



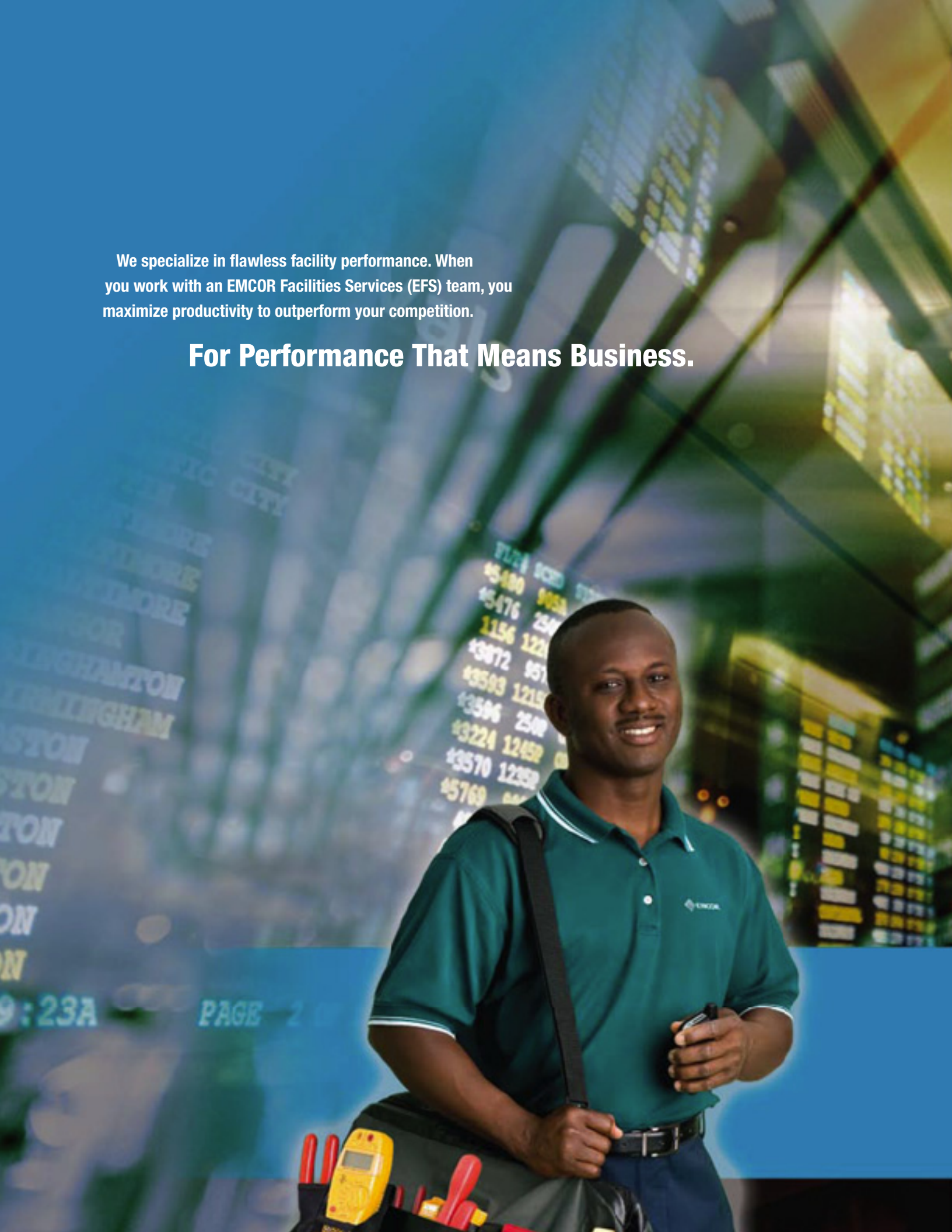
EMCOR FACILITIES SERVICES

Performance That Means Business.

**BUILD
POWER
SERVICE
PROTECT**

We specialize in flawless facility performance. When you work with an EMCOR Facilities Services (EFS) team, you maximize productivity to outperform your competition.

For Performance That Means Business.



