

Facilities Maintenance Services Matrix Maintained by:

**Central Facilities Management
Infrastructure Services Division (ISD)**

**Effective Date: 31 January 2025
Revision # 3**

Attachment 1 of FNAL Facility and Infrastructure Maintenance Procedure

FACILITIES MAINTENANCE SERVICES (FMS) MATRIX

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
A	Substructure	ISD provides maintenance and repairs for conventional buildings (tunnels and shafts are excluded)		
A10	Foundations			
A1011	Wall Foundations	ISD	ISD	As needed
A1012	Column Foundations & Pile Caps	ISD	ISD	As needed
A1013	Perimeter Drainage & Insulation	ISD will supply maintenance and repairs including for tunnels and shafts	ISD	As needed
B	Shell	ISD provides maintenance, repairs, and replacement		
B10	Superstructure			
B1010	Floor Construction	ISD	ISD	As needed
B1011	Suspended Basement Floor Construction	ISD	ISD	As needed
B1012	Upper Floors Construction	ISD	ISD	As needed
B1013	Balcony Floors Construction	ISD	ISD	As needed
B1014	Ramps	ISD	ISD	As needed
B1015	Exterior Stairs & Fire Escapes	ISD	ISD	As needed
B1016	Floor Raceway Systems	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
B1019	Other Floor Construction	ISD	ISD	As needed
B1020	Roof Construction	ISD	ISD	As needed
B20	Exterior Enclosure			
B2010	Exterior Wall Painting	ISD; Exterior paint is included	ISD	Public and high-use areas: 10-15 years
B2011	Exterior Wall Construction	ISD	ISD	As needed
B2012	Parapets	ISD	ISD	As needed
B2013	Exterior Louvers, Screens, & Fencing	ISD	ISD	As needed
B2014	Exterior Sun Control Devices	ISD	ISD	As needed
B2015	Balcony walls & Handrails	ISD	ISD	As needed
B2016	Exterior Soffits	ISD	ISD	As needed
B2020	Exterior Windows	ISD	ISD	As needed
B2021	Windows	ISD	ISD	As needed
B2022	Curtain Walls	ISD	ISD	As needed
B2023	Storefronts	ISD	ISD	As needed
B2030	Exterior Doors	ISD provides maintenance, repairs, and replacement. Fire Door inspection responsibility is intentionally excluded from the scope of this list.	ISD	As needed
B2031	Glazed Doors & Entrances	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
B2032	Solid Exterior Doors	ISD	ISD	As needed
B2033	Revolving Doors	ISD	ISD	As needed
B2034	Overhead Doors	ISD	ISD	Inspected annually at a minimum
B2039	Other Doors & Entrances	ISD	ISD	As needed
B30	Roofing	ISD will supply inspections, reports, repairs, and replacement or refurbishment		Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3010	Roof Coverings	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3011	Roof finishes	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3012	Traffic Toppings & Paving Membranes	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
B3013	Roof Insulation & Fill	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3014	Flashing & Trim	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3015	Roof Eaves & Soffits	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3016	Gutters & Downspouts	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3020	Roof Openings	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3021	Skylights/Glazed Roof Openings	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
B3022	Roof Hatches	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3023	Gravity Roof Ventilators	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
B3030	Other Roof Penetrations	ISD	ISD	Inspections are provided annually. Maintenance, repairs, and replacement or refurbishment as prioritized within FAMIS
C	Interiors	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD is financially responsible	As needed
C10	Interior Construction			
C1010	Partitions	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1011	Fixed Partitions	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C1012	Demountable Partitions	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1013	Retractable Partitions	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1014	Toilet Partitions	ISD	ISD	As needed
C1015	Site Built Compartments Cubicles	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1016	Interior Balustrades & Screens	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD	As needed
C1017	Interior Windows	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD	As needed
C1020	Interior Doors	ISD provides maintenance, repairs, and replacement. Fire Door inspection responsibility is intentionally excluded from the scope of this list.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C1021	Interior Doors	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed
C1022	Interior Door Frames	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed
C1023	Interior Door Hardware	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed
C1024	Interior Door Wall Opening Elements	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C1025	Interior Door Sidelights & Transoms	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed
C1026	Interior Hatches & Access Doors	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below. Tenant(s) is responsible for programmatic equipment. Customer specific finishes are excluded as noted.	ISD for conventional elements; Tenant(s) for programmatic elements.	As needed
C1027	Door Painting & Decoration	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1030	Fittings			
C1032	Fabricated Compartments & Cubicles	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1033	Storage Shelving & Lockers	Tenant(s) can request repairs from ISD; FESS Design Review (FDR) required for new installation	Tenant(s)	Determined by Tenant(s)
C1034	Ornamental Metals & Handrails	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C1035	Identifying Devices	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C1036	Closet Specialties	Tenant(s) can request repairs from ISD; FESS Design Review (FDR) required for new installation	Tenant(s)	Determined by Tenant(s)
C1037	General Fittings & Misc. Metals	Tenant(s) can request repairs from ISD; considered finishes; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
C20	Stairs	Please note that stairs and ladders to programmatic areas are considered programmatic due to limited access.	ISD is financially responsible	As Needed
C2010	Stair Construction	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2011	Regular Stairs	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2012	Curved Stairs	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2013	Spiral Stairs	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2014	Stair Handrails & Balustrades	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2020	Stair Finishes	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C2021	Stair, Tread, and Landing Finishes	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2022	Stair Soffit Finishes	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2023	Stair Handrails & Balustrades Finishes	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C2030	Permanently affixed Ladders, interior and exterior	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	Inspected annually
C30	Interior Finishes			
C3010	Wall Finishes	ISD for conventional areas; Tenant(s) for programmatic areas	ISD for conventional areas; Tenant(s) for programmatic areas.	As Needed
C3011	Wall Finishes to Inside of Exterior Walls	ISD for conventional areas; Tenant(s) for programmatic areas	ISD; Tenant(s) for special requests or Tenant damage Tenant(s) for programmatic areas.	As needed; paint upon request
C3012	Wall Finishes to Interior Walls	ISD for conventional areas; Tenant(s) for programmatic areas	ISD; Tenant(s) for special requests or Tenant damage Tenant(s) for programmatic areas.	Determined by Tenant(s)
C3013	Column Finishes	ISD maintains and repairs, excluding paint	Tenant(s)	Determined by Tenant(s)
C3020	Floor Finishes	See H30 in this SLM for Custodial services	See H30 in this document for Custodial services	See H30 in this SLM for Custodial services

