

# PROJECT MANAGEMENT

**Avoiding Pitfalls. Embracing Proactivity.** EMCOR Facilities Services (EFS) knows the best way to avoid the common pitfalls of projects is to plan for them from the start. EFS project management professionals are proactive from the onset, thinking about things like unrealistic deadlines, scope creep, and resource challenges. EFS understands what makes a project successful—before, during, and after it's been completed.

## Why EFS?

- Budget consolidation, enabling improved cost and markup control
- A single point of contact for managing all subcontractors
- Access to EMCOR Group Inc.'s national network of companies for special projects
- In-house CAD resources
- Safety performance that is consistently 60%-75% lower than our competitors (Source: Bureau of Labor Statistics Industry Average for Specialty Contractors NAICS 238, 2004-2012.)
- In-house professional engineers and tradespeople, as required



### Specialized Services. Specialized Trades.

EFS' full range of project management expertise, specialty trades, and technical capabilities is supported by a staff of highly trained, certified managers with the experience to get projects completed on time and on budget. When clients require special project assistance for a geographically dispersed portfolio of locations, EFS has the flexibility to utilize a network of licensed, certified suppliers to complete the project.

### Project Planning, Design and Execution

- Owner representation
- Occupancy planning
- CAD design
- Interior build outs and remodeling
- In-house skilled technical trades

### Building Optimization and Services

- Move management
- Asset preservation
- Occupied space renovation
- Facility conversions
- Lease-end inspections

### Project Management Support Capabilities

- Budget management and budgeting schedule development
- Construction project management
- Risk management
- Forecasting
- Cost management
- Reporting and documentation
- Close out packages
- Occupancy and space planning
- Energy retrofits
- Commissioning
- Exterior programs

**Backed by EMCOR.** Add EMCOR's financial strength, vast knowledge network, and broad range of cross-industry solutions to EFS' expertise and you get a service provider who can manage virtually any facilities challenge that arises.



## ● EFS Provides Healthcare Client with Cost-saving Solution.

**Problem:** An integrated facilities management customer at a hospital location in Newark, Delaware reported that they were having an increase in calls complaining about the heat. Additionally and, as a result of having to constantly turn up the air conditioning, their energy bills were increasing significantly.

**Solution:** EFS brought in sister company EMCOR Services Fluidics to perform a facility audit and suggest solutions for increased cost savings and increased comfort levels in the hospital.

Fluidics, with the support of the EFS account manager, suggested several solutions to the client. The client agreed to have Fluidics replace their outdated pneumatic building automation controls system with a new direct digital control system, and they also replaced seven rooftop HVAC units, thereby substantially decreasing annual energy spend. **Because of the ongoing, consistent communication between the EFS account manager, the Fluidics team, and the client, the project was completed on time, on budget, and with little disruption to the hospital's operations.**

# We Know Facilities Inside and Out