



Managed Year-round Pest Protection

IPM for the Facility

Like a routine visit to the family doctor, a routine inspection of your facility can reduce the need for treatment work. Activity can be identified before developing into a full-scale problem.

Integrated pest management (IPM) is the use of many tools and methods for preventing and solving pest issues. These include reducing the source that may be producing them; blocking or sealing entry-points into the facility, or fixing moisture problems in the facility that attract ants and other pests. Depending on the situation, the use of a pesticide can also be an important tool. They have a place when chosen wisely and used properly.

The MY Facility Program fulfills these needs and starts with the basics of integrated pest management:

MYFIP Assessment

Initial, ongoing, & follow-up, setting thresholds

MYFIP Monitoring

Repetitive checking / surveillance via routine inspections and service

MYFIP Action

Environmental, physical, biological, chemical & follow-up

MYFIP Record Keeping

MSDS, pest reporting, document results, & follow-up

MYFIP Communication & Education

Pest reporting, documentation of services performed, recommendations, training and Help Guides.

Basic Program Structure



MYFIP Regular Monitoring and General Surveillance:

Monitoring and inspection of plan areas part of the routine service. Depending on the plan format service areas may include cafeterias, office spaces mechanical and common areas, and outside building perimeter.



Termite RevealersSM can be placed around the outside of the facility. If termites are detected a baiting program is available.

MYFIP Service Scheduling

The MY Facility Program is divided into two routine schedules:

- 1) Monthly (or more frequent) Routine to program areas.
- 2) Seasonal Quarterly (SQ) for facility exterior and certain interior areas.

MYFIP Coverage for Additional Services

With the MY Facility program in place, additional services for mice, ants, cockroaches and rats are included with the program in program areas. Areas not routinely serviced as program areas are provided with service calls as needed at a reduced rate.



Meeting Agency Guidelines

The program is set up under a plan blue print. The plan will vary as appropriate to accommodate special requirements.

MYFIP USGBC LEED Certification

- LEED-EB Indoor Plan
- LEED-EB Outdoor Plan



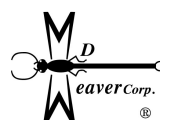
MYFIP Commonwealth of Massachusetts

- IPM in Schools, 2000 Act to Protect Children
- FAC35 Massachusetts State-Wide Contract



MYFIP Umbrella Plan

- To communicate and coordinate between multiple pest control vendors and report to management.



Common Area Routine Service Protocol

MY Facility Program[®]

Pests Serviced:

Ants*: Both monitoring and control service is provided for pest ants such as the carpenter ant, pavement ant, odorous house ant and others. Environmental factors requiring the attention of management will be noted, such as plants supporting ants, food availability etc. Treatment is also provided in common areas during the routine service. The material of choice is a “bait” that the insect consumes. Sprays are available but can result in odor issues, may disperse ants, and are subject to restrictive regulations. Baits are the approach to minimize the use of toxins as well.

Small Flies: There are multiple species of small flies that can pester facilities. Fly activity will be identified as to what fly and what source. Usually a procedure or remedy other than a treatment is needed. Sources can include plants, drains, decaying food and flies entering from the outside. Some small flies are attracted to light traps, others are not.

Larger Flies: Usually a pest entry issue, traps can be set to capture large flies, a focus may be made on pest exclusion. Control and trapping procedures for flies is usually a separately invoiced item.

Cockroaches*: As with other crawling insects, monitors are set to catch and signal cockroach problems. The monitors are also used to identify if the cockroach is the harmless wood roach coming from the outside or an infesting cockroach species. Treatment for pest cockroaches can include applying a bait product, additional traps and monitors, or sealing entry points.

Rats and Mice*: Monitoring is done for signs of rats and mice. Rat stations if used are placed both outside and inside depending on the situation. Other times stations for mice are used. The mouse trapping stations are typically a combination station that also traps and monitors for insects. Both traps and bait are used. Of the traps both glue and mechanical traps are used.


Wasps and Hornets: These pests are addressed as needed. Where they have been an issue, preventative treatments can be done before their nests get established, such as in heat pump units. Wasp work is invoiced separately and usually involves the use of topical sprays and dusts.

Mystery Bites: Issues with office workers being bit supposedly is addressed with a standard procedure of inspection for dust build-up around working areas, setting monitors and following up. This work is invoiced as needed.

Site Customer Service Procedures

Service Contact at the Site Level: One or more people related to the service needed to be communicated with each time the routine service is performed. A signature is necessary on each service log. Exceptions need agreement ahead of time.

Tenant Communication: No communication with a tenant is made regarding issues that building management needs to address, unless otherwise agreed with management.

StationAwareSM  Pest Surveillance System

It is important to have an accurate measure of pest activity before applying pesticides or other control measures. Pests are tracked with a visual inspection, and the service of stations that trap, indicate, or control insects and rodents. Each station is cataloged with an identification number for individualized tracking. When the service technician performs a routine service, he or she dates each station and records the information by station on the service log. The StationAwareSM system also provides quality control where service can be verified. Station types include insect RevealerSM monitors, and traps that are combination rodent and insect trap/monitors Tin CatSM (or equivalent enclosed mousetraps or “EMT’s”), rodent glue traps, etc.

The service includes the use of pest devices listed at the time of service for as long as the program is in operation. Please note that missing or damage devices (such as Tin Cats[®] or rodent bait stations) would be chargeable for replacement.

Pest Exclusion

A Small amount of sealing holes and gaps is included with the routine service. Typically however recommendations are made for where pest entry points need to be sealed or a separate quote is provided.

*Additional service for these pests is included between routine visits in routinely serviced areas unless otherwise arranged.