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C3021	Floor Toppings	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
C3022	Traffic Membranes	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
C3023	Hardeners & Sealers	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
C3024	Flooring	ISD will maintain and repair resilient flooring (wood, vinyl, laminate, and resilient linoleum), Tenant(s) may request repairs and maintenance for hard floor (concrete, epoxy, tile, etc.)	ISD for resilient flooring (wood, vinyl, laminate, and resilient linoleum); Tenant(s) for hard flooring (concrete, epoxy, tile, etc.).	As Needed
C3025	Carpeting	ISD; Cosmetic replacement or repairs are Tenant(s)s responsibility	ISD; Cosmetic replacement or repairs are Tenant(s)'s responsibility	20 years unless negotiated earlier between ISD and Tenant(s)
C3026	Bases, Curbs, & Trims	ISD will provide maintenance, repairs, and replacement to conventional elements listed below. Tenant(s) is responsible for programmatic elements. Customer-specific finishes are excluded as noted.	ISD	As Needed
C3027	Access Pedestal Flooring	ISD will provide maintenance, repairs, and replacement to conventional elements listed below. Tenant(s) is responsible for programmatic elements. Customer-specific finishes are excluded as noted.	ISD	As Needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
C3030	Ceiling Finishes	ISD will provide maintenance, repairs, and replacement to conventional elements listed below. Tenant(s) is responsible for programmatic elements. Customer-specific finishes are excluded as noted.	ISD	As Needed
C3031	Ceiling Finishes	ISD maintains and repairs, excluding paint. Tenant(s) may request paint from ISD	ISD; Tenant(s) will supply cost code for paint	As Needed
C3032	Suspended Ceilings	ISD will provide maintenance, repairs, and replacement to conventional elements listed below. Tenant(s) is responsible for programmatic elements. Customer-specific finishes are excluded as noted.	ISD	As Needed
C3033	Other Ceilings	ISD will provide maintenance, repairs, and replacement to conventional elements listed below. Tenant(s) is responsible for programmatic elements. Customer-specific finishes are excluded as noted.	ISD	As Needed
D	Services	Personal property is excluded, real property is included.	ISD is financially responsible	
D10	Conveying	ISD will provide maintenance and repairs to conventional equipment.	ISD is financially responsible	As needed
D1010	Elevators & Lifts	ISD services elevators as noted below	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D1011	Passenger Elevators	ISD will supply inspections, reports, documentation, repairs, and replacement per the Site Elevator Services Contract and ASME A17.1	ISD	Inspections twice per year, maintenance and repair as needed per Site Elevator Services Contract and ASME A17.1
D1012	Freight Elevators	ISD will supply inspections, reports, documentation, repairs and replacement per the Site Elevator Services Contract and ASME A17.1.	ISD	Inspections twice per year, maintenance and repair as needed per Site Elevator Services Contract and ASME A17.1
D1013	Dumbwaiters	All dumbwaiters are currently out of service. FESS Design Review (FDR) would be required to return a dumbwaiter to service.	NA	As needed per manufacturer recommendations and ASME A17.1
D1090	Other Conveying Systems	ISD will supply inspections, reports, documentation, repairs, and replacement of non-portable elevating work platforms or powered platforms per FESHM 10180. Note that conveyors are inspected under the Site Elevator Services Contract.	ISD	Quarterly and annual inspections of aerial lifts per FESHM 10180.
D1093	Hoists & Cranes	ISD will supply inspections, reports, documentation, repairs and replacement per FESHM 10100, 10110, 10130, 10140, and 10190 on Cranes, Below the Hook Lifting Devices, Slings and Rigging hardware, Mobil Cranes, and Crane Personnel Lifting Platforms.	ISD	Monthly and annual inspections per manufacturer recommendations and per FESHM 10100, 10110, 10130, 10140, and 10190.
D20	Plumbing	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below.		

