



ABM Engineering is Engineering⁺

A comprehensive approach that is more customized, comprehensive and proactive to deliver more value for your facility



In working with clients from all industries across the country, ABM has listened and developed a more comprehensive, more accountable and more valuable approach to self performance of on-site facilities engineering: **Engineering+**.

It is an approach customized to the needs of today's facility managers, property managers and building owners, who demand a more proactive and integrated approach to creating healthier, more comfortable and more efficient spaces.

It is an approach that drives new value for occupants, tenants, facility managers and property owners.

It is also an approach that enables you to leverage ABM's extensive on-site engineering expertise, grow an engineering workforce and access specialized services so you can focus your time on bigger-picture issues.

Industries

Aviation

Commercial Real Estate

Data Centers/Technical Services

Healthcare

Hospitality

Life Sciences

Manufacturing & Distribution

Residential

Retail

Sports & Entertainment

10,000+

Engineers

1 Billion+

Square Feet Serviced

\$6.4 Billion

Annual Revenue

350+

U.S. & International Locations

1,750

Maintenance Technicians on the Road



+ Engineering Expertise at Scale

With 10,000+ engineers, ABM is one of the largest providers of on-site engineering solutions in the U.S. With the addition of engineers and operational excellence from our recent acquisition of Able Services, we have brought together the best practices from industry leaders to deliver a new level of engineering solutions.

Customized, not commoditized

Because each facility is different, our engineering solutions are highly customized to meet your specific building, occupant and geographic needs. ABM is unique in the industry because we give you a solution custom-fit to your facility and location along with the industry-leading technical capabilities, engineering workforce and resources of ABM.

A playbook for standardized delivery

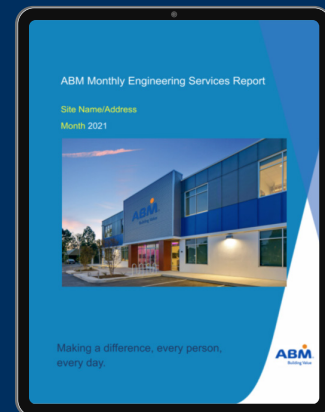
ABM's standardized delivery of services sets a companywide foundation to streamline facility operation while providing safe work practices, auditing capabilities and staff performance reporting. Our Operations Playbook defines standard operating practices, preventive and predictive maintenance checklists, operating logs, staff skills and requirements, activity schedules and other pertinent information. Playbooks strengthen site operations by formalizing and communicating corporate standards that reduce liability due to non-compliance. They enable us to internally benchmark best practices based on agreed upon KPIs.

Extensive union and non-union expertise

Our engineering labor solution matches the requirements of our clients and their locations. With operations in all regions, including most major metropolitan markets, ABM provides unmatched expertise in negotiating collective bargaining agreements managing both union and non-union labor. Experts from our engineering management serve as trustees and on union advisory boards around the country and take an active role in creating solutions that benefit both engineers and clients.

ABM Monthly Engineering Services Report

ABM clients receive Monthly Engineering Services reports summarizing 15 components of ABM's facility engineering performance from safety and compliance to service calls, work orders, repairs, preventative maintenance, system failures, energy reports, training, certifications and team time tracking.



+ Engineering Solutions Designed by Engineers

The ABM engineering team is made up of engineers at all levels of our organization. We have hands-on experience in the day-to-day realities of safe, compliant mechanical infrastructure management.

Strategic engineering managers

All our engineering managers have either served as chief engineers or in building operations roles. This technical expertise helps them provide on-point strategic and operational guidance for our chief engineers and their crews. ABM engineering managers provide critical support for faster engineering talent acquisition, safety best practices and emerging technologies. They also deliver insights from thousands of facilities to accelerate troubleshooting.

Next-level chiefs

ABM chief engineers not only operate highly efficient facilities, they work as “command centers” to respond and anticipate building needs. It’s common for our chiefs to operate your facilities as if it were their own, delivering an uncommon level of commitment and care. They are an integral component monitoring a building’s heartbeat, ensuring its needs are anticipated and the occupant experience is seamless. Our teams are focused on providing the ideal environment for productivity while balancing the use of natural resources.

