EMCOR FACILITIES SERVICES

TOTAL CAPABILITIES
Total efficiency. Total performance. Total peace of mind.

For 70 years, EMCOR Facilities Services (EFS) has brought an award-winning, process-driven, collaborative approach to the facilities business. Our comprehensive and expansive array of services range from mechanical maintenance and self-performed, site-based operations to energy-efficiency upgrades and supplier-managed interior/exterior maintenance.
Sophisticated facilities need sophisticated solutions. We have an entire suite of them.

One billion square feet—and growing. From commercial office space to manufacturing, from retail portfolios to 24/7/365 mission critical facilities, we manage and support over one billion square feet of facilities space for the nation’s leading organizations.
Integrated Facilities Management
From self-performance to subcontracting, our licensed and certified technicians manage ongoing facilities operations while overseeing expansion, reconfiguration, and renovation. We work with each client’s staff to help address critical design, management, and technology needs in order to keep buildings in peak operating condition, working to ensure total lifecycle value.

Interior Services
Floor care/janitorial services is one category where we really shine—our multi-site clients rely on our interior expertise and efficiency every single day. With the right maintenance plan in place we help make customer facilities look better, operate better, perform better—all while maintaining a positive brand identity. Whether a client’s portfolio contains small footprints or big box retailers, we take care of ALL floor and janitorial needs, with the goal of maintaining interiors to the very highest standards.

Exterior Services
Our licensed landscape architects create award-winning landscapes, hardscapes, water features, bio-system components, and other creative, cost-effective solutions. Our licensed maintenance technicians work hard to maintain properties impeccably—including self-performed snow and ice management. When the seasons change, we take a strategic approach to snow and ice management to help keep operations running smoothly, regardless of the forecast.

Complete Construction Services
From start up to occupancy and beyond, our construction managers help customers plan, organize, monitor, and manage our projects. Their expertise helps ensure high-performance facilities that minimize unnecessary scheduling delays and costly project overruns. Paired with our highly trained tradespeople, the EFS team works to deliver consistent construction quality and seamless communication with all involved parties—giving life to new buildings and sustaining life in existing ones.

We focus on facilities so clients can focus on their business.
Design/Build Services
As a full-service provider, EFS also offers complete in-house engineering and design/build capabilities. That means we can work to resolve constructability issues before they become expenses and effectively monitor design and construction quality. We work with you to control costs and schedules, reduce administrative burdens, and improve risk management—all by design.

Expert Project Management
EFS project management professionals are proactive from the onset, considering factors like unrealistic deadlines, scope creep, and resource challenges. Our highly trained managers have the technical and specialty trades expertise to help deliver your project on time and on budget. And if you need project assistance for a geographically dispersed portfolio of locations, we have the flexibility to utilize our network of licensed, certified suppliers to complete your project.

HVAC Expertise
In local markets, or across national portfolios, HVAC installation, repair, and maintenance services are daily realities. Whether you need complete replacement of your current systems, an ongoing maintenance program, or immediate emergency service, our expert technicians can be at your door 24 hours a day, seven days a week, and we can work on virtually any brand of equipment.

Energy-Efficient Solutions
Regardless of the size or complexity of your facility, our efficiency experts can analyze its energy output to identify opportunities for efficiency upgrades. And, since EMCOR is one of the largest independent building automation services providers in the U.S., we’re uniquely qualified and equipped to design, install, operate, and maintain the systems that help control—and conserve—energy use.

Specialty Trades
Whether it’s a small-scale project, a retrofit, or an entire portfolio-wide program, EFS has the expertise, certifications, and technology to design and implement your specialty solution—from electrical and lighting, plumbing and piping, carpentry and general construction, to custom casework and design—to name just a few. It’s all part of our Total Capabilities solution.
You call them benefits. We call them standards. Welcome to the new normal for delivering facilities services.

**Long-Term Strategy**
To help ensure greater cost and energy efficiencies, we work with clients to develop an overall strategy for their facility’s needs—now and in the future. We like to create a goal-oriented strategy, specifying task accountability, providing informative and reporting tools that help enable continuous improvement, and delivering superior service. It’s a proven approach that can enhance productivity, energy efficiency, and cost control for the long haul.