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D2010	Plumbing Fixtures	ISD	ISD	As needed
D2011	Water Closets	ISD	ISD	As needed
D2012	Urinals	ISD	ISD	As needed
D2013	Lavatories	ISD	ISD	As needed
D2014	Sinks	ISD For kitchen sinks see E1095	ISD	As needed
D2015	Bathtubs	ISD	ISD	As needed
D2016	Wash Fountains	ISD	ISD	As needed
D2017	Showers	ISD	ISD	As needed
D2018	Drinking Fountains & Built-in Coolers	ISD	ISD	As needed
D2019	Bidets & Other Plumbing Fixtures	ISD	ISD	As needed
D2020	Domestic Water Distribution	ISD	ISD	As needed
D2021	Cold Water Service	ISD	ISD	As needed
D2022	Hot Water Service	ISD	ISD	As needed
D2023	Domestic Water Supply Equipment	ISD	ISD	Back flow preventer inspected annually; replaced as needed
D2030	Sanitary Waste	ISD	ISD	As needed
D2031	Waste Piping	ISD	ISD	As needed
D2032	Vent Piping	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D2033	Floor Drains	ISD	ISD	As needed
D2034	Sanitary Waste Equipment	ISD	ISD	As needed
D2035	Sanitary Pipe Insulation	ISD	ISD	As needed
D2040	Rain Water Drainage	ISD	ISD	As needed
D2041	Pipe & Fittings	ISD	ISD	As needed
D2042	Roof Drains	ISD	ISD	As needed
D2043	Rainwater Drainage Equipment	ISD	ISD	As needed
D2044	Rainwater Pipe Insulation	ISD	ISD	As needed
D2045	Parking Lot Culvert replacement / installation	ISD	ISD	As needed
D2046	Storm Sewers under parking lots	ISD	ISD	As needed
D2047	Flood Control	ISD	ISD	As needed
D2090	Other Plumbing Systems	ISD	ISD	As needed
D2091	Gas Distribution	Per ASME B31.8 and NFPA 54, as covered within standard's scope	ISD	Leak detection survey completed annually on underground lines and service to buildings
D2092	Acid Waste Systems	Tenant(s)'s responsibility; considered programmatic equipment	Tenant(s)	Determined by Tenant(s)
D2093	Interceptors	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D2094	Pool Piping & Equipment	Tenant(s) is responsible for operations such as pool water maintenance, winterizing pool, etc.	Tenant(s); Tenant(s) will provide a cost code for any work completed by ISD	Inspected during seasonal closing and opening.
D2095	Decorative Fountain Piping Devices	Tenant(s)'s responsibility; considered finishes-	Tenant(s)	Determined by Tenant(s)
D2099	Other Piping Systems	ISD	ISD	As needed
D30	HVAC	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below.		
D3010	Energy Supply	Fuel and electricity are supplied by the lab	ISD	As needed
D3020	Heat Generating Systems	ISD	ISD	Inspected and maintained at least annually per manufacturer recommendations. Refurbishment or replacement as needed
D3030	Cooling Generating Systems	ISD	ISD	Inspected and maintained at least annually per manufacturer recommendations. Refurbishment or replacement as needed
D3031	Chilled Water Systems	ISD for conventional systems; Tenant(s) for programmatic systems	ISD for conventional systems; Tenant(s) for programmatic systems	Inspected and maintained at least annually per manufacturer recommendations. Refurbishment or replacement as needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D3032	Direct Expansion Systems	ISD	ISD	Inspected and maintained at least annually per manufacturer recommendations. Refurbishment or replacement as needed
D3040	Distribution Systems	ISD	ISD	As needed
D3041	Air Distribution Systems	ISD for conventional systems; Tenant(s) for programmatic systems	ISD for conventional systems; Tenant(s) for programmatic systems	As needed
D3042	Exhaust Ventilation Systems	ISD	ISD	As needed
D3044	Hot Water Distribution	ISD	ISD	As needed
D3045	Chilled Water Distribution	ISD	ISD	As needed
D3046	Change-over Distribution Systems	ISD	ISD	As needed
D3047	Glycol Distribution System	ISD for conventional systems; Tenant(s) for programmatic systems	ISD for conventional systems; Tenant(s) for programmatic systems	Inspected with annual samples
D3048	Ducting & Diffusers	ISD	ISD	As needed
D3049	VAV Valves	ISD	ISD	As needed
D3050	Terminal & Package Units	ISD	ISD	As needed
D3051	Terminal Self-Contained Units	ISD	ISD	As needed
D3052	Package Units	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D3060	Controls and Instrumentation	ISD	ISD	As needed
D3061	Heating Generating System Controls	ISD	ISD	As needed
D3062	Cooling Generating Systems Controls	ISD	ISD	As needed
D3063	Heating/Cooling Air Handler Units	ISD	ISD	Inspected and maintained at least annually per manufacturer recommendations. Refurbishment or replacement as needed
D3064	Exhaust/Ventilating Systems	ISD	ISD	Inspected and maintained at least annually per manufacturer recommendations. Refurbishment or replacement as needed
D3065	Hoods & Exhaust Systems	ISD will maintain and repair conventional equipment; note that chemical hoods and kitchen hoods are considered customer specific and are Tenant(s)'s responsibility	ISD: for conventional equipment; Tenant(s): for customer-specific equipment	ISD will inspect equipment within ISD's scope annually. Equipment within Tenant(s)'s responsibility can be inspected upon request.
D3066	Terminal Devices	ISD	ISD	As needed
D3067	Energy Monitoring & Control	ISD	ISD	As needed
D3068	Building Automation Systems	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D3069	Other Controls & Instrumentation	ISD will service conventional controls	ISD	As needed
D3070	System Testing and Balancing	ISD will supply retro-commissioning	ISD, except that Tenant(s) is financially responsible if the Tenant(s) created the unbalance	Large buildings (greater than 50,000 sq. ft.) are retro-commissioned every five years. Any building may be retro commissioned if the system becomes unbalanced.
D3071	Piping System Testing & Balancing	ISD will supply retro-commissioning	ISD, except that Tenant(s) is financially responsible if the Tenant(s) created the unbalance	Large buildings (greater than 50,000 sq. ft.) are retro-commissioned every five years. Any building may be retro commissioned if the system becomes unbalanced.
D3072	Air Systems Testing & Balancing	ISD will supply retro-commissioning	ISD, except that Tenant(s) is financially responsible if the Tenant(s) created the unbalance	Large buildings (greater than 50,000 sq. ft.) are retro-commissioned every five years. Any building may be retro commissioned if the system becomes unbalanced.

