



Fam&Co Grounds LLC Service List

1. Landscaping Services

- **Lawn Care & Maintenance**

- Mowing, edging, trimming, and blowing
- Fertilization and weed control
- Aeration, overseeding, and dethatching
- Sod installation and turf repair
- Soil testing and amendments
- Grub, pest, and disease control
- Seasonal lawn treatments (spring/fall cleanups, leaf removal)
- Soil aeration and lawn topdressing
- Edge trimming along sidewalks, driveways, and garden beds
- Color enhancement of lawns and foliage

- **Plant & Flower Bed Maintenance**

- Design and planting of seasonal flowers and shrubs
- Mulching, soil replacement, and weed control
- Pruning, trimming, and shaping of trees and bushes
- Installation of flower bed borders and garden structures
- Plant health monitoring and disease prevention
- Seasonal flower rotation and perennial bed design
- Installation of decorative stones and mulch

- **Tree Care Services**

- Tree planting, pruning, and removal
- Stump grinding and root management
- Emergency tree removal and storm cleanup
- Disease and pest control for trees
- Tree trimming and crown reduction
- Arborist services and consultations
- Cabling and bracing for tree support

- **Hardscaping Services**

- Installation of patios, walkways, and retaining walls
- Paving stones, brick, and concrete work
- Outdoor seating, pergolas, and shade structures
- Decorative boulders and stone features
- Water features (ponds, fountains, etc.)
- Fire pits and outdoor fireplaces
- Custom stone or brick patterns for outdoor spaces
- Installation of outdoor stairways, landings, and steps



- **Landscape Enhancements**

- Custom landscape design and planning
- Themed gardens (e.g., Zen, butterfly, or rock gardens)
- Installation of decorative lighting in gardens and pathways
- Soundscapes and acoustic water features
- Outdoor sculptures and art installations
- Eco-friendly landscaping
- Upgrades to native plant species for water conservation
- Installation of decorative fencing and trellises

2. Porter Services

- **Daily Porter Services**

- General property cleaning, trash removal, and liner replacement
- Sweeping, litter pick-up, and debris removal from walkways and parking areas
- Cleaning and restocking of outdoor restrooms and common areas
- Window cleaning (Ground-level, interior, or exterior)
- Inspection and maintenance of outdoor seating and public areas
- Graffiti removal and exterior surface cleaning
- Minor repair tasks (e.g., tightening fixtures, replacing light bulbs)
- Reporting safety hazards, vandalism, or maintenance issues

- **Janitorial Services**

- Deep cleaning of restrooms and public spaces
- Disinfection and sanitization of high-traffic areas (entryways, elevators)
- Floor polishing, and buffing (tile, concrete, hardwood)
- Carpet cleaning and stain removal
- Cleaning and disinfecting playgrounds and fitness areas
- Pressure washing of exterior surfaces (benches, walkways, walls)
- Waste management, recycling services, and dumpster area cleaning
- Window cleaning (interior and exterior)

- **Parking Lot & Garage Maintenance**

- Parking lot sweeping and trash removal
- Power washing of parking structures
- Line striping and repainting of parking spots and curbs
- Cleaning, repainting, or replacement of safety signage
- Installation and maintenance of wheel stops, bollards, and speed bumps
- Lighting maintenance for parking areas



3. Building Maintenance Services

- **Exterior Building Maintenance**

- Pressure washing of building exteriors, sidewalks, and walls
- Window cleaning (Ground level)
- Graffiti removal and surface cleaning
- Minor repairs (cracked siding, loose fixtures, broken windows)
- Gutter cleaning and downspout maintenance
- Painting and touch-ups for walls, doors, and trim
- Exterior signage cleaning and maintenance
- Awning and canopy cleaning

- **Lighting & Electrical Maintenance**

- Installation and replacement of indoor and outdoor lighting (buildings, offices, parking lots, walkways)
- Routine maintenance of lighting fixtures and bulbs
- Installation of emergency lighting and exit signs
- Motion sensor and timer-controlled lighting systems
- Solar panel cleaning and maintenance
- Electrical fixture inspections and minor repairs
- Surge protection installation for outdoor electrical systems