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PAGE 2

EMCOR Facilities Services (EFS)

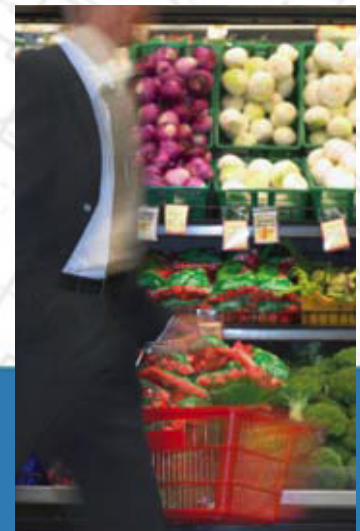
Inside your business. On top of your issues. Committed to your goals.

Our people are experienced in the kind of public- and private-sector facilities issues that affect nearly every market in the U.S. and the U.K. And whether we develop and provide scheduled and preventive maintenance programs—or react quickly with responsive maintenance when emergencies arise—we tailor solutions to enhance each of our client's productivity.

A Customer Case Study

Service market.

A major supermarket chain needed to enhance efficiency and focus on its core business. So the client entrusted EFS with maintenance and repair work on critical systems, equipment and fixtures across 600 stores. EFS instituted planned mobile services with route systems that reduce windshield time, prioritize work orders, and boost productivity. Technicians carry handheld computers containing all work-order data, and they have the parts they need to go right to work. We are enhancing performance, and now the client can focus more effectively on the meat and potatoes of its business.



Our Solutions.

With today's technology, even routine functions require specialized skills. The people at EFS partner with their clients to help facilities operate more effectively.

Plus, because we don't sell any particular brand or type of equipment or system, our experts can creatively apply their knowledge to providing the best solutions—no matter how challenging or competitive the market may be.

Complete Portfolio Management

We work with clients to run systems at optimum levels every day. Whether you operate a mission-critical facility such as a data or distribution center and need a dedicated team for maximum reliability and uptime, or you are in charge of a stand-alone operation with periodic maintenance needs—either way, we are your single source for managing your needs. With our complete portfolio management, you're able to focus on your most important activity—running your business, regardless of its size or location.

Energy-use Optimization

EMCOR's energy experts specialize in strategies that not only save energy, but also save clients' time. We work closely with you to find the systems that can most benefit from upgrades—or even from simple changes in operation scheduling. We apply people and technology in a way that makes the best sense for short- and long-term energy efficiency.



A Customer Case Study

Asset growth.

EMCOR provides complete facilities services to the federal agency that protects citizens' assets. Our complete portfolio management partnership with the Federal Deposit Insurance Corp. (FDIC) includes on-site technical services, integrated facilities services, and consulting services. Plus, when FDIC expanded and added three towers and 700,000 square feet to its existing complex, we provided full commissioning services so that mechanical, electrical and plumbing systems were delivered at peak performance. As the building owner's rep, we made sure all of the new systems—and existing ones—suited the significant change in the facilities' use and size.

In addition, our energy experts commission and re-commission integrated systems to ensure equipment works the way it is designed to do, especially as buildings age and their use changes over time.

Integrated Facilities Management

EFS experts manage ongoing facilities operations and also oversee expansion, reconfiguration or renovation. Our people work with clients' staffs or to fill critical design, management or technology needs for long-term assignments, from the planning and design stages through occupancy.

Mobile Mechanical Services

With wireless connectivity, a huge database of facilities knowledge, and a large, fully outfitted fleet of vehicles, our national team of expert field technicians applies specialized skills and service tools to form an effective, efficient client partnership—on demand, 24/7/365.

Operations & Maintenance (O&M)

Our people are experts in managing the performance of predictive and unscheduled tasks that prevent equipment failure or decline. From self-performance to subcontracting, we cover the full range of facilities requirements, and we work with our clients to help them develop the overall strategy for their facilities needs.

Renovations and Retrofits

EFS project managers can oversee minor as well as major upgrades to individual systems as well as entire facilities. Because we are brand neutral, we work with clients to provide the optimum solutions for their specific productivity and efficiency requirements. Most important, as renovations and retrofits are invariably a response to changes in use, our experts work closely with clients to commission and re-commission integrated systems. Even though facilities change, we make sure equipment consistently works as it was designed.



Our Facilities Team.