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D3073	HVAC Commissioning	ISD will supply retro-commissioning	ISD, except that Tenant(s) is financially responsible if the Tenant(s) created the unbalance	Large buildings (greater than 50,000 sq. ft.) are retro-commissioned every five years. Any building may be retro commissioned if the system becomes unbalanced.
D3079	Other Systems Testing & Balancing	ISD will supply retro-commissioning	ISD, except that Tenant(s) is financially responsible if the Tenant(s) created the unbalance	Large buildings (greater than 50,000 sq. ft.) are retro-commissioned every five years. Any building may be retro commissioned if the system becomes unbalanced.
D3090	Other HVAC Systems & Equipment	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below.	ISD is financially responsible for conventional equipment, Tenant(s) is financially responsible for customer-specific equipment	As determined by manufacturer recommendations.
D3091	Special Cooling Systems & Devices	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below.	Tenant(s) ISD is financially responsible for conventional equipment, Tenant(s) is financially responsible for customer-specific equipment	As determined by manufacturer recommendations.
D3092	Special Humidity Control	Tenant(s)'s responsibility; considered programmatic equipment	Tenant(s)	As determined by manufacturer recommendations.
D3093	Dust & Fume Collectors	Tenant(s)'s responsibility; considered programmatic equipment	Tenant(s)	As determined by manufacturer recommendations.

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D3094	Air Curtains	Tenant(s)'s responsibility; considered programmatic equipment	Tenant(s)	As determined by manufacturer recommendations.
D3095	Air Purifiers	Tenant(s)'s responsibility; considered programmatic equipment	Tenant(s)	As determined by manufacturer recommendations.
D3096	Paint Spray Booth Ventilation	Tenant(s)'s Responsibility; considered programmatic equipment	Tenant(s)	As determined by manufacturer recommendations.
D3097	General Construction Items (HVAC)	ISD	ISD	As determined by manufacturer recommendations.
D3098	Pneumatic Controls	ISD for conventional systems; Tenant(s) for programmatic systems	ISD for conventional systems; Tenant(s) for programmatic systems	As needed
D3099	Compressed Air Systems	ISD for conventional systems; Tenant(s) for programmatic systems	ISD for conventional systems; Tenant(s) for programmatic systems	As needed
D40	Fire Detection and Protection	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below.		
D4010	Sprinklers	ISD	ISD	As needed
D4011	Sprinkler Water Supply (ICW)	ISD	ISD	As needed
D4012	Sprinkler Pumping Equipment	ISD	ISD	Testing monthly
D4013	Dry Sprinkler System	ISD	ISD	Inspected annually

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D4020	Standpipes	ISD	ISD	As needed
D4021	Standpipe Water Supply	ISD	ISD	Flushed annually
D4022	Pumping Equipment	ISD	ISD	As needed
D4023	Standpipe Equipment	ISD	ISD	As needed
D4024	Fire Hose Equipment	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D4030	Fire Protection Specialties	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D4031	Fire Extinguishers	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D4032	Fire Extinguisher Cabinets	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D4090	Other Fire Protection Systems	ISD	ISD	Inspected annually
D4091	Carbon Dioxide Systems	ISD	ISD	Inspected annually
D4092	Foam Generating Equipment	ISD	ISD	Inspected annually
D4093	Clean Agent Systems	ISD	ISD	Inspected annually

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D4094	Dry Chemical Systems	ISD	ISD	Inspected annually
D4095	Hood & Duct Fire Protection	ISD	ISD	Inspected annually
D50	Electrical	ISD will provide maintenance, repairs, and replacement to conventional equipment listed below.		
D5010	Electrical Service and Distribution	PM's and cleaning where access is unrestricted. Panels are thermally scanned.	ISD	Annually
D5011	High Tension Service & Distribution	Thermally scanned and visually inspected.	ISD	Visual inspections monthly and thermally scanned annually
D5012	Low Tension Service & Distribution	Additionally, ISD will provide inspections	ISD	Transformers are inspected every six months.
D5020	Lighting and Branch Wiring	Please note that branch wiring to programmatic equipment is itself considered programmatic.	ISD, except that Tenant(s) is financially responsible if the branch wiring is to programmatic equipment. Branch wiring to programmatic equipment is considered programmatic.	As needed
D5021	Branch Wiring Devices	Please note that branch wiring devices for programmatic equipment are considered programmatic.	ISD, except that Tenant(s) is financially responsible if the branch wiring is to programmatic equipment. Branch wiring to programmatic equipment is considered programmatic.	As needed
D5022	Lighting Equipment	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D5030	Communications and Security	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D5031	Public Address & Music Systems	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D5032	Intercommunication & Paging Systems	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D5033	Telephone Systems	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D5034	Call Systems	Tenant(s)'s responsibility; considered customer specific; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
D5035	Television Systems	Tenant(s)'s responsibility; considered customer specific; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
D5036	Clock & Program Systems	Tenant(s)'s responsibility; considered customer specific; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
D5037	Fire Alarm Systems	ISD	ISD	Inspected annually