Self-performed services

ABM self performs almost all of its engineering services. This ensures true accountability and gives you greater control over facility operations, efficiency, responsiveness and the experience of your tenants and occupants. The on-site synergies resulting from our engineering team helps reduce management costs, cuts subcontractor expenses and eliminates fees on top of fees.

Extension of your team

ABM on-site engineers work as an extension of your team, responding and anticipating tenant, occupant and building management needs. We align our work to your KPIs and focus our expertise on engineering that adds value to the facility, freeing clients to focus on their core business while our teams handle the facility.

Technical training and certified expertise

ABM on-site engineers receive continuous training and career advancement opportunities, resulting in reduced risk, safer work practices, increased compliance and greater career opportunities for on-site staff. Teams are trained by qualified instructors and are compliant with NEC, NFPA 70E, IEEE and OSHA requirements. Custom training can be tailored to your equipment.

Industry leading engineering talent pipeline

ABM’s resources and deep professional development and training programs attract the engineering talent that is in demand in this market. As more engineers near retirement age, ABM has the ability to provide the right level of engineer to help you meet the current and emerging goals for your facility.

ABM ENGINEERING+ IN ACTION

Partnership Value

As one of the largest credit unions in the country, its new director of workplace services understood that optimal employee experiences translate into outstanding customer experiences. Unhappy with the responsiveness and quality of previous outsourced engineering and janitorial services, the director sought out ABM for a customized approach.

The goal was to provide centralized engineering support for 40+ locations across eight states. For the past five years, ABM has delivered “partner” level service with a dedicated chief engineer who sits with his clients at their LEED-certified corporate headquarters.

ABM’s chief engineer is seen as a “command center” and helps troubleshoot for both engineering and janitorial services and escalates issues when needed.

Over the past five years, ABM has boosted response times (a former pain point), enhanced the operation’s sustainability for the corporate headquarters and developed support metrics to help the organization meet ambitious ESG goals.

A Leading Credit Union in Multiple States

Today, ABM is part of the organization’s long-range planning process and provides ready access to ABM technical expertise as the credit union works to meet the needs of its members and employees. ABM’s engineering approach builds valuable partnerships.

ABM Services & Solutions:

- Preventive and predictive engineering
- Climate control
- Energy efficiency
- Indoor air quality
- Community garden support
- Generator and uninterruptible power supply maintenance
- On-demand work orders
- Janitorial
- Quarterly Business Reviews aligned to KPIs



They’re constantly
building and **adding**
more value to our
account.

Director, Workplace Services

+ Engineering Services

• On-Site Maintenance

We operate and maintain facilities to meet the demands of tenant comfort and sustainability. ABM engineers are on-site to quickly respond to issues and ensure the vitality of a facility's infrastructure.

• Filters

ABM changes air filters to keep your air clean and systems running at peak efficiency.

• HVAC

ABM protects the investment in HVAC equipment and keeps it operating efficiently through preventive maintenance and predictive maintenance.

• Lighting

Upgrades, retrofits, troubleshooting and controls, we can help you plan for improvements that deliver on engagement, sustainability, energy spend, safety, and compliance.

• Chief Engineer

Your on-site ABM chief engineer and their team is at the heart of everything.

• Engineering Manager

Strategic support for your facility and your chief engineer for faster talent acquisition, safety best practices and emerging technologies.

• Climate Control

Our engineers keep temperatures comfortable and respond to occupant and tenant requests if things get too hot or too cold.

• Physical Plant Operations

We maintain all aspects of a facility's mechanical infrastructure.

Specialized Technical Services

From electrical and design engineers to HVAC technicians, our experienced teams self-perform technical services to proactively defend against system failures before they happen and promptly help clients in times of need. ABM goes beyond facilities engineering and provides an industry-first, comprehensive solution for facilities of all sizes in all industries.

• Electrical & Power

Certified engineers design, build, test, retrofit and upgrade a facility's electrical system.

