

## THE STAFF OF FACILITIES MAINTENANCE

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### Facilities Maintenance

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Main Office: 301-405-3231

## DEPARTMENT OF OPERATIONS AND MAINTENANCE

## FACILITIES MAINTENANCE



**Facilities  
Management**

(301) 405-3231



**Facilities Maintenance** is composed of central and zoned technical trade units established to perform preventive and day to day maintenance activities, troubleshoot system issues as well as design and execute systems' renewal and replacement projects. Technical experts provide oversight of service, maintenance and replacement contractors. Facilities Maintenance staff coordinate with other Facilities Management Departments related to major construction and interior renovations. In addition, Facilities Managers are assigned to specific Schools/Colleges to ensure customer satisfaction.



### **Administration and Signs & Graphics**

The Administration unit provides work order maintenance, report development and updates, procurement & financial assistance, and supports on-demand requests for all of Facilities Maintenance.

In addition to manufacturing signs and other graphic products, the Signs & Graphics Shop provides customized estimation, design and installation services for UMCP, other USM campuses and State of Maryland organizations. Products include banners, dimensional lettering, decals, plaques, ADA signage, window graphics, engraving and large format digital printing.

**Area Maintenance** provides first response to maintenance problems in classroom, research and administrative buildings. Area Maintenance Multi-trades Technicians evaluate, coordinate and make repairs. They also engage in preventative and scheduled maintenance identified through regular building inspections. As essential personnel Area Maintenance personnel participate in emergency response to weather related conditions such as snow and floods.

### **Classroom Maintenance and Reflex**

Classroom Maintenance performs preventive maintenance on general purpose classrooms, lecture halls, and seminar rooms. In addition to maintenance, personnel accomplish upgrade projects to include a variety of classroom related equipment and furniture.

Reflex personnel respond to all facilities related calls that occur between the hours of 11 pm and 7 am daily., and provide daily preventive inspections of general purpose classrooms and lecture halls.

**Electrical Systems** operates, maintains, repairs and replaces the electrical system across campus. This includes building electrical systems; outdoor electrical systems, including outdoor lighting; emergency power systems, including generators and UPS systems; and elevator systems. Electrical Systems also oversees the electrical permitting and inspection process.

**Life Safety Systems** provide inspection, testing & maintenance of a wide variety of emergency equipment including fire alarm systems, automatic sprinkler systems, fire pumps & controllers, fire extinguishers, emergency showers & eyewashes.

### **Maintenance Contracts and Structural Trades**

Through a variety of contractors and contract methods, the Maintenance Contracts unit takes care of doors & windows, fencing, flooring, foundations, hazardous materials, masonry surfaces, painting, power washing, roadways, sidewalks, metal structures, and roofs for College Park and other system campuses.

The Structural Trades unit consists of the Carpentry, Flooring, Sheet Metal and Welding Shops. The shops are staffed by full-time, skilled craftspeople responsible for maintaining, repairing and replacing finishes and components to provide a safe and pleasant environment to work and learn.

**Piped Services** is the home for licensed plumbers and steamfitters who maintain the potable water, sanitary sewer, storm water and steam distribution systems, natural gas systems and numerous process piping systems that provide service to campus buildings. Piped Services is solidly behind the university sustainability efforts retrofitting most of campus with water conserving fixtures and appliances. "Pipes" is also home of the Insulation Maintenance and Emergency Underground Utility Repair contract administration. Piped Services is an active partner with university environmental groups dedicated to being responsible members of Prince Georges County and the State of Maryland. Piped Services staff are honored to participate in the infrastructure stewardship of this great institution and the shared mission of leaving the facilities and properties that we manage as good or better than the day our watch began.