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D5038	Security & Detection Systems	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D5039	Local Area Networks	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
D5090	Other Electrical Systems	ISD	ISD	As needed
D5091	Grounding Systems	ISD	ISD	As needed
D5092	Emergency lighting & Power Systems	ISD	ISD	As needed
D5093	Floor Raceway Systems	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
D5094	Other Special Systems & Devices	Tenant(s)'s responsibility; considered customer specific; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
D5095	General Construction Items (Electrical)	ISD	ISD	As needed
D5096	Generators	ISD will maintain and repair; Tenant(s) is responsible for replacement	Tenant(s)	As needed
D5097	UPS Batteries and wiring	Tenant(s)'s responsibility; considered customer specific;	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
D5098	Backup power controls	Tenant(s)'s responsibility; considered customer specific; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E	Equipment & Furnishings			
E10	Equipment			
E1020	Institutional Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1022	Library Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1027	Laboratory Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1028	Medical Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1029	Other Institutional Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1030	Vehicular Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1031	Vehicular Service Equipment	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E1032	Parking Control Equipment	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
E1033	Loading Dock Equipment	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E1034	Other Vehicular Equipment	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
E1090	Other Equipment	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E1091	Maintenance Equipment	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E1092	Solid Waste Handling Equipment	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E1093	Food Service Equipment	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E1094	Residential Equipment	ISD will maintain and repair conventional equipment (e.g. water heaters, furnaces, window air conditioners, whole house water filters)	ISD for conventional equipment; Tenant(s) for programmatic equipment	As needed
E1095	Unit Kitchens	Tenant(s)'s responsibility (excluding plumbing fixtures which are serviced by ISD)	Tenant(s)	Determined by Tenant(s)
E1099	Other Equipment	ISD will maintain and repair conventional equipment	ISD for conventional equipment; Tenant(s) for programmatic equipment	As needed
E20	Furnishings	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s) will supply a cost code	
E2010	Fixed Furnishings			

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
E2011	Fixed Artwork	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2012	Fixed Casework	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2013	Blinds & Other Window Treatments	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2014	Fixed Floor Grilles & Mats	ISD will maintain and repair	ISD	As needed
E2015	Fixed Multiple Seating	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2016	Fixed Interior Landscaping	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2017	Mounting for personal property	ISD will provide the material, installation and supervision	Tenant(s)	Determined by Tenant(s)
E2020	Movable Furnishings	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2021	Movable Artwork	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
E2022	Furniture & Accessories	Tenant(s)'s responsibility, including configuration management	Tenant(s)	Determined by Tenant(s)
E2023	Movable Rugs & Mats	Tenant(s)'s responsibility (excluding mats supplied by custodial)	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
E2024	Movable Interior Landscaping	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
E2025	Site Furniture & Furnishings	ISD; Tenant(s) coordinates	ISD for repairs; Tenant(s) for replacement and delivery coordination	As needed
F	Special Construction & Demolition			
F10	Special Construction	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s) will supply a cost code	As needed
F1010	Special Structures	Tenant(s) is responsible for custom equipment such as observatories, ISD is responsible for conventional equipment such as pre-engineered structures and portable buildings; FESS Design Review (FDR) required	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	As needed
F1020	Integrated Construction	Tenant(s) is responsible for customer specific structures such as clean rooms, ISD is responsible for conventional structures such as athletic rooms; ISD Design approval required	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	As needed
F1030	Special Construction Systems	Tenant(s)'s responsibility; FESS Design Review (FDR) required	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
F1040	Special Facilities	Tenant(s)'s responsibility; FESS Design Review (FDR) required	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	Determined by Tenant(s)
F1045	Liquid & Gas Storage Tanks	Tenant(s)'s responsibility; FESS Design Review (FDR) required	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	Determined by Tenant(s)
F1050	Special Controls and Instrumentation	Tenant(s)'s responsibility	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	Determined by Tenant(s)
F1051	Recording Instrumentation	Tenant(s)'s responsibility	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	Determined by Tenant(s)
F1052	Building Automation Systems	ISD will maintain and repair conventional equipment	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	As needed
F1053	Other Special Controls & Instrumentation	Tenant(s)'s responsibility	ISD for conventional equipment/structures; Tenant(s) for customer-specific equipment/structures	Determined by Tenant(s)
F20	Selective Building Demolition	Tenant(s) may request maintenance and repairs from ISD; FESS Design Review (FDR) required	Tenant(s) will supply a cost code	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
F2010	Building Elements Demolition	Tenant(s)'s responsibility; should be project-specific, funded, and managed outside of FMS matrix scope; FESS Design Review (FDR) required	To Be Determined	Determined by Lab Management
F2020	Hazardous Components Abatement	The service responsibility of hazardous component abatement is intentionally excluded from the scope of this agreement. Tenant(s) may request Task Management or Construction Coordination services from ISD. NOTE: removal of hazardous material must be reviewed by an industrial hygienist and supervised by a person qualified in hazardous material disposal	Tenant(s)	Determined by Tenant(s)
G	Building Sitework	ISD provides maintenance, repairs, and replacement	ISD is financially responsible	As needed
G10	Site Preparation	Tenant(s)'s responsibility; should be project specific funded and managed outside of SLA scope; FESS Design Review (FDR) required	Tenant(s) is financially responsible	As needed
G20	Site Improvements			
G2010	Roadways	ISD	ISD	As needed
G2011	Bases & Sub-bases	ISD	ISD	As needed
G2012	Roadway Paving & Surfacing	ISD	ISD	As needed
G2013	Curbs, Gutters, & Drains	ISD	ISD	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G2014	Guardrails & Barriers	ISD	ISD	As needed
G2015	Painted Lines	ISD	ISD	As needed
G2016	Markings & Signage	Tenant(s) may request custom signage; FESS Design Review (FDR) required	ISD; Tenant(s) will supply a cost code for custom signage	As needed
G2017	Vehicular Bridges	ISD	ISD	As needed
G2020	Parking Lots	ISD	ISD	As needed
G2021	Bases & Sub-bases	ISD	ISD	As needed
G2022	Paving & Surfacing	ISD	ISD	As needed
G2023	Curbs, Rails, & Barriers	ISD	ISD	As needed
G2025	Markings & Signage	Tenant(s) may request custom signage; FESS Design Review (FDR) required	ISD; Tenant(s) will supply a cost code for custom signage	As needed
G2030	Pedestrian Paths (includes bike paths)	ISD	ISD	As needed
G2031	Pedestrian and bike path Paving & Surfacing	ISD	ISD	As needed
G2032	Edging	Tenant(s)'s responsibility	Tenant(s)	Determined by Tenant(s)
G2033	Exterior Steps	ISD	ISD	As needed
G2034	Pedestrian Bridges	ISD	ISD	Determined by Tenant(s)
G2035	Sweeping/blowing of debris	ISD will provide this service upon Tenant(s)'s request	ISD	Upon request