Managing more than 1 billion square feet worldwide, our people have the optimal blend of capabilities and technical expertise to help clients achieve the highest levels of performance.

Performance That Means Business

Our top industry experts work in more than 2,000 facilities in nearly every market, and they provide mobile services to thousands more. With wireless connectivity to a continually updated database of millions of work orders, our people also apply the Uptime Institute's Tier Performance Standards to benchmark best practices—for customized maintenance schedules and priorities.



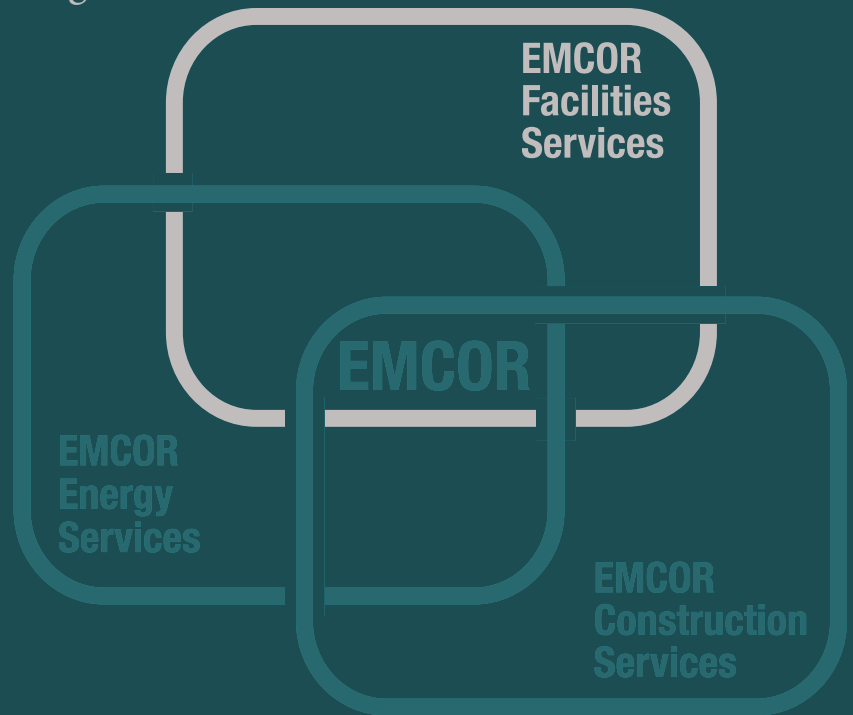
A Customer Case Study

Stamp of approval.

Architects working for the U.S. Postal Service were spending unproductive time with facilities suppliers rather than on developing assets. To enhance operations, the client formed a partnership with EFS to manage local projects and service their portfolio. EFS now handles everything from leaky roofs to complex electrical, HVAC, and plumbing issues at 32,000 locations. We tap our huge database of pre-qualified providers, manage work orders, and track and report on all activity. The client's performance enhancements include increased productivity and superior management information.

BUILD. POWER. SERVICE. PROTECT.

That's the EMCOR Advantage.



As facilities partners, EMCOR ensures each of our clients gets a customized solution that goes beyond support—becoming a key driver in performance management and reporting to achieve strategic objectives and boost profits.

Services

- > Complete Portfolio Management
- > Energy-use Optimization
- > Integrated Facilities Management
- > Mobile Mechanical Services
- > Operations & Maintenance (O&M)
- > Renovations and Retrofits

Benefits

- > Focus on Core Business
- > Optimize Return on Investment
- > Control Costs
- > Improve Efficiency
- > Extend Systems Life
- > Ensure Code and Regulatory Compliance

Markets

- > Biotech/Healthcare
- > Commercial
- > Education
- > Entertainment/Hospitality
- > Financial Services
- > Manufacturing/Industrial
- > Public/Government
- > Technology
- > Transportation



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Mechanical Services Headquarters

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Site-Based Operations Headquarters

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Yardley, PA 19067
tel: 215.944.9119

For many of the world's most successful organizations, EMCOR turns competitive pressure into a competitive edge. We build, power, service, and protect the sophisticated facilities and systems that help our clients increase productivity and optimize their businesses.

For more information about EMCOR Facilities Services (EFS), or any of our other services, please contact us:

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Mixed Sources

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