

Engineering & Infrastructure Solutions

Building Engineering & Maintenance

Industry-leading engineers, unmatched expertise, and specialized technical services ensure peak facility performance





A leader in on-site building engineering and maintenance, ABM operates and maintains over one billion square feet of facilities across various industries. Our 10,000+ engineers and support professionals provide unmatched operations and maintenance expertise along with expedited access to specialized technical services.

With industry-leading talent, self-performed services, and expert operational practices, ABM delivers solutions that include preventative maintenance, energy benchmarking, and technical training. We optimize your HVAC, plumbing, and mechanical systems to ensure efficient, sustainable operations, reduce costs, and boost facility productivity.

ABM building engineering solutions are customized to the needs of facility managers, property managers, and building owners who demand a more proactive and integrated approach to creating healthier, more comfortable, and more efficient spaces.

10,000+

**ENGINEERS & FACILITY
SPECIALISTS**

1 Billion+

SQUARE FEET SERVICED

350+

**U.S. & INTERNATIONAL
LOCATIONS**

1,750

**MAINTENANCE
TECHNICIANS ON THE ROAD**

110 Years

**OF EXPERIENCE IN BUILDING
MAINTENANCE**

57%

**OF FORTUNE 500 COMPANIES
RELY ON ABM**

Industries

AVIATION

COMMERCIAL REAL ESTATE

DATA CENTERS/TECHNICAL SERVICES

HEALTHCARE

HOSPITALITY

LIFE SCIENCES

MANUFACTURING & DISTRIBUTION

RESIDENTIAL

RETAIL

SPORTS & ENTERTAINMENT

Engineering Expertise at Scale

With over 10,000 engineers and facilities specialists in the U.S., ABM is one of the country's largest providers of on-site facilities engineering. Our solutions are designed and delivered by certified engineers—to ensure your facility's systems are maintained to exceed expectations, drive efficiency, and add value.

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

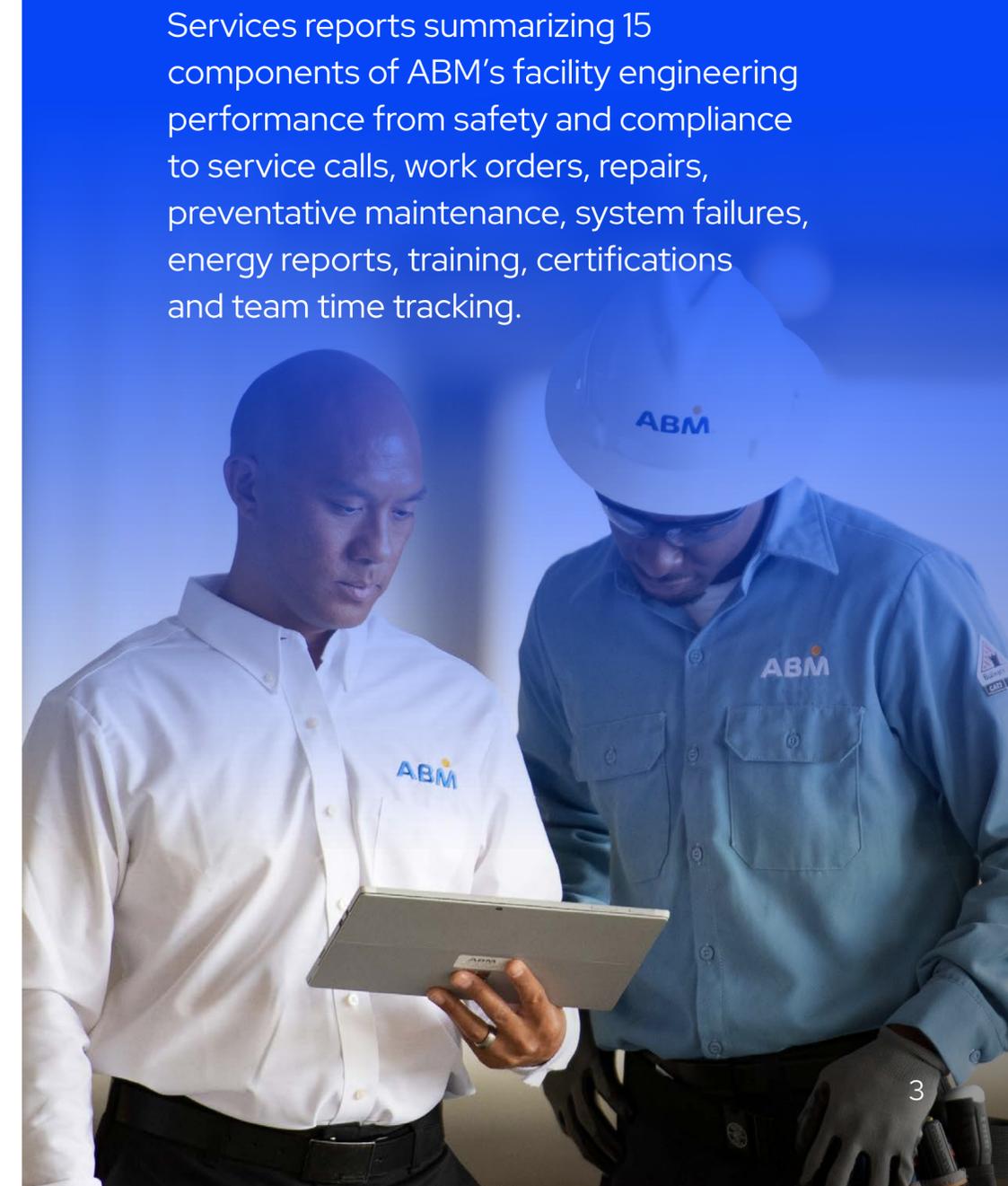
ABM's standardized delivery of services sets a companywide foundation to streamline facility operation while providing safe work practices, auditing capabilities, and staff performance reporting. Our Operations Playbook defines standard operating practices, preventive and predictive maintenance checklists, 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 facility 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 nearly all of its engineering services. This ensures true accountability and gives you greater control over facility operations, efficiency, responsiveness, and occupant experience. The on-site synergies resulting from our engineering team help reduce management costs, cut subcontractor expenses, and eliminate 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.