**Putting Technology to Work**
By leveraging a variety of technological solutions—such as EMCORvia™, our collaborative and comprehensive work management system—EFS experts look to simplify your operations and add value to your bottom line. The EFS team accesses millions of work orders in real time, allowing us to benchmark performance across a variety of organizations and facility types. And to keep EFS specialists connected and up-to-date, they all rely on tablets, hand-held devices, GPS, and other wireless technologies.

**Best-in-Class Technical Training**
To help provide consistently high-quality service, our technicians undergo rigorous apprenticeships, vendor and manufacturer seminars, OSHA safety training, and regular code updates. To all of this, we add our own EFS project control system and audit procedures sessions and more specialized training in areas like confined space techniques and thermography/data collection.

**Safety/Quality/Productivity**
These three concepts drive one single commitment to our clients and employees—and it all starts with our dedication to award-winning safety. EMCOR’s safety performance is far better than the Bureau of Labor Statistics’ industry average, with a rate of injury that is consistently 60%-75% lower than our competitors. (Source: Bureau of Labor Statistics Industry Average for Specialty Contractors NAICS 238, 2004-2012.) Obsessive safety drives quality, and quality drives enhanced productivity for our clients. It’s a win-win.

**Customer Solution Centers**
Our 24/7/365 Customer Solutions Centers (CSCs) are state-of-the-art operations centers that unite technology, integrated work order management, and facilities expertise to serve as the EFS nerve center for clients across the country. CSC locations are in Norristown, PA, and Phoenix, AZ, and support:

- 200,000+ facilities
- 1 billion+ square feet of facility space
- 1 million+ work orders processed annually
- Comprehensive databases that provide real-time diagnostic information
EMCOR FACILITIES SERVICES

Site Based Services

• Integrated Facilities Management Programs
• Operations & Maintenance Services
• Mission Critical Operations
• Mobile Maintenance Capabilities
• Energy Management Programs
• Work Order Management
• Mechanical, HVAC, & Trades Services
  - Preventive and Predictive Maintenance
  - Design/Build
  - Project Management
• Landscaping/Grounds Maintenance
  - Installation
  - Design
  - Turf Maintenance
• Snow & Ice Management
• Commissioning & Start Up
• Engineering Services

Supplier Managed Services

• Floor Care
  - Installation & Repair
  - Routine & Specialty Floor Care
• Janitorial Services
• Landscaping
  - Maintenance & Remediation
  - Irrigation Efficiency Systems
  - Installation, Repair, & Maintenance
• Snow & Ice Management
• Parking Lot Sweeping, Striping, & Repair
• Trade Services
  - Electrical
  - HVAC
  - Interior & Exterior Lighting
  - Roofing Repair
  - Repair & Maintenance for Various Trades
• Work Order Management
• Special Projects
• Integrated Facilities Maintenance Programs
• Energy Management Programs

Backed by EMCOR.

With the solid backing of EMCOR Group, Inc. (NYSE: EME), our clients benefit from EMCOR’s financial strength, nationwide knowledge network, and broad range of cross-industry solutions. EFS’ extensive healthcare, corporate, and manufacturing industry experience helps ensure consistent value—and savings—for our customers.
What can EFS do for you?
From fully integrated solutions at campus facilities, to trade services across a large portfolio; from solutions to better manage energy costs, to improving overall facility efficiency and productivity, EMCOR Facilities Services is your single-source solution.

For more information:
call 866.890.7794
visit emcorfacilities.com

EMCOR Facilities Services.
Serving the Communities Where We Live and Work.

EMCOR
Taking KidSafety to the Street™

As part of EMCOR’s Taking KidSafety to the Street program, EFS’ nationwide fleet of service trucks proudly display posters featuring the pictures of missing children provided by the National Center for Missing & Exploited Children.™ EMCOR has been a Code Adam™ sponsor for many years and through Code Adam training many of our employees have been trained to respond quickly when a child is reported missing within facilities where we work. These are just two examples of how EFS employees help recover missing children and promote child safety.

Through our 170 locations and network of companies, we Build, Power, Service, Protect our clients across the United States.