

Engineering More Reliable Residences: ABM Residential Services

ABM recently acquired Able Services, a leading facility solutions company with 25 years of demonstrated experience in elevating the engineering services in multifamily residential spaces. From the front desk concierge to on-site maintenance staff, ABM brings expertise to multifamily properties across the US. Our engineering and maintenance experts understand the importance of maximizing building efficiency, while enabling continuous improvements to maintain resident satisfaction.



Comprehensive Solutions for Multifamily Properties

Staffing Services

- Resident Manager
- Superintendent
- Porter
- Service Manager
- Head Janitor
- Handyperson
- Maintenance Tech
- Front Desk
- Concierge
- Door Attendant
- Landscaping
- Valet

Management Expertise

- HR and Hiring
- Union and Non-Union
- Payroll and Benefits Admin
- OSHA Training
- Job Skills Training
- Apartment Turn-Audits
- Preventative Maintenance
- Local Law Compliance

Technical Services

- EV Charger Installation
- Electrical and Lighting
- HVAC and Maintenance
- Energy and Power

When it comes to occupant living spaces, a higher caliber of maintenance offerings is necessary to ensure safer and more comfortable residences. ABM's standardized outsourced multifamily maintenance practices ensure uniformity for each task across all shifts and buildings, along with helping assets run smoothly, 24/7.



Account Management

Our management team has decades of experience providing facility management and maintenance services for thousands of facilities throughout the United States. This expertise translates into skills, processes, and technologies uniquely capable of meeting your property's needs.



Operational Audits

ABM's operational audits consist of facility equipment and system tours, staff interviews, and manufacturer and document review. This process is then followed by equipment inspection, including evaluation of mechanical systems and equipment for appropriate inspection frequency, level of maintenance, water treatment program, site safety program, OSHA codes, and administrative operations. Regular audits can result in client benefits like improved resident satisfaction, faster corrective actions, enhanced productivity, and lower operating costs.



Safety Management

Our priority is to ensure the safety and health of all our employees. The ABM ThinkSafe culture focuses on creating an injury-free work environment for our employees, residents, and the public through proper training and use of tools and equipment.



Engineering Standards

ABM's residential operation guidelines detail the expectations of the property staff within each community. Our engineering standards include best practices, code and ordinance guidelines, administrative requirements, safety practices, and self-audit inspection checklists. These sets of standards help guide operational expectations while ensuring building needs are met, resulting in increased staff clarity and happier residents.



Technology

Our state-of-the-art technology platforms include support systems such as payroll, flexible billing, and web-based preventive maintenance solutions that bring value to our customers. We leverage leading technology to automate virtually every aspect of engineering and maintenance management and are flexible enough to adopt the client's system or introduce our own turnkey system.



Elevate the Residential Experience with ABM.
Learn more at [ABM.com/Engineering](https://www.abm.com/Engineering)

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ABM-08448-0322