- **Plumbing Services (Basic)**

- Repairing leaks and broken pipes
- Unclogging drains and toilets
- Faucet, sink, and toilet repair or replacement
- Gutter and downspout repairs
- Basic inspection of plumbing systems

- **HVAC Services (Basic)**

- Filter replacement
- Thermostat inspections and adjustments
- Routine HVAC system inspections
- Basic air conditioning and heating system maintenance

- **Painting & Surface Repairs**

- Exterior and interior painting services
- Surface repairs for stucco, brick, or siding
- Touch-up painting in high-traffic areas
- Repainting of curbs, parking lines, and safety markers
- Anti-graffiti coatings and applications
- Surface preparation and painting of outdoor furniture and structures



- **General Repairs & Handyman Services**

- Minor carpentry work (repairing doors, windows, and frames)
- Installation and repair of fencing and gates
- Fixing broken signage, railings, or handrails
- Re-leveling pavers and brickwork
- Installation of shelves, fixtures, and storage solutions
- Minor drywall repair and plaster work
- Door and window hardware replacement or repair

4. Property Management & Seasonal Services

- **Signage Installation & Maintenance**

- Installation of custom signs (monuments, directional signs)
- Electrical and illuminated signage installation and repair
- Repainting and maintaining existing signage
- Temporary or seasonal signage (events, banners)
- Signage cleaning and restoration

- **Tenant Space Maintenance**

- Coordination with tenants for minor repairs (lighting, fixtures, signage)
- Support with tenant move-in and move-out services (cleaning, minor repairs)
- Electrical, lighting, and plumbing inspections in tenant areas
- Pressure washing of loading docks and service areas

- **Holiday & Event Decoration Services**

- Installation of holiday lighting and décor
- Setup of large commercial holiday trees or sculptures
- Temporary fencing for events and holiday displays
- Removal of holiday decorations post-season
- Installation of event-specific decorations and lighting

- **Seasonal Services**

- Fall clean-up (leaf removal, gutter cleaning)
- Seasonal plantings and flower bed preparation
- Winterization of landscaping
- Spring cleanup and lawn preparation

- **Safety & Compliance Services**

- ADA compliance upgrades (ramps, railings, signage)
- Installation of safety barriers, railings, and bollards
- Non-slip coating and treads for high-traffic areas
- Emergency lighting and signage testing
- Fire extinguisher inspections and maintenance
- Regular safety inspections and reports



5. Environmental & Sustainability Services

- **Pest Control & Management**
 - Integrated pest management for landscaping
 - Rodent and insect control in outdoor areas
 - Bird control and deterrence systems
 - Mosquito control and treatment programs
 - Organic pesticide applications and non-toxic treatments

6. Miscellaneous Services

- Emergency Storm Clean-up (Hurricanes, weather-related events)
- Coordination for events, setups, and property-wide functions
- Emergency services for storm damage, fallen trees, and urgent repairs
- Bulky debris removal and disposal services
- Power sweeping for plazas, courtyards, and parking lots
- Property inspections and reporting for property managers
- Custom landscape design consultations and project management

Fam&Co is committed to meeting the diverse needs of our commercial partners. While we strive to offer a comprehensive range of groundskeeping services, we understand that some specialized needs may fall outside of our core offerings. In such cases, Fam&Co maintains strong local partnerships with trusted professionals to ensure that all services can be provided with the same level of quality and care. Any work performed by third-party service providers will be coordinated through Fam&Co to guarantee seamless service delivery and client satisfaction. Whether for routine maintenance or when the unexpected happens, Fam&Co wants to be your go-to solution for all your groundskeeping needs.

Fam&Co Grounds LLC is fully insured with coverage exceeding \$1 million, ensuring comprehensive protection for our clients.