HUNTER STERN
CONSTRUCTION

MAINTENANCE PROPOSAL



Hunter Stern Construction

Your Trusted Partner in Building & Property Maintenance

Who We Are

At Hunter Stern Construction, we specialize in delivering dependable, professional maintenance solutions for malls, banks, office buildings, and commercial properties. With our skilled team and commitment to excellence, we keep your property clean, functional, and safe — inside and out.

Our Core Services

🧼 Janitorial & Specialized Cleaning

- Routine cleaning: offices, restrooms, carpets, hard surfaces
- Deep/specialty: crime/flood/fire-site cleaning, stone and carpet restoration

Our Core Services

🛠️ 2. Technical & Building Maintenance

- Electrical, plumbing, A/C installation & repairs
- HVAC system maintenance, filter replacements
- Building repairs: painting, carpentry, glazing, tiling, roof/gutter care

Our Core Services

🌿 3. Grounds, Landscaping & Exterior Maintenance

- Lawn care, hedge/tree trimming, fertilizer & pesticide application
- Parking lot upkeep: sweeping, line-striping, pothole repairs
- Tree cutting and Removal
- Flood Clean Ups

Our Core Services

💦 4. Pressure Washing & Facade Cleaning

- High-pressure cleaning of building exteriors, sidewalks, drains, and patios.

Our Core Services

🐜 5. Pest Control & Environmental Services

- Rodent and insect control; integrated pest management
- Air duct & air quality management

Our Core Services

🔄 6. Preventive/Condition Monitoring

- Scheduled inspections and servicing (electrical, plumbing, HVAC)
- Predictive maintenance: infrared thermography, vibration analysis, coating assessments

Our Core Services

📋 7. Specialized Industrial Maintenance

- High-pressure water blasting & protective coating applications
- Pipeline/composite repairs, corrosion control

Our Core Services

🛡️ 8. Security & Safety Systems

- Security hardware upkeep, CCTV & access control maintenance
- Fire safety checks and compliance with statutory inspections

Our Core Services

📦 9. Waste Management

- General refuse collection, recycling, grease trap cleaning
- Environmental services and debris removal

Our Core Services

🧩 10. Facility Management Integration

- Offering bundled “total facility management”: combining cleaning, technical, landscape, security, and compliance under one contract

Full Facility Maintenance

- **All-in-one convenience**: One contract for all needs
- **Licensed, Trained Professionals**: Certified teams in each trade. Regularly trained Staff that is always being retrained!
- **Custom plans**: Tailored to your site, frequency, and budget
- **Compliance-ready**: Meets OSHA, fire code, and environmental standards
- **Emergency response**: 24/7 team on call

Preventative Maintenance Plan

🔌 1. Electrical System Checks

- Inspect outlets, circuit breakers, and panels
- Test emergency lighting and backup systems
- Thermal imaging to detect overheating
- Replace aging or damaged wires/conduits

Preventative Maintenance Plan

🚰 2. Plumbing Maintenance

- Inspect for leaks, rust, or corrosion
- Test water pressure and drainage flow
- Check pumps, valves, and backflow preventers
- Clean water tanks and test water quality (if needed)

Preventative Maintenance Plan

❄️ 3. HVAC System Maintenance

- Clean and replace air filters
- Check refrigerant levels and thermostat function
- Lubricate moving parts
- Test heating and cooling cycles
- Clean ducts and vents

Preventative Maintenance Plan

🧱 4. Building Structure & Exterior

- Inspect walls, ceilings, and floors for damage/cracks
- Check roof condition and clear gutters/drains
- Inspect windows and doors for proper sealing
- Paint touch-ups to prevent corrosion or mold

Preventative Maintenance Plan

🔥 5. Fire & Safety Systems

- Inspect and tag fire extinguishers
- Test smoke detectors and alarm systems
- Inspect emergency exits and lights
- Review evacuation routes and signage

Preventative Maintenance Plan

🌿 6. Grounds & Landscaping

- Tree and branch hazard inspection
- Soil testing and fertilizer planning
- Irrigation system inspection
- Pesticide scheduling

Preventative Maintenance Plan

🅿️ 7. Parking Lot & Exterior Infrastructure

- Check for cracks, potholes, faded striping
- Inspect lighting fixtures and signage
- Power washing walkways and curbs
- Clean stormwater drains

Preventative Maintenance Plan

🧼 8. Janitorial Systems

- Inspect and service floor equipment (buffers, vacuums)
- Supply stock checks (soap, paper, sanitizers)
- Waste/recycling system review

Preventative Maintenance Plan

✨ **"PMP Packages" for clients:**

- Basic PMP (HVAC, lighting, pest control)
- Standard PMP (adds plumbing, electrical, fire checks)
- Full PMP (all systems incl. roofing, landscaping, janitorial audits)

Each package includes:

- Inspection reports
- Repair recommendations
- Scheduled tasks log
- Emergency readiness checklist

Hunter Stern Construction -

Maintenance Pricing Guide

This guide provides estimated pricing for our core maintenance services based on square footage. Use this to get ballpark figures before requesting a formal quote. Final prices may vary based on site conditions, complexity, and special requirements

Service	Base Rate (TTD / Sq. Ft.)	Notes
Pressure Washing	$1.00 – $2.50	Exterior walls, driveways, roofs. Varies by surface and grime level.
Interior Painting	$5.00 – $9.00	Includes prep, materials, and labour. Premium finishes may cost more.
Exterior Painting	$5.00 – $9.00	Includes prep, materials, and labour. Premium finishes may cost more.
General Repairs (Handyman)	Starting at $250 per task	Drywall, tiles, locks, minor carpentry. Material costs additional.
Electrical Maintenance	Starting at $250 per task	Outlets, lighting, breaker panels.
Plumbing Maintenance	Starting at $250 per task	Leak checks, fixture tightening, clogs. Major jobs priced separately.
Lawn Maintenance	Starting at $250 per task	Cutting, edging, blowing. Fertilizing/pesticide extra.
Landscaping & Tree Trimming	Starting at $250 per task	Includes cutting, pruning, debris removal. Tree height affects cost.
Flood Clean Ups	Starting at $250 per task	Includes debris removal and sanitization
Janitorial	$0.80 – $1.50	Sweeping, mopping, trash. Bulk pricing for large offices available.
Maid / Deep Cleaning Services	$1.50 – $3.00	Includes kitchens, restrooms, and sanitizing. One-time or recurring.
Preventive Maintenance Plans	$1.20 – $3.00	Covers inspections + minor fixes. Can be bundled quarterly or monthly.

Maintenance Pricing Guide

How Clients Can Use This

1. Know your square footage (or estimate).
2. Multiply by the base rate per service.
3. Add a travel/inspection fee (e.g., $200 TTD).
4. Adjust for difficulty, urgency, or premium requests.

Example Calculation

A 2,000 sq. ft. office space wants weekly janitorial and lawn maintenance:

- Janitorial: 2,000 × $1.20 = $2,400 TTD
- Lawn: 500 sq. ft. × $0.80 = $400 TTD

Estimated Monthly Total = $2,800 TTD

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