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G2036	Gravel hardstands, lots, paths maintenance	ISD	ISD	As needed
G2040	Site Development			
G2041	Fences & Gates	ISD for conventional fences and gates; Tenant(s) for programmatic fences and gates. Note: Rad fending is considered safety equipment and is intentionally excluded from the scope of this document.	ISD for conventional fences and gates; Tenant(s) for programmatic fences and gates. Note: Rad fending is considered safety equipment and is intentionally excluded from the scope of this document.	As needed
G2042	Retaining Walls	ISD maintains and repairs and provides replacement according to ISD Design Guides for structural retaining wall. Tenant(s) may request repairs to landscaping retaining walls.	ISD; Tenant(s) will supply a cost code for landscaping retaining walls.	As needed
G2043	Terrace & Perimeter Walls	ISD maintains and repairs and provides replacement according to ISD Design Guides	ISD	As needed
G2044	Signage	ISD maintains and repairs conventional equipment; FESS Design Review (FDR) required	ISD, except that Tenant(s) is financially responsible for custom signage	As needed
G2046	Fountains, Pools, & Watercourses	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
G2047	Playing Fields	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G2048	Flagpoles	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
G2049	Miscellaneous Structures	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
G2050	Landscaping	See H40 in this SLM for Landscaping Services	See H40 in this SLM for Landscaping Services	See H40 in this BSL for Landscaping Services
G2051	Fine Grading & Soil Preparation	ISD repairs conventional installations	ISD	As determined by Roads and Grounds subject matter expert
G2052	Erosion Control Measures	ISD repairs conventional installations	ISD	As determined by ISD subject matter expert
G2053	Top Soil & Planting Beds	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
G2054	Seeding & Sodding	See H40 in this SLM for Landscaping Services	See H40 in this SLM for Landscaping Services	Upon request
G2055	Planting	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
G2056	Planters	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)
G2057	Irrigation Systems	Tenant(s)'s responsibility; not typically allowed	Tenant(s)	Determined by Tenant(s)
G2059	Other Landscape Features	Tenant(s)'s responsibility; FESS Design Review (FDR) required	Tenant(s)	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G30	Site Mechanical Utilities	ISD maintains and repairs conventional equipment		Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G3010	Water Supply			
G3011	Potable Water Distribution & Storage	ISD	ISD	Flushed annually, water quality tested bi-monthly
G3012	Non-Potable Water Distribution & Storage	Includes site fire protection distribution	ISD	Flushed annually
G3013	Well Systems	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G3015	Pumping Stations	ISD continuously monitors, and inspects quarterly	ISD	Preventative Maintenance applied and winterized per requirements as noted in FAMIS
G3016	Water Treatment Plants	ISD continuously monitors	ISD	Preventative Maintenance applied quarterly
G3020	Sanitary Sewer	ISD	ISD	As needed
G3021	Piping System Testing & Balancing	ISD	ISD	As needed
G3022	Manholes & Cleanouts	ISD	ISD	As needed
G3023	Septic Disposal Systems	ISD	ISD	As needed
G3024	Lift Stations	ISD	ISD	Preventative Maintenance applied annually

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G3026	Septic Tanks	ISD	ISD	pumped every three years or as needed
G3027	Drain Fields	ISD	ISD	As needed
G3030	Storm Sewer	ISD	ISD	As needed
G3031	Piping	ISD	ISD	As needed
G3032	Manholes	ISD	ISD	As needed
G3033	Headwalls & Catch Basins	ISD	ISD	Cleaned and inspected approximately every 18 months
G3034	Lift Stations	ISD	ISD	Preventative Maintenance applied annually
G3035	Retention Ponds	ISD	ISD	As needed
G3036	Ditches & Culverts	ISD	ISD	As needed - inspected every fall
G3040	Heating Distribution	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G3043	Hot Water Supply	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G3044	Pumping Stations	ISD	ISD	Preventative Maintenance applied annually

