



CAPABILITY STATEMENT

Facility Maintenance & Engineering Services

Company Overview

TotalScope Facilities Solutions LLC provides comprehensive facility maintenance and operational support for commercial, industrial, and institutional properties. Combining hands-on maintenance expertise with professional engineering consulting, we help clients reduce risk, extend asset life, and strategically plan capital improvements. Services are delivered as separate, compliant scopes to ensure proper licensing, insurance coverage, and risk management.

Core Competencies

- **Preventive & Corrective Maintenance:** Routine inspections, rapid response repairs, and lifecycle optimization.
- **Building Systems Assessments:** HVAC, electrical, plumbing, structural, roofing, and life safety system evaluations.
- **Vendor Coordination & Oversight:** Quality assurance, schedule management, and trade compliance.
- **Capital Planning & Lifecycle Analysis:** Budgeting, replacement planning, and cost-benefit evaluation.
- **Engineering & Technical Advisory:** Design review, failure analysis, feasibility studies, and risk assessments.
- **Equipment Replacement & Upgrade Management:** Procurement, installation, commissioning, and optimization.
- **Life Safety & Regulatory Compliance:** Fire protection, alarms, sprinklers, and emergency system audits.
- **Preventive Maintenance Program Development:** Tailored maintenance schedules and SOPs.
- **Tenant & Occupant Services Support:** Interior repairs and day-to-day operations coordination.

- **Safety Program Development & Compliance Monitoring:** OSHA-compliant training and audits.
 - **Budgeting, Cost Tracking & Reporting:** Transparent reporting for maintenance and capital projects.
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Differentiators

- Integrated maintenance & engineering insight for holistic facility management
 - Clear separation of professional and non-professional services to ensure compliance
 - Reduced operational risk through data-driven planning and predictive maintenance
 - Scalable support for single sites to multi-location portfolios
 - Experienced leadership with public & private sector expertise
 - Proven track record delivering projects on-time and within budget
 - Strong vendor relationships ensuring quality and timeliness
 - Commitment to sustainability, safety, and regulatory compliance
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NAICS Codes

- **561210 – Facilities Support Services (Primary):** Maintenance, custodial, repair, and operational support for commercial and institutional facilities.
 - **541330 – Engineering Services:** Design, evaluation, technical advisory, feasibility studies, and construction support.
 - **238220 – Plumbing, Heating, and Air-Conditioning Contractors:** Installation, maintenance, and repair of plumbing, HVAC, and piping systems.
 - **238210 – Electrical Contractors and Other Wiring Installation Contractors:** Electrical system installation, maintenance, and repair, including lighting and control systems.
 - **541611 – Administrative Management and General Management Consulting Services:** Advisory services for operational optimization, capital planning, vendor management, and facility lifecycle strategy.
 - **238330 – Flooring Contractors**
 - **238350 – Finish Carpentry Contractors**
 - **238310 – Drywall and Insulation Contractors**
 - **238320 – Painting and Wall Covering Contractors**
 - **561730 – Landscaping Services**
 - **561910 – Remediation Services**
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Insurance & Compliance

- Commercial General Liability (Facility Maintenance)
- Workers' Compensation (Building Operations & Maintenance)
- Professional Liability (Engineering Services)
- Licensed Professional Engineers utilized where required
- OSHA-compliant programs and safety protocols implemented across all operations