



*Maintaining the highest
standard of excellence*



Janitorial Services



Landscape Services:

- ★ Office
- ★ Retail
- ★ Resort
- ★ Home Owner Associations
- ★ Community Development Districts
- ★ Community Improvement Districts

OLM, Inc.

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Partners in Innovative Service Contract Management

Founded in 1987, Atlanta-based OLM, Inc. blends an understanding of sound property management with correct horticultural, agronomic or cleaning practices into a unique program designed to derive the maximum potential from each property. OLM is dedicated to assisting our clients in protecting the investment in both the landscape and interior facilities, while ensuring the visual qualities of the property help market your valuable assets.

OLM develops *Performance Payment*[™] based specifications and contracts, conducts the bid process, and provides long term management and quality control for Landscape Services and Commercial Janitorial Services. Our unique bid process guarantees potential service providers will bid “Apples to Apples” on uniform specifications, and will perform the maintenance based on industry leading standards. Your service provider delivers the work while OLM assures the quality that protects your investment.

OLM’s services are provided nationally for commercial office properties, retail, resorts, medical facilities, universities, CDD’s, HOA’s, and CID’s. As mediators, OLM helps service providers and property managers improve communication. Our clients tell us that OLM’s management system helps them become more productive and efficient, allowing time for them to address the many issues they face today.

OLM’s *Performance Payment*[™] based contractor management system provides incentive to either in-house or outsourced service providers to consistently perform at the highest level through proactive management practices. If the service provider does not meet the set standards on the monthly inspection, they lose the monthly *Performance Payment*[™]. It rarely happens twice.





OLM Services At-A-Glance:

- ★ Request for Qualifications (RFQ) Development
- ★ Request for proposal (RFP) Development
- ★ Preparation of Industry Leading Maintenance Specifications
- ★ Bidding of Service Contracts
- ★ Competitive Cost Analysis
- ★ Preparation of *Performance Payment*[™] Based Contracts
- ★ Monthly *Performance Payment*[™] Site Inspections



Frequently Asked Questions

What three primary services does OLM perform for Owners?

- 1 Prepare *Performance Payment*[™] based Specifications
- 2 Prepare RFP's to include conducting the bid process
- 3 Conduct *Performance Payment*[™] based site inspections

What is OLM's *Performance Payment*[™] system?

Performance Payment[™] is a proven contract management system that stipulates 75% of the Contractor's monthly service invoice is base payment. The remaining 25% of that month's service invoice is based on the Contractor meeting or exceeding all services to the standards set forth in the contract specifications as determined during the monthly site inspection.

What advantages do the OLM services provide for my property?

- OLM develops industry leading contracts and specifications that can be used for the life of the property.
- OLM's *Performance Payment*[™] bid service assists Owners in properly benchmarking their operating cost.
- OLM's *Performance Payment*[™] site inspections assure Owners pay only for the services received.

How do I get started?

For assistance please email Tommy Medlock at tmedlock@olminc.com



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