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G3050	Cooling Distribution Systems	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G3031	Chilled Water Piping	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G3032	Wells for Cooling/Heating	ISD	ISD	Preventative Maintenance applied annually and winterized annually
G3033	Pumping Stations	ISD	ISD	Preventative Maintenance applied annually
G3034	Cooling Towers on Site	ISD	ISD	Preventative Maintenance applied annually
G40	Site Electrical Utilities	ISD maintains and repairs conventional equipment		
G4010	Electrical Distribution to 13.8kV	ISD	ISD	Preventative Maintenance applied annually
G4011	Substations	ISD	ISD	Preventative Maintenance applied annually
G4012	Overhead Power Distribution	ISD	ISD	Visually inspected monthly, Preventative Maintenance applied annually

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G4013	Underground Power Distribution	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G4020	Site Lighting	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G4021	Fixtures & Transformers	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G4022	Poles	ISD	ISD	Inspect every ten years
G4023	Wiring Conduits & Duct banks	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G4024	Site Lighting Controls	ISD	ISD	Maintenance, repairs, and replacement or refurbishment are prioritized within FAMIS.
G4030	Site Communications & Security	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
G4031	Site Communications Systems	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
G4032	Site Security & Alarm Systems	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.
G4090	Other Site Electrical Utilities			
G4091	Cathodic Protection	ISD is responsible for cathodic protection to conventional utilities	ISD	Inspection frequency determined at installation
G4092	Site Emergency Power Generation	ISD for conventional; Tenant(s) for programmatic needs ;	ISD	As needed
G9010	Service & Pedestrian Tunnels	ISD: maintain utility and pedestrian tunnels; Tenant(s): programmatic areas	ISD: for conventional utility and pedestrian tunnels; Tenant(s): for programmatic tunnels.	As needed
G9011	Service Tunnels	ISD: maintain utility and pedestrian tunnels; Tenant(s): programmatic areas	ISD: for conventional utility and pedestrian tunnels; Tenant(s): for programmatic tunnels.	As needed
G9013	Pedestrian Tunnels	ISD: maintain utility and pedestrian tunnels; Tenant(s): programmatic areas	ISD: for conventional utility and pedestrian tunnels; Tenant(s): for programmatic tunnels.	As needed
G9090	Other Site Systems	ISD maintains and repairs conventional equipment	ISD for conventional equipment; Tenant(s) for programmatic equipment	As needed
G9091	Snow Melting Systems	ISD will maintain and provide limited repairs	ISD	As needed
H	Operations			

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H10	Snow Removal	ISD provides snow removal services per below		
H1011	Roads	ISD removes snow and salts/sands according to Annual ISD Snow Removal Prioritization Plan	ISD	Snow will be removed every winter weather event
H1012	Parking lots	ISD removes snow and salts/sands according to Annual ISD Snow Removal Prioritization Plan	ISD	Snow will be removed every winter weather event
H1013	Snow Fences	ISD manages, maintains, repairs, removes and stores snow fences	ISD	Snow fences will be provided seasonally
H1014	Snow Removal - Active storm cleanup - sidewalks/building access	ISD	ISD	Snow will be removed every winter weather event
H1015	Snow Removal - After storm cleanup - sidewalks/building access	ISD removes snow and salts/sands according to Annual ISD Snow Removal Prioritization Plan;	ISD	ISD provides service 24-72 hours after storm Tenant(s) may assist to provide clear walks after storm
H1016	Special requests	ISD responds to special requests according to resource availability	ISD	ISD responds to special requests according to resource availability
H20	Signage	ISD provides signage per below		
H2011	Custom-office names/labels/Div. signs	Tenant(s) can request ISD to provide signage; FESS Design Review (FDR) required	ISD; Tenant(s) will supply cost code	Determined by Tenant(s)

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H2012	Barricade requests	ISD provides, places, removes and stores barricades at Tenant(s)'s request	ISD	Upon request; barricades are typically placed for 2-3 weeks before ISD removes for storage
H2013	Building signs	ISD will provide Address signage and Building Identification; Tenant(s) can request ISD to provide signage; FESS Design Review (FDR) required	Tenant(s) will supply cost code	As needed
H2014	Informational signs within buildings	Tenant(s) can request ISD to provide signage; FESS Design Review (FDR) required	Tenant(s) will supply cost code	As needed
H30	Custodial	ISD provides custodial services as defined in the Custodial Contract; examples provided below	ISD is financially responsible	
H3011	Contract negotiation	ISD will negotiate the Custodial Contract	ISD	The contract is negotiated and signed annually
H3012	Janitorial / Housekeeping Work - Oversight	GS Coord / ISD will oversee custodial work and act as point of communication with custodial subcontractors	ISD	As needed
H3013	Trash Removal - Centralized	Tenant(s) responsible to take trash to central bin. Custodial to collect from a centralized bin.	ISD	Twice every week
H3014	Routine floor cleaning	Custodial cleans high-use and public areas	ISD; Tenant(s) shall supply cost code for additional detailed cleaning	Annually prioritized