• HVAC Repairs, Design & Installation

ABM provides expedited access to specialized services to help optimize HVAC systems.

• Electrical Infrastructure

An established maintenance plan is essential to ensure the normal and safe operation of a facility's electrical system. We follow guidelines from NETA MTS, NEMA, NEC, and NFPA to maintain the reliability and integrity of your infrastructure.

• EV Charging

As a leading installer of electric vehicle charging ports, ABM has experienced teams ready to help expand charging capacity to meet the needs of the growing EV market and a facility's sustainability goals.

Sustainability & Carbon Footprint

Measure, monitor and reduce your environmental impact with our suite of sustainability-related services.

+ Engineering for Sustainability

ABM and our engineering teams are working with clients in all industries and of all sizes to meet current and future sustainability goals and legislation to reduce their carbon footprint and improve energy efficiency.

Sustainability solutions

ABM is a leader in sustainable building operations and proactively works to ensure our clients meet their green goals and stay compliant with evolving regulations. We operate facilities environments as ecosystems where climate control, ventilation, heating, cooling, lighting, EV charging, and surface cleaning and disinfection are managed as an interrelated system—and not as discrete functions that are inefficiently managed and serviced independently.

ENERGY STAR® and LEED Certification

ABM has the expertise to do the work and guide clients to achieve ENERGY STAR® and LEED certification. Our energy efficiency solutions are comprehensive and range from preventative maintenance to benchmarking your facility, increasing energy efficiency, reducing carbon footprint, and maintaining peak energy performance through ongoing measurement and verification. Returns on investment result in lower utility costs and boosted efficiency. For structures built 20+ years ago, savings can be substantial and for new construction, the operation is only as good as the operator. ABM has experience commissioning buildings ensuring their performance meets the goals of ownership and occupiers.

Leader in EV charging

With the rapid growth of electric vehicles and with more states adopting EV mandates, ABM offers turnkey solutions for customized charging installation and management plans, funding options and more. As a leading installer of charging ports, ABM has experienced teams ready to help expand charging capacity to meet the needs of your drivers and sustainability goals.

As the need for EV charging increases, so will the burden on your facility's electrical infrastructure which may not be designed to handle the increased electrical load. ABM can help determine what EV and electrical solutions are best for your needs, while increasing revenue, reducing operating costs and enhancing the experience for your occupants. Local utilities in most areas have funding available, in some cases up to 100%, to install public-facing charging infrastructure.

52% EV share for U.S. by 2030

In a 2021 survey, U.S. auto executives projected that EVs will achieve widespread adoption by 2030 and believe 52% of vehicles sold will be battery powered, excluding hybrids.

Source: KPMG 22nd Annual Global Automotive Executive Survey, 2021



+ Engineering Healthier Environments

The modern facility is an intricate ecosystem, where the mechanical infrastructure plays a central role in comfort, efficiency and building health, along with other facility services. With a mission to “take care of the people, spaces and places that are important to you,” ABM teams work to help you create healthier environments.

Improving indoor air quality

ABM is a leader in helping facilities use data to create informed solutions to improve indoor air quality through our Expert Advisory Council and Enhanced Facility™ program. Our council is composed of leading experts in infectious disease and industrial hygiene and ABM specialists. They provide an expert perspective to maintain consistent, high quality standard operating practices; offer clients the latest equipment and technologies; and equip ABM team members with best-in-class training and certifications.

Healthy Building Risk Assessment: a data-first approach to IAQ

ABM uses data to set a benchmark of the health of your facility, starting with a free Healthy Building Risk Assessment. These facts are aggregated to help clients score their building health, identify priority areas and create roadmaps for solutions. Recommendations are based on what is optimal for your building and vet IAQ technologies in advance for both effectiveness and viability for your facility.

Air, surfaces and systems for healthier buildings

From engineering to janitorial and specialized services, we are unmatched in the depth and range of solutions we bring in service to your facility. With 100,000+ team members across the country, ABM brings together engineering and janitorial expertise to help you maintain a healthier and more efficient building—from the things people touch, to the air they breathe, to the mechanical systems that make it all possible.

