

# Centers for Medicare & Medicaid Services



## Maintain Critical Power & Cooling Systems Facilities Operations & Data Center Maintenance

### FACILITIES OPERATIONS

- Facility operations & maintenance 24/7/365
- Critical power, electrical, mechanical & cooling systems
- Emergency generators & demand-response systems
- Switchgear testing & calibration
- Chilled water systems maintenance
- Grounds maintenance & snow removal
- Elevator & vertical transportation maintenance
- Photovoltaic solar system operation & maintenance
- Building automation operation & maintenance
- Daily tours, first responder & emergency repairs

### DATA CENTER MAINTENANCE

- UPS units
- CRAC & CRAH units
- Centrifugal chillers, cooling towers & pumps
- Fire prevention & suppression
- 24/7/365 monitoring & emergency repairs

## Proven Performance for Two Decades

**800,000+** *sf*  
managed

**35,000+** *sf*  
data center

**99.995%**  
uptime

**20**  
years

**100%**  
satisfaction

- We manage 800,000+ square feet for the Centers for Medicare & Medicaid's 60-acre site.
- We maintain 99.995% Tier IV uptime and preventive maintenance for the 35,000 sf data center.
- Our track record speaks for itself – exceptional performance and 100% satisfaction for 20 years.

LB&B has provided outsourced facilities management and data center maintenance services to the Centers for Medicare and Medicaid Services for the last 20 years. As a single source provider, we maintain all power, cooling, electrical and mechanical equipment and systems, including emergency generators and demand-response systems. Where we really shine is at performing all preventive and predictive maintenance to ensure these systems don't go down – resulting in zero major system failures.

## Data Center Capabilities

For the data center, LB&B is responsible for all mission critical power and cooling systems – maintaining Tier IV uptime. Our team are masters at developing schedules and managing procedures with a focus on optimizing performance, energy efficiency and cost savings. Our highly trained technicians conduct preventive maintenance on the centrifugal chillers, cooling towers and pumps, CRAC and CRAH units and UPS units. We monitor all systems 24/7/365 and are onsite for emergency repairs in an hour or less.

## Equipment Maintained



CRAC & Site Scan



centrifugal chillers



UPS units



generators



building automation

## Achieve Energy Savings & Sustainability Goals

We partnered with the Centers for Medicare and Medicaid Services to help them achieve *LEED Gold for Existing Buildings* – implementing operational changes, tracking performance metrics and documenting conditions and sequences. CMS upgraded 10,000 light fixtures to high efficiency T-5s – resulting in 50% energy savings and replaced 100 parking lot light pole heads to LEDs. LB&B maintains a 1.3 MW photovoltaic solar system, comprised of 4,500 35W PV modules and 30 invertors, generating 30% of all power consumed in peak hours.

Our client relies on our innovative input for current and outyear energy saving projects to assist in achieving its sustainability goals. We operate energy monitoring systems – logging utility, PV meter, water use main and submeter data to optimize performance and energy savings. We spearhead demand response and peak shaving efforts to lower the building's peak energy profile. In summary, implementation of these strategies yields utility credits of \$200K annually.

## LB&B Represents

**30M+** *sf*  
managed

**105**  
facilities

**30**  
years

**1,000**  
employees

**100+**  
satisfied customers

- LB&B actively manages more than 30 million square feet for 105 facilities nationwide.
- For 30 years, we've delivered exceptional performance to well over 100 satisfied customers.
- We bring sophisticated capabilities, including Yankee White cleared personnel and Vertiv factory-trained team members.

**What Can We Do for Your Facilities?**  
**Save money and request a quote today!**

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**LB&B's high performing managers, engineers and maintenance pros are exceptional at preventive maintenance. A true partner, you've helped us minimize operational costs and offered innovative energy saving solutions for 20 years.**

– CENTERS FOR MEDICARE & MEDICAID



Your one-stop shop for well-run facilities.