



WELLSTEAD MANAGEMENT LLC

REAL ESTATE, ASSET & PROPERTY MANAGEMENT

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wellsteadmgt.com

CAPABILITY STATEMENT

JANITORIAL OPERATIONS

SERVICE OVERVIEW

Wellstead Management delivers janitorial operations across healthcare, institutional, and government facilities through an exclusive partnership with A&A Elevated Facility Solutions – a national, minority-owned operator founded in 1973. Four regional offices provide national reach with local presence, with structured governance, digital QA, and measurable service accountability at every site.

CORE DIFFERENTIATORS

- ▶ CIMS-GB certified – audited quality management & sustainable operations
- ▶ WellnessClean™ – proprietary elevated protocol using continuously updated CDC standards
- ▶ SYNC 360™ – task-based model aligned to APPA custodial standards
- ▶ AA360™ digital QA – real-time dashboards, photo-validated inspections & corrective action tracking
- ▶ Smart Spend – facility spend management & cost optimization
- ▶ TRIR 0.94 vs. industry avg. 2.0 · EMR < 1.0
- ▶ MBE certified (NMSDC) · Union & non-union workforce experience

COMPANY DATA

Legal Name: A&A Maintenance Enterprise Inc.
DBA: A&A Elevated Facility Solutions
Business Type: Minority-Owned Business Enterprise (MBE)
Federal ID / EIN: 13-3149505
DUNS: 04-849-1666
SIC Code: 7349
Year Founded: 1973
Employees: 2,000+ nationwide
HQ: 965 Midland Avenue, Yonkers, NY 10704
Geography: National; Tri-State, CA, IL, PNW, CO, TX, GA, FL

KEY SERVICE AREAS

- ▶ Daily & periodic janitorial services
- ▶ WellnessClean™ elevated cleaning protocols
- ▶ Healthcare Environmental Services (EVS)
- ▶ Day porter & daytime facility support
- ▶ Emergency & 24/7/365 rapid response
- ▶ Dark facility support & vacancy maintenance
- ▶ Post-construction & specialty deep cleaning
- ▶ Hard floor care, carpet care & tile restoration
- ▶ Grounds maintenance & landscaping (supplemental)

ENVIRONMENTS SERVED

- ▶ Government & federal facilities
- ▶ Medical centers & hospital campuses
- ▶ University & research campuses
- ▶ Life sciences & laboratory environments
- ▶ Corporate headquarters & office portfolios
- ▶ Aviation, hospitality & industrial facilities

PROVEN OUTCOMES

50+

Years in Operation

2,000+

Employees Nationwide

0.94

TRIR (Ind. Avg. 2.0)

CIMS-GB

Quality Certified

POINT OF CONTACT

Philip Marzullo
 A&A Elevated Facility Solutions
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 800-280-0601 · aaefs.com

NAICS CODES

561720 Janitorial Services
 561210 Facilities Support Services
 561730 Landscaping Services

CERTIFICATIONS & MEMBERSHIPS

ISSA CIMS-GB: Quality Management & Sustainable Operations
GBAC: Global Biorisk Advisory Council Member
BOMA: Building Owners & Managers Association
USGBC: U.S. Green Building Council (LEED)
IFMA: International Facility Management Association
NMSDC: National Minority Supplier Development Council



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DUNS Number
13-679-8219

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