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.

Climate Control

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

HVAC

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

Filters

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

Engineering Manager

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

Chief Engineer

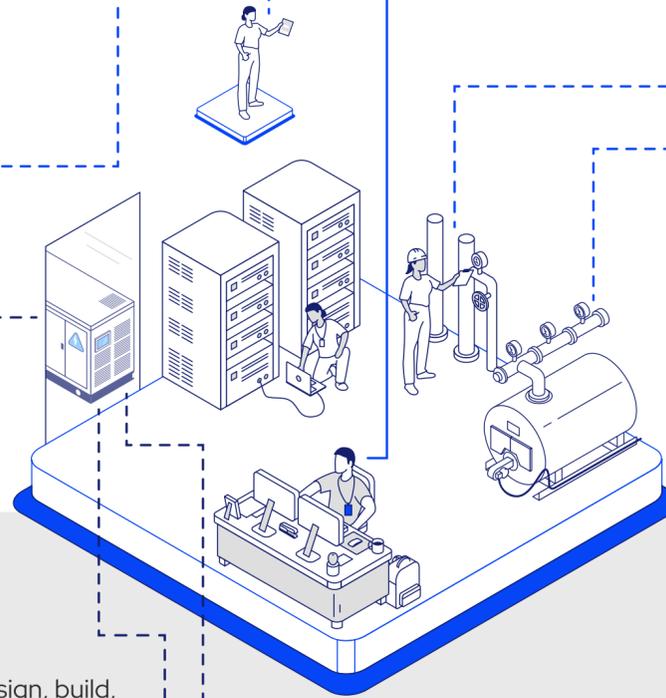
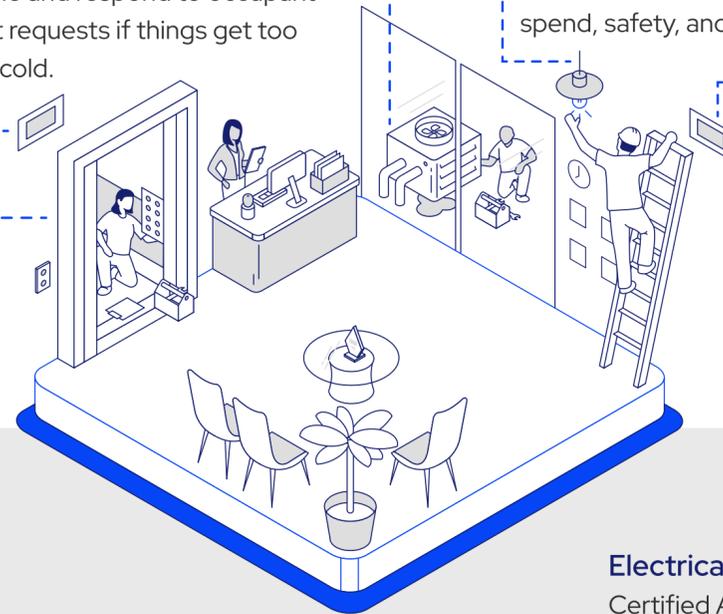
Your on-site ABM chief engineer and their team is at the heart of everything.

