MERIDIAN
FACILITY SERVICES LLC

CAPABILITY STATEMENT

DOC MFS-CS-2026 · REV B · COMMERCIAL & FEDERAL FACILITY PROGRAMS

CLASS A OFFICE | MEDICAL & CLINICAL | FEDERAL & SECURE | MULTI-TENANT | POST-CONSTRUCTION | NO RESIDENTIAL. NO FRANCHISES.

— COMPANY OVERVIEW

Meridian Facility Services LLC is an independent, DC-based small business delivering commercial facility programs across the Washington metro since 2009. We staff, train, and inspect every contract in-house — recurring janitorial, day porter coverage, healthcare environmental services, post-construction turnover, and floor care — for Class A offices, clinical buildings, and badge-controlled federal facilities. Every engagement runs on a written scope matrix: room type by room type, frequency by frequency, priced beside the scope — no "as needed" clauses.

41	94%	85	2hr
ACTIVE CONTRACTS	MULTI-YEAR RENEWAL	W-2 FIELD STAFF	EMERGENCY DISPATCH

01 CORE COMPETENCIES

S-01 Recurring janitorial programs
Nightly and day-clean schedules — restrooms, break rooms, waste, touchpoints, day-one checklists.

S-02 Day porter & matron services
Uniformed daytime coverage for lobbies, elevators, restrooms, and conference cores.

S-03 Healthcare environmental services
Exam-room turnovers, waiting-area disinfection, terminal cleans — ATP-verified.

S-04 Post-construction & turnover cleans
Rough, final, and punch-list phases coordinated with the GC's schedule.

S-05 Hard floor care programs
Strip & refinish, scrub & recoat, scheduled burnishing — VCT, terrazzo, concrete.

S-06 Carpet & upholstery care
Interim encapsulation and periodic extraction, zoned so floors reopen by morning.

02 PAST PERFORMANCE

Federal courthouse annex — custodial program — YR 2 OF 5 · $1.9M/YR
JUDICIARY SQUARE · WASHINGTON, DC · 214,000 SF

Night custodial program for **escorted crews in secure space** — courtrooms, chambers, and public circulation. Personnel files, background checks, and citizenship documentation maintained to escort standard.

Ridgeview Medical Pavilion — healthcare EVS — YR 3 · RENEWED THRU 2027
FAIRFAX, VA · 48,000 SF · OCCUPIED CLINICAL BUILDING

Terminal cleans and nightly janitorial across imaging, orthopedics, and PT suites; day porter in shared circulation. **90-minute turnovers** between staggered suite hours, quiet-floor tenant above.

Class A multi-tenant tower — janitorial + porters — YR 4 · $640K/YR
PENN QUARTER · WASHINGTON, DC · 11 FLOORS, 38 TENANTS

Recurring nightly janitorial plus two uniformed day porters and a tenant-relations service desk. **98.2% average QA score** across 46 consecutive monthly inspections.

03 COMPANY DATA

UEI	XXXX-XXXX-XXXX
CAGE	XXXXX
NAICS	561720 Janitorial (primary) · 561210 Facilities Support · 561740 Carpet & Upholstery · 561790 Svcs to Buildings
PSC	S208 — Custodial-Janitorial
ENTITY	LLC · independent, DC · est. 2009 · small business
INSURANCE	GL $2M/occ · $5M agg · WC · bonded
AREA	DC (all quadrants) · Northern VA · Montgomery & PG Co. MD

04 CERTIFICATIONS

- **ISSA CIMS** certified — with honors
- **OSHA-30** sup · **OSHA-10** field staff
- **GS-42** chemistry · dilution control
- **ATP verification** — clinical spaces
- **Badge-ready** for federal escort

05 DIFFERENTIATORS

D-01	D-02	D-03	D-04	D-05
Written scope matrix. Every room type gets task, frequency, chemistry, and inspection standard on one priced document.	**All W-2 staff.** No day labor, no subcontracted crews on contract sites — same faces, background-checked.	**Scored QA loop.** Supervisor inspections on fixed cadence; monthly reports with findings and corrections.	**Secure-ready crews.** Badge-documented personnel prepared for federal escort requirements.	**Staffed dispatch.** 2-hour emergency response inside the DC core, answered around the clock.

POINT OF CONTACT
Marcus Bell
Director, Contracts & Programs
service@meridianfs.com
(202) 555-0147 · dispatch staffed 24/7

HEADQUARTERS
1140 3rd St NE, Suite 210
Washington, DC 20002
meridianfs.com

REGISTRATION
SAM.GOV · ACTIVE
References on request
Pricing via scope matrix