



HVAC & Mechanical Solutions

Dedicated to Exceeding Customer Expectations



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The knowledge, experience & people to get the job done right the first time.

With an average of 30 years experience, the ABM team of professionals has the knowledge and background to provide quality installations, preventive maintenance, and service for all types of mechanical systems. Leaders in the mechanical field in the Baltimore, Washington, Northern Virginia marketplace, ABM provides mechanical services to owners and managers of Mission Critical Facilities including Data Centers, POP Sites, SCIF Rooms, Secured Facilities as well as various Commercial Facilities.

From providing 24-hour emergency response for critical cooling systems to expert service for any mechanical system, ABM always goes the extra mile. We're a full-service mechanical contractor with an outstanding reputation for Quality, Responsiveness and a Make-It-Happen attitude.

From our expert technicians, you can count on exceptional professionalism and skills. Our services are always guaranteed to have outstanding quality and workmanship. Whether you need certified welding or HVAC installation, we'll always exceed your expectations. For all your mechanical contracting needs, we're here to get the job done fast and done right.

Services Include:

- Design/build, installation, replacement, maintenance, service and repair of various HVAC and mechanical systems
- 24-hour service and complete mechanical & electrical solutions for Mission Critical Facilities
- Complete cooling tower services including maintenance, service & repair, rebuilds and replacement
- Prefabrication of piping systems, riser replacements and emergency piping repairs
- Modular Data Center Deployment

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Your Trusted Resource for HVAC Design, Engineering & Installation

ABM provides design/build, installation, replacement, maintenance, service and repair of various HVAC and mechanical systems. Services include comprehensive coverage ranging from turnkey installations through full guarantee contracts. Capabilities include installing and servicing complete mechanical systems as large as 14,000 tons.

Our technicians are factory trained and we service all types of equipment including: Liebert, Stulz, Data Aire, McQuay, Trane, APC/Schneider, York/JCI, Daikin McQuay, AAON, ABB & Danfoss. We hold numerous certifications and licenses as well as have technicians with various levels of security clearances.

Our service personnel are responsible for our reputation as the market leader in supporting the following types of systems & equipment:

- Computer room air conditioning units
- Data Center high density cooling solutions
- Boilers
- Chillers
- Rooftop units
- Cooling towers
- Coils
- Compressors
- Pumps
- Heating equipment
- Air handlers



In addition to our standard contract offerings, we also offer comprehensive/bundled services to meet the needs of your facility infrastructure. These services offer a single source of responsibility for all of your critical systems. Included in these service offerings are the following:

- Uninterruptible Power Systems (UPS)
- Battery Systems
- Electrical switchgear & distribution equipment
- Automatic transfer switches
- Emergency generators
- Fire detection systems



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Core Unit Replacements

- Replacement of existing water cooled package units
- Installation of high efficiency units
- Fast Track work schedules- completed over a weekend in most cases

Riser Replacements

- Replacement of existing condenser water and chilled water risers
- Staged approach to limit impact to your tenants
- Wide variety of material choices
 - Victaulic
 - Welded
 - Copper
 - Pro-press
 - Fusion piping

Fan Coil Replacements

Complete replacement projects including management of all aspects of the renovation associated with unit replacement:

- New fan coils
- Riser/branch piping
- Drywall repair/replacement
- Asbestos abatement completed through a certified abatement partner
- Electrical

Mission Critical Projects

- Installation of high density cooling systems
- Install/replacement of CRAC/CRAH units
- Indirect evaporative cooling solutions
- Air-side economization units
- In-row cooling
- Hot/cold aisle containment

Cooling Tower

We cover all cooling tower needs including the following services:

- Tower replacements
- Tower upgrades
- Tower restorations
- Emergency repairs
- Tower cleaning
- Protective coatings
- Fill, fan, panel & bearing replacements

Heat Exchanger

Installation, repair and restoration

- Chemical cleaning
- Plate and gasket replacement
- Clean in place services
- Capacity upgrades

Comprehensive Maintenance Plans

- | | |
|----------------------|----------------|
| • Comp. Room Cooling | • Air handlers |
| • Pumps | • Core Units |
| • Cooling towers | • RTU's |
| • Package Units | • Controls |
| • Chillers | |

Chillers

Chiller Services

- Service and repair (including 24-hour emergency service)
- Preventive maintenance
- Predictive maintenance
- Scheduled overhaul
- Refrigerant containment
- Refrigerant management
- Monitoring
- Optimization strategies

Preventive Maintenance Offerings

We provide maintenance and repair services for all chiller and related equipment regardless of manufacturer, as well as the following:

- Annual shutdown service
- Periodic operating inspections
- Water treatment service

Testing

ABM performs non-destructive testing, eddy current tube analysis, borescope services, spectrographic oil analysis, thermographic imaging, infrared testing, megger testing, vibration analysis, refrigerant analysis and water testing.

Certified Welding

From fabrication to repair, depend on our certified welders

With ASME/AWS certified welders, ABM offers emergency piping repairs and replacement, shop and onsite fabrication and various welding repair services. Our certified welding team works with specialty metals including stainless steel and aluminium as well as specialty systems for fuel oil and gases.

