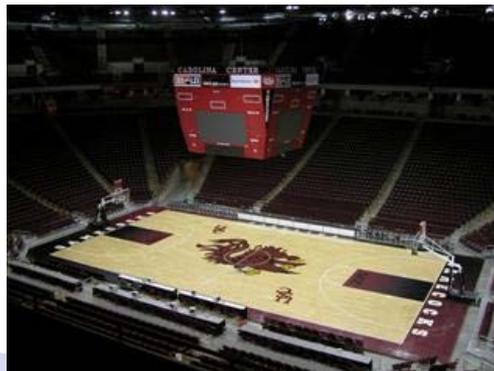
## ▶ Dispenser Supplies

- Hand Soap
- Paper Towels
- Sanitary Napkins
- Toilet Tissue
- Toilet Seat Covers
  - Deodorants

# Team CMS Our Employees

- ▶ Carefully trained, responsible and committed  
Every CMS employee is proud to be a part of our team. Our managers, supervisors and crews take pride in the quality of their work. We provide extensive training and company support to our employees. All of our employees are uniformed and are provided with the very best equipment and product technology. All employees are given numerous safety and educational seminars to ensure a high degree of job safety and quality control.

## CMS Takes Pride In What We Do!



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“CMS is one of the few companies that has said what they would do and then did what they said. I have been very pleased with their services.”

Consera Healthcare Real Estate Services

“With Commercial Maintenance Services it is not just a typical vendor relationship. It’s a partnership providing a great job at a reasonable price, providing value beyond compare.”



“No other company can match the service, quality and professionalism that CMS offers in any situation.”



UNIVERSITY OF  
SOUTH CAROLINA

“Commercial Maintenance Services’ ability to respond to our immediate needs is second to none.”



**GRUBB & ELLIS**  
From Insight to Results

“CMS is very responsive to any issues that arise and can offer other specialty services that other janitorial companies can’t. They save me the time and effort of having to find other contractors to fill other needs. They have the staff to service their accounts as well as take on other projects, usually very quickly.”

**CBRE**  
CB RICHARD ELLIS



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