Enhanced Facility™: A three-step process for healthier buildings

1: Assess facility safety with our Building Health Risk Assessment, HVAC inspection and turnkey financial solutions.

2: Optimize building operations through HVAC system optimization, disinfecting lighting solutions and touchless fixtures and doors.

3: Ensure total building health resiliency through electrical preventative maintenance, energy efficiency upgrades and HVAC preventative maintenance.

ABM ENGINEERING+ IN ACTION

County in California

Disaster Resilience

ABM provides engineering services for the hub for first responders in a northern California county. This building is comprised of the Emergency Operations Center (EOC), Fire, Sheriff's Office and 911 services.

As a disastrous wildfire blazed in surrounding areas, the county public utilities and building HVAC systems were compromised. ABM implemented emergency action plans to improve indoor air quality and ensure continuous power to support the emergency operations on site. Our teams:

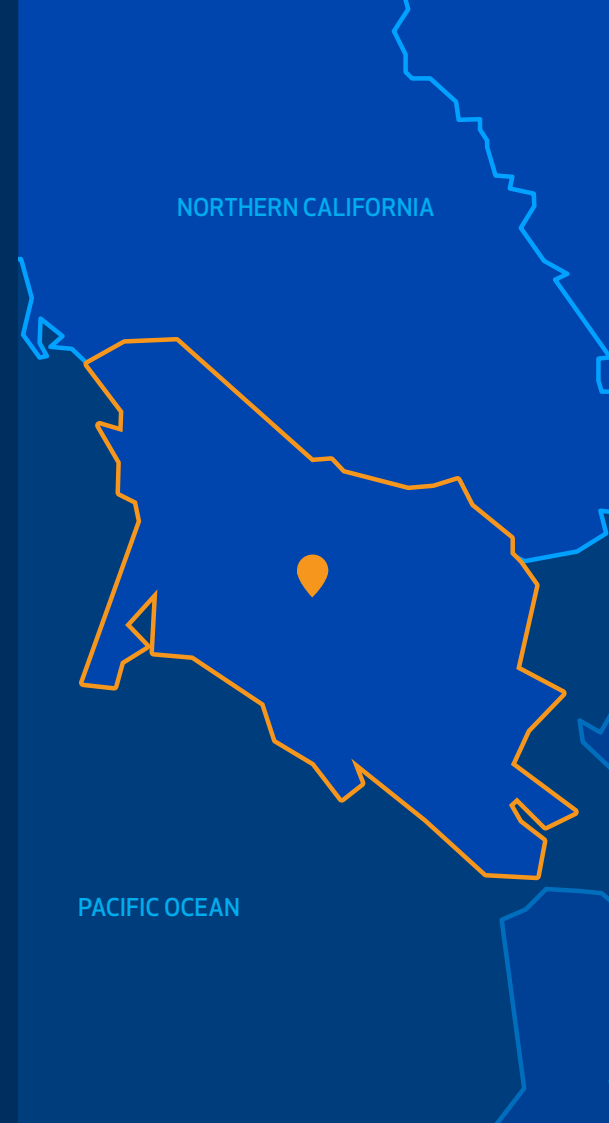
Installed charcoal filters to reduce smoke particulates

Performed air purges to improve indoor air quality during lulls in the EOC

Provided 24/7 EOC support with modified shifts for ABM teams

Manned emergency generators during frequent power outages

Threatened by the 77,558-acre fire, EOC power was not interrupted and air quality was improved for first responders despite the extensive smoke. Based on these efforts, the County asked ABM to build integrated action plans for future fires and emergency events. ABM's engineering approach goes above and beyond.



+ Gain More Value from Your Engineering Team

ABM Engineering+ is purpose-built to be more comprehensive, customized, responsive and valuable to help facility managers meet the needs and expectations of your building and occupants.

Our belief is that you can get more from your engineering services. Let us show you how ABM's engineers, operational best practices and specialized technical services can give you more.

Call our engineering team at **1.877.201.0109**
or visit **[ABM.com/EngineeringPlus](https://abm.com/EngineeringPlus)**