Projects include, but are not limited, to:

- Emergency system repairs
- Custom fabrication of safety platforms and catwalks and railings
- Fuel systems
- Piping fabrication

Fabrications Services

We provide prefabrication services to expedite job completion. Fabrication capabilities include:

- Chilled water mains
- Equipment skids
- Equipment support steel
- Pump packages
- Chiller packages
- Equipment packages



Modular Data Center

Pre-Deployment

Site Preparation

- Site engineering
- Design documents
- Site preparations services
- Location preparation
- Delivery coordination

Project Specific Requirements

- Establish site working requirements
- Safety plans
- Site access

Modular Assembly

- Rigging
- Assemble the components
- Coordinate the start up of the support infrastructure
- Participate in the commissioning of the project

Post Deployment

Warranty Period

- Coordinate with the support infrastructure manufacturers to provide response requirements and warranty response
- All equipment will be entered and tracked through our state of the art CMMS System

Site Service and Maintenance

- Ongoing maintenance and service support
- Mechanical maintenance
- Electrical maintenance
- Structure sealing/caulking
- Maintenance of any internal support systems

System Monitoring

- Remote monitoring
- Alarm response through our National Operations Center (NOC)
- Develop and execute detailed response plans
- Detailed Methods of Procedure (MOP's)
- Standard Operating Procedures (SOP's)
- Emergency Operation Procedures (EOP's)

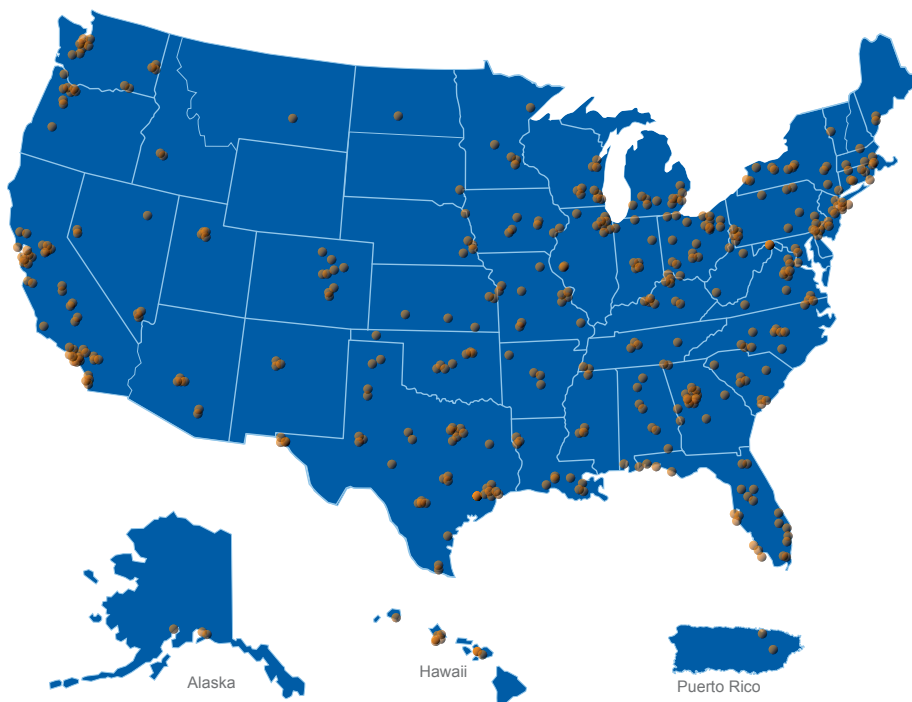


ABM Building Services

ABM Building Services is focused on optimizing buildings by providing cost effective energy-efficient solutions as well as mechanical and electrical service to educational institutions, municipalities, commercial office buildings, hospitals, data centers, and industrial facilities.

Service and solution offerings include building design, equipment retrofits and replacements, commissioning and re-commissioning, proactive and preventive maintenance, controls, energy audits, measurement and verification, and energy management. Located in most major metropolitan cities across the U.S., ABM Building Solutions and ABM Building Services are premier providers of comprehensive sustainability and green solutions designed to help clients attain LEED and Energy Star® certification, lower energy usage and utility bills, and reduce carbon emissions.

ABM works with you to reduce your operating expenses while keeping your property safe, clean, comfortable and energy efficient through integrated or stand-alone solutions.



ABM (NYSE:ABM) is a leading provider of facility solutions with revenues of approximately \$5 billion and 120,000 employees in over 300 offices deployed throughout the United States, the United Kingdom and various international locations. ABM's service capabilities include electrical & lighting, energy solutions, facilities engineering, HVAC & mechanical, janitorial, landscape & turf, parking and security, provided through stand-alone or integrated solutions. ABM provides custom facility solutions in urban, suburban and rural areas to properties of all sizes — from schools and bank branches to the largest and most complex facilities, such as airports, hospitals and manufacturing plants. ABM Industries Incorporated, which operates through its subsidiaries, was founded in 1909.



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