Proactive Maintenance

Proactive maintenance program helps you maintain uptime and demonstrate your commitment to sustainability through reduced energy consumption.

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 to deliver a comprehensive, outcomes-driven solution for facilities of all sizes in all industries.

Electrical & Power

Certified ABM engineers design, build, test, retrofit, and upgrade electrical systems to help facilities operate at peak performance with lower administration and energy costs.

HVAC Repairs, Design & Installation

HVAC and mechanical solutions from ABM boost the performance of your facility and everyone who works inside. We have the brand-agnostic expertise to protect your assets, reduce capital expenditures, and realize energy savings.

Electrical Infrastructure

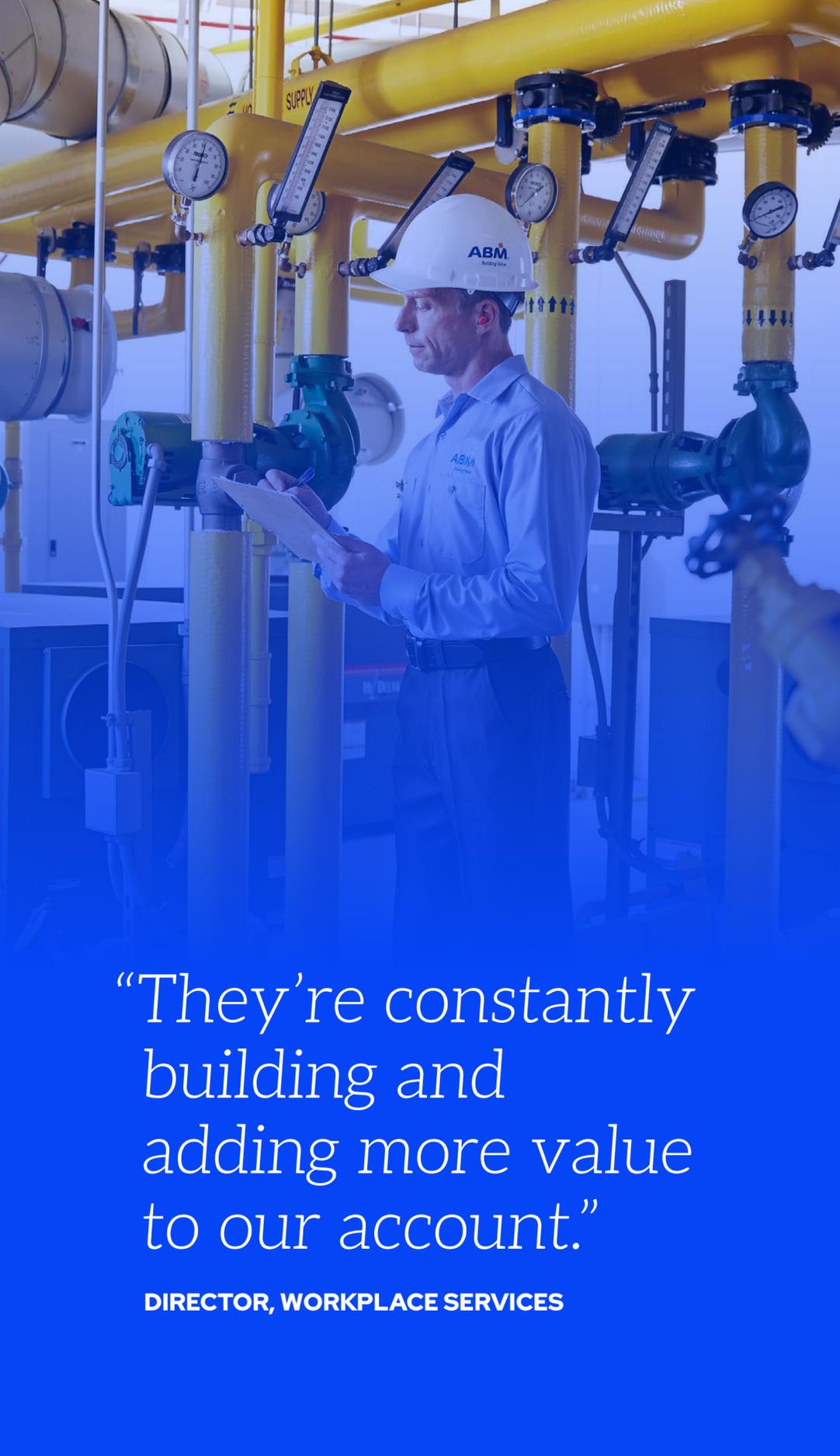
An established maintenance plan is essential to ensure the normal and safe operation of a facility's electrical system. Our NETA-certified technicians service critical infrastructure to reduce costs, extend the lifespan of your equipment, and reduce risk.

