

TANDEM INTEGRATED FACILITY MANAGEMENT SERVICES

For care and protection

of your residential and commercial facilities.



Day and night.



Turn to Tandem

TANDEM
Facilities Management

Electro-mechanical Services



We have qualified and well-trained technicians and engineers on our staff to ensure that all electro-mechanical systems in your facility are in excellent working order. We streamline the maintenance process by developing standard operating procedure check lists and flow charts for each system. And finally, we actually decrease the life-cycle cost of your equipment—by developing and implementing a personalised Schedule Preventive Maintenance Programme (SPMP).

Our services at a glance

- 24 x 7 availability
- Operation and maintenance of electro-mechanical system/utilities (like electrical, HVACR, fire-protection system, water system and STP)
- Daily checks, monitoring, log book and record maintenance
- Inventory management
- Maintenance schedules preparation and implementation (preventive and risk-based)
- Utilities process streamlining
- Energy conservation—monitoring of energy use and evaluation
- Equipment performance evaluation
- Coordination with AMC vendors/O&M for service



Hygiene and Ambience Management



We will ensure that your facility not only functions efficiently, but also looks its best—inside and out. The processes we put into place will safeguard people and the property itself. Tandem will develop an integrated hygiene system for the entire facility, so it is a pleasure to live or work within your premises. The services we offer can be broadly divided into five categories:

HOUSE KEEPING

Based on a study of your facility and requirements, we will prepare cleaning schedules and checklists.

We utilise both mechanised (like vacuum cleaners, scrubbers, glass-cleaning kits, high-pressure jet machines, etc.) and traditional cleaning methods for maximum effectiveness and benefit. We use only standard, branded, environment-friendly chemicals for cleaning. And we work in strict compliance with personal and property safety standards as per the chemical MSDS (Material Safety Data Sheet) requirements.

You can be sure that the right chemicals will be used for the right purposes—so the release of VOC (volatile organic compound) gases are minimised and indoor air-quality is maintained.

- Staff training, deployment, work distribution and monitoring
- Cleaning activities as per the schedules
- Inventory of consumables and cleaning material
- Checking of rest rooms' sanitary systems

WASTE MANAGEMENT

We will ensure the proper disposal of waste generated in the facility. We will identify the authorised agency for waste collection and work out systems for segregation and disposal as per the norms. We will also give you guidelines on waste minimisation, packing and handling, hazardous waste disposal and so on.

- Waste collection and storage
- Waste segregation and disposal
- Waste minimisation protocols
- Hazardous waste management (e-waste)
- Creating awareness of waste management

LANDSCAPING

We look after all your indoor and outdoor garden and landscaping needs, so that your plants and greenery are at their healthy, luxuriant best all year round.

- Watering and maintenance
- Pruning
- Lawn mowing
- De-weeding
- Manuring and nutrition
- Pesticide/herbicide spray

SWIMMING POOL & WATER BODY MAINTENANCE

We look after the cleaning, maintenance and operation of swimming pools, fountains, sumps, tanks and other water bodies.

- Water treatment (back wash, chlorination, etc.)
- Cleaning of algae and stains
- Cleaning of tanks/nozzles/filters, etc.
- Servicing of pumps and deep cleaning

PEST CONTROL

Following a careful study of your facility, we develop appropriate pest-control management process. Our pest control measures have proven to be excellent at containing mosquitoes, cockroaches, houseflies, spiders, rodents and other common pests. We use only environmentally-friendly, low-toxic chemicals.

- Identifying existing and potential pest problems/infestations
- Pre-treatment clearing
- Pest-control, using suitable chemicals
- Post-treatment clean-up
- Preventive measures/treatment

Safety and Security Management (PHYSICAL SECURITY)



In today's environment, safety and security are overwhelming concerns. We address a range of issues related to security after a detailed study of your facility and its operations. We identify risks and implement procedures to control them. We can also help you develop and implement CPTED (Crime Prevention Through Environmental Design) and safety hazard management systems and programmes.

Services in summary:

- Identifying different levels of physical security
- Designing an effective security plan
- Adoption of security technology: CCTV / Access control / Mobile radio system, etc.
- Security and safety hazards management
- Emergency management—Fire / Bomb Threats / Mob Attacks / Pandemic, etc.
- Material movement management
- Vehicles movement and parking
- Audit and inspections
- Training and awareness



Whether yours is a 10-apartment residential complex or a 1000-apartment enclave...
a 5000 sft office facility or a 1,000,000 sft software park...

Tandem provides Integrated Facility Management Services for all

Whatever the size and nature of your facility, Tandem can provide reliable, innovative, highly flexible and cost-effective solutions for all your requirements. We are known for our multi-faceted approach—which includes preventive, predictive and risk-based maintenance programmes, timely upgradation and creative renewal—which ensure that the value of your facilities are not just sustained, but are actually enhanced.

Our approach goes beyond repair and maintenance. We begin by studying and understanding your facility. We then create a Facilities Management System (FMS), tailor-made to suit your needs—covering areas that include standards, procedures, techniques and technology.

- 24 x 7 service
- Trained and competent team
- 100% legal compliance in operations
- Periodic inspections and audits for continual improvements and KPI reviews
- A personalised, system-driven approach (i.e.: with processes, procedures, SOP, manuals, checklists), based on the facility concerned and client requirements
- Pro-active services like Planned Preventive Maintenance
- Value-added services like energy management, ESH (Environmental Safety and Health) and resource management
- We meet ISO 9000 (Quality Management), ISO 27001 (Information Security), OHSAS 18001 (Health & Safety) and ISO 14000 (Environmental Management) standards

Tandem undertakes Facilities Management for software industries, commercial buildings, serviced residences, residential buildings, bungalows and guest houses. Today, we manage more than 3.5 million sft of real estate in Bangalore.

SOME OF OUR CLIENTS :

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| • BRIGADE GROUP | • IBS SOFTWARE INDIA PVT. LTD | • SPICE COMMUNICATIONS |
| • BYTE CONSULTANTS | • INDO-GERMAN CHAMBER OF COMMERCE | • STANDARD CHARTERED BANK |
| • CAPGEMINI BUSINESS SERVICES (I) LTD | • MAHINDRA ENGINEERING | • TATA ELXSI |
| • CISCO SYSTEMS | • MOLECULAR CONNECTIONS | • TAVANT TECHNOLOGIES |
| • CORE OBJECTS | • NVIDIA GRAPHICS PVT. LTD | • UNITED TECHNOLOGIES INDIA PVT. LTD |
| • DET NORSKE VERITAS | • QUINTILES SYSTEM (INDIA) PVT. LTD | • Z'S |
| • DIGI CAPTIONS INDIA PVT. LTD | • REPUCOM | |
| • EASI PROCESS PVT. LTD | • SIFY TECHNOLOGIES | |

Tandem Allied Services

- Facility Management Services
- Interiors
- Financial Services
- Realty Services

Established in 2000, Tandem Allied is a one-stop shop for all property-related services, with a comprehensive range of value-added services in facility management, realty services, financial services and interior solutions. Tandem currently manages more than 3.5 million sft of residential, commercial, software and office facilities in Bangalore. Tandem's client list includes a wide variety of corporate organisations and individuals (both resident and NRIs).



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