

FACILITIES MANAGEMENT DEPARTMENT

OPERATIONS AND MAINTENANCE



The Operations and Maintenance (O&M) Division performs preventative maintenance, minor repair services and emergency maintenance for County-owned and designated leased facilities. O&M provides a broad spectrum of services that include operations and maintenance of County-owned and designated leased facilities and building sub-systems such as HVAC systems, electrical systems, fire suppression systems, structural components, back-up systems and building energy systems. O&M serves 245 facilities totaling approximately 10.8M gross square feet located throughout the County of Fairfax. O&M provides the following maintenance services:

General Building Maintenance Services: include general maintenance, repairs and minor renovations.

Electrical Services: include maintenance, inspection, testing and repair of electrical equipment, fire alarm systems and backup generators.

Mechanical Services: Operates and maintains boilers, air conditioners, chillers, air handlers, heaters, pumps, gas furnaces, exhaust fans, cooling towers, roof top units, and heat pumps, etc.

O&M inspects, repairs and performs preventive maintenance on:

- 245 County-owned buildings, with nearly 5.37 million square feet of roof surfaces which equates to approximately 118 acres of roofs
- Over 2,126 fire extinguishers, inspected yearly and replaced every 6 years
- Over 382 overhead doors, bay doors and security gates
- 118 emergency generators
- 1,112 fire alarm and fire suppression systems – tests, inspects and maintains over 39,109 devices and components
- 1,621 electrical light and distribution systems – with over 62,478 major components and lighting fixtures to maintain and inspect
- 2,441 air-conditioning and cooling systems, with over 9,120 individual cooling components
- Over 45,380 plumbing fixtures and components
- Over 30,814 filter replacements
- 2,333 air-handlers and fans, with over 18,278 individual devices
- 1,716 heating sub-systems, with over 25,677 individual components