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H3015	Floor maintenance	Custodial cleans high-use and public areas	ISD; Tenant(s) shall supply cost code for additional maintenance	Annually prioritized
H3016	Dusting/cleaning common areas/unlocked areas	Custodial cleans high-use and public areas	ISD	Twice every week
H3017	Entryway cleaning	Custodial cleans high-use and public areas	ISD; Tenant(s) shall supply cost code for additional detailed cleaning	Every day, or as agreed upon
H3018	High use/entryway glass/window washing	Custodial washes doors and nearby windows	ISD; Tenant(s) shall supply cost code for additional detailed cleaning	Twice every week, or as agreed upon
H3019	Washroom cleaning	Custodial provides routine washroom cleaning	ISD; Tenant(s) shall supply cost code for additional detailed cleaning	Twice every week, or as agreed upon
H3020	Critical/High use areas	Custodial cleans high-use and public areas	ISD	Every day, or as agreed upon
H3021	Clearing plugged toilets with plungers	Custodial contract includes duty mechanics throughout the night	ISD	As requested
H3022	Responding to building maintenance emergencies	Custodial contract includes duty mechanics throughout the night	ISD	Up to 4 hours turn-around of emergency response
H3023	Utility Work	Custodial contract includes duty mechanics throughout the night	ISD	As requested
H3024	Supply of hygienic items (e.g. toilet paper, soap, hand towels, trash bags)	Custodial; Supplied to meet demand	ISD	Refilled twice per week

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H3025	Centralized recyclables removal	Tenant(s) responsible to take recyclables to central bin. Custodial to collect from a centralized bin.	ISD	Twice every week
H3026	Rugs and mats at entrances	Custodial supplies seasonally at high use and public entrances	ISD	Supplied seasonally as required
H3027	Window Cleaning	Tenant(s) may request that ISD coordinate window cleaning	ISD; Tenant(s) will supply cost code	Upon request
H40	Landscaping Services	ISD provides services unless otherwise specified below		
H4011	All regular mowing	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4012	Turf care/repairs from snow removal	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4013	Turf repairs due to construction/stuck vehicles	ISD; Tenant(s) may request turf repairs	ISD for repairs of ISD damage; Tenant(s) for repair of Tenant(s) damage	Upon request
H4014	Tree & shrub care/trimming, and pruning	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4015	Tree removal	ISD	ISD	As determined by Roads and Grounds subject matter expert

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H4016	Custom Tree Removal	ISD; Tenant(s) may request custom tree removal; Roads and Grounds subject matter expert approval required	ISD for removal of trees as required for conventional or environmental reasons; Tenant(s) supplies cost code when requesting tree removals	Upon request
H4017	Leaf collection	ISD	ISD	As needed
H4018	Mulching	ISD supplies conventional mulching	ISD	Provided semi-annually as allowed by budget
H4020	Site Entrance Ornamental care/exterior bed care	ISD for site entrance ornamental beds; Tenant(s) for custom exterior beds	ISD for site entrance ornamental beds; Tenant(s) for custom exterior beds	As determined by Roads and Grounds subject matter expert
H4021	Special requests/personal flower beds	Tenant(s)	Tenant(s)	Determined by Tenant(s)
H4022	Ornamental Mulching	Tenant(s)	Tenant(s)	Determined by Tenant(s)
H4023	Garden Club Support	Tenant(s)	Tenant(s)	Determined by Tenant(s)
H4030	Pesticide Application	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4031	Industrial Weed Control	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4032	Aquatic Weed Control	ISD	ISD	As determined by Roads and Grounds or Operations subject matter expert

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H4033	Mosquito Control/abatement	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4034	Noxious/Invasive weeds	ISD	ISD	As determined by Roads and Grounds subject matter expert
H4035	Special requests	Tenant(s)	Tenant(s)	Determined by Tenant(s)
H4040	Capture activities & Pest removal	ISD	ISD	Upon request
H4041	Dead animal Removal	ISD	ISD	Upon request
H4042	Dead animal removal from a permit-required confined space	Owner of confined space is responsible; ISD will assist as needed	Owner of confined space is responsible	As needed
H4043	Interior/Exterior Pest Control	ISD	ISD	Upon request
H4044	Removal of endangered/protected species	ISD -- responsible for removal and repair of space	ISD	Upon request
H4045	Lawn Sprinkler -Repairs, and Semi-Annual Maint	ISD is responsible for Repair, startup, and shutdown of system.	ISD	Upon request
H50	Outside Support Services & Miscellaneous Equipment			
H5011	Bike racks	ISD maintains, and repairs bike racks. Tenant(s) may request replacement.	ISD; Tenant(s) will supply a cost code if replacement is necessary	As needed

Uniformat	Description	Service Responsibility	Financial Responsibility	Estimated Frequency
H5012	Locksmith	Tenant(s) may request lock and key maintenance, repairs, and replacement	ISD – Tenant Responsible if it is tenant incurred damage	ISD
H5013	Eyewash / emergency showers	ISD	ISD	As needed
H5014	Hazard Maps	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Hazard Maps must be updated, reprinted, distributed and reposted whenever and as often as there is a significant change to the facility as per FESHM 6016.
H5015	Emergency Preparedness Program	Service responsibility is intentionally excluded from the scope of this agreement.	Financial responsibility is intentionally excluded from the scope of this agreement.	Estimated frequency is intentionally excluded from the scope of this agreement.