

*We're Here for You.*

# Maintaining Optimum Learning Environments in Tough Economic Times

*Guidance and expertise when you need to balance facilities requirements with budget constraints*



**EMCOR Construction Services (ECS) helps schools, governments, and other public organizations find innovative solutions for maintaining optimum learning environments at a time when there is increasing pressure on general and capital funds. By combining our knowledge of school budgets and financing with our end-to-end facilities systems expertise, we can work with you to get the most from every dollar you spend.**

Each of our three offerings provides a proven approach to keeping facilities functioning at high-performance levels, while enabling a variety of flexible budget management alternatives.

## 1 Energy savings that pay for themselves

ECS's Guaranteed Energy Savings Contracts (GESC) reduce your energy costs without impacting your budget. After identifying energy conservation and facilities improvement measures, we give you a range of pricing and design options to consider. We also provide a cashflow analysis that weighs interest and financing costs against the savings these options will generate. *And we show you how to use those savings to pay for the project.* During the contract tenure, ECS measures and verifies the savings. And if the projected savings don't accrue, ECS will make up the difference. You get ongoing energy savings and increase your facilities' value at virtually no cost to you.

## OUR SERVICES

### Mechanical Services

### Electrical Services

- Building Automation Controls
- Plumbing
- Preventive Maintenance
- Refrigeration
- Value engineering

### Energy Services

- Guaranteed Energy Savings
- Recommissioning

### Facilities Services

- Janitorial
- Food Service

### Additional Services

- Capital Lease
- Customized Training Programs
- Debt Services/Bonds
- Design-Build
- Preventive Maintenance
- Strategic Business Solutions
- Value Engineering

## OUR MARKETS

### Education

- Auditoriums
- K-12 Schools
- Libraries
- Stadiums

### Public/Government

- Libraries
- Municipal
- Museums
- Religious Facilities

**2 Maximizing the return on your current facilities' investment**

By commissioning or recommissioning your inefficient building systems, ECS can improve system design, refine control systems' programming, and complete a range of other system-enhancing maintenance procedures. If we find defective parts, we will bring them to your attention for replacement, generally out of a contingency fund set aside for these projects. Upon completion, our "point-to-point" review system ensures that all equipment is working properly, so you get all the energy efficiency, performance, and economy your systems can provide. And since the benefits accrue to current capital equipment, you immediately improve the return on your original investment.

**3 A partnering approach to more efficient and economical facilities management**

ECS's Building Operations Services (BOS) is a partnering strategy designed to give you the flexibility you need to meet today's tough challenges. As your partner, we'll assess your facilities' actual workload, right size your maintenance staff for maximum efficiency and economy, and identify more effective ways to meet your HVAC, janitorial, food service, and other facilities needs.

A BOS contract can be as broad or as narrow as you wish. And as an EMCOR partner, you can bundle our broad array of professional services to maximize savings, while ensuring continued quality, reliability, and value.

It's an approach that offers significant benefits. By contracting with ECS through a professional services agreement, you let ECS take responsibility for all staffing decisions, freeing up your valuable general fund dollars. That means you can apply more of your budget to items that directly impact your educational process. Perhaps best of all, our BOS solution lets you shift your focus from managing buildings and budgets to providing a high-quality education in an optimum learning environment. It's a practical and creative way to successfully address today's demanding educational requirements.



**What can EMCOR Construction Services do for you?**

ECS complements its full lifecycle facilities expertise with years of experience helping schools find innovative ways to balance buildings and budgets. Our extensive knowledge of financing alternatives and building systems operations makes us the right choice when you need to respond to tough economic conditions, while maintaining a high-quality educational environment.

**The EMCOR Advantage™:  
It's behind us...and you.**

We're part of EMCOR Group, a leading provider of electrical and mechanical construction, facilities services, and energy infrastructure. EMCOR is a financially strong Fortune 500® company with unmatched bonding capabilities and an award-winning industry-leading safety program. Add our full range of powerful capabilities, and you have the right solution for optimum system performance and maximum value.

**Taking KidSafety to the Streets™**

As part of EMCOR's Taking KidSafety to the Streets Program, ECS is proud to serve the community through its work with the National Center for Missing & Exploited Children. By prominently displaying missing children's posters on our company and personal vehicles, and we help recover missing children and promote child safety.

**A Passion for Safety and Quality**

ECS is passionate about safety and quality. EMCOR's Be There for Life/ZERO Accident Program has helped us achieve safety performance that's 5-to-10 times better than the national average. Furthermore, over the last few years, EMCOR companies have reduced their total recordable incident rate (TRIR) by 46 percent, leading CNA Insurance Company to recognize us for our safety program design and high level of safety performance.