

212 Residential Services

FOR SHOWROOMS, OFFICES, RETAIL · A COMMERCIAL MEMBERSHIP

Someone whose job is the state of the *place*.

Every business with a room clients walk into has the same quiet problem: a hundred small things go wrong, none of them big enough to call a contractor about, and all of them visible. One team on all of it — on a schedule, when you call, across every address you run.



SCAN TO TELL US
WHAT YOU RUN

SHOWROOMS AND GALLERIES

A burned-out spot over the one piece everybody photographs.

OFFICES AND STUDIOS

The meeting room nobody books because the air handler howls.

RETAIL AND HOSPITALITY

A blocked drain at four o'clock on a Saturday.

MIXED-USE AND SMALL PORTFOLIOS

Four buildings, eleven vendors, no single answer to "what did we spend on the Bowery site?"

The questions you are actually asking

01 <i>Will you deal with my building?</i> Building management never has to chase us We hold the certificate of insurance your building requires, with the right cert holder and additional insureds on it.	02 <i>Can anyone on my team spend my money?</i> Nobody can spend more than you said Each person on the account has a figure they may approve up to.	03 <i>Can my store manager report things without seeing what they cost?</i> Your staff get logins without seeing your invoices A store manager or studio coordinator can report a fault, follow it, see the photographs and talk to the technician — and cannot see a price, an invoice or your terms.
04 <i>How do I know it was actually done?</i> Every visit ends in photographs A job cannot be closed without them.	05 <i>Do you mark things up?</i> Parts at cost. Outside trades at cost plus 15%. You see the invoice we saw.	06 <i>What stops the same thing breaking again?</i> The boring work happens on a schedule Filters, drains, detectors, seals, the annual services — planned per site and done before anything fails.

Quoted per account, not per square foot

A single showroom and a four-site portfolio are not the same problem, and neither is a 1920s loft against a building finished last year.

- 1** A call — twenty minutes on what you run and what keeps going wrong.
- 2** A walkthrough of each site, with the condition written down.
- 3** A monthly figure, and a separate list of anything already needing repair.
- 4** You decide. No joining fee, and no term to sign out of.

If your building requires insurance beyond what we ordinarily carry — higher limits, a waiver of subrogation, additional named parties — an additional fee may apply. We tell you before anything is scheduled. Every price on this page is before sales tax, which is added to each invoice at the rate for your address.

Where the line is

- We are not a 24/7 emergency contractor.
- We do not take on base-building systems — elevators, life-safety panels, the main electrical service.
- We are not a fit-out contractor.
- Anything already broken when you join is quoted separately rather than absorbed.

Commercial memberships: New York City · all five boroughs | The maintenance division of 212 Renovations Group.