EV Charging

As the largest commercial installer of EV charging infrastructure, ABM is ready to help expand charging capacity to meet the needs of the growing EV market and your facility's sustainability goals.

Sustainability & Carbon Footprint

Measure, monitor, and reduce your environmental impact with ABM solutions, funding strategies, and technologies. From carbon neutrality to zero waste initiatives, we help our clients realize their sustainability goals.



ABM ENGINEERING IN ACTION

The Value of Partnership

A leading credit union in multiple states

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

The goal was to provide centralized building 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.

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 engineering solutions build valuable partnerships.

"They're constantly building and adding more value to our account."

DIRECTOR, WORKPLACE SERVICES

ABM Solutions & Services

- 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

ABM ENGINEERING IN ACTION

Resilience in the Face of Disaster

Marin County, San Rafael, CA

Marin County's first responder facility is built to withstand worst case scenarios. The LEED® Gold-certified building comprises the County's Emergency Operations Center (EOC), Fire, Sheriff's Office, and 911 services.

Every day, ABM delivers comprehensive engineering services for the facility's HVAC and mechanical needs, electrical systems, emergency power generation, mechanical and electrical plant equipment, and Building Automation System (BAS) controls.

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.



Engineering for Sustainability

From carbon neutrality to zero waste initiatives, ABM engineering teams are working with clients of all sizes and industries 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 goals and stay compliant with evolving regulations. We operate facilities environments as ecosystems where climate control, ventilation, heating, cooling, lighting, EV charging, and cleaning 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, experience and practices clients need to achieve ENERGY STAR® and LEED certification. Our energy efficiency solutions are comprehensive, ranging from preventative maintenance to benchmarking, 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, ABM

brings deep experience commissioning buildings to ensure their performance meets the goals of ownership and occupants.

A 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 the #1 commercial installer of EV charging infrastructure, ABM is ready to help expand charging capacity to meet the needs of your drivers and sustainability goals.

As the need for EV charging grows, 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 solutions are best for your needs, while increasing revenue, reducing operating costs, and enhancing the driver experience. 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

Gain More Value from your Engineering Team

With unmatched engineering expertise and enterprise-level scale, ABM provides the greatest return on your investment—delivering measurable results, higher occupant satisfaction, and improved productivity.

ABM engineering solutions maximize facility resiliency and extend the useful life of your building systems. Let us show you how our engineers, operational best practices, and specialized technical services can give you more.

Learn more at [ABM.com/Engineering](https://www.abm.com/Engineering) or call (866) 448-4979



FACILITY
ENGINEERING &
INFRASTRUCTURE
SOLUTIONS

ABM drives possibility through facility, engineering, and infrastructure solutions across a wide range of industries. Our diverse, inclusive teams work together to advance a healthier, more sustainable, ever-changing world. Under our care, systems perform, businesses prosper, and occupants thrive. Every day, over 100,000 of us partner with our clients to care for the people, places, and spaces important to you. We are making spaces smarter, modernizing infrastructure, and transforming facilities to become more resilient.

Driving possibility, together.