

**When your needs don't fit squarely into one of USM's specific service offerings, we still have you covered –** thanks to our ability to customize programs to suit any requirement. Combining two or more services, and bringing new thinking and engineering to the table to handle specialized projects, is just another USM specialty.



### Why USM? An Overview.

- ▶ Extensive expertise in customization
- ▶ We combine two or more services for one great solution
- ▶ We bundle prototype service for greater efficiencies
- ▶ Access to EMCOR's depth of national resources
- ▶ Lease-end inspections are a smart and unique offering
- ▶ Great for energy-efficiency upgrades
- ▶ Ideal for non-standard lighting and HVAC retrofits

#### ▶ Expertise

USM's deep portfolio of services, coupled with our decades of field-proven experience, makes us uniquely qualified to help. We can develop a solution to satisfy one local or regional need – or develop a comprehensive nationwide program that sets a prototype for all locations. We can also bundle our prototype services for greater efficiencies.

#### ▶ What types of projects?

- Energy-efficiency audits and upgrades
- Exterior programs
- HVAC refurbishings
- Lighting retrofits
- Facility conversions
- Lease-end inspections

#### ▶ More than a face lift

There are times when USM is asked to convert hundreds of thousands of square feet of ONE type of store, into the same square footage of an entirely DIFFERENT type of retail facility. From total floor replacement and lighting challenges to working without disrupting stocking crews, we can assist for retail jobs both small and gigantic.

#### ▶ The EMCOR advantage

Because USM is a part of EMCOR, we have access to a deep pool of industry-leading resources and disciplines that give you an almost unfair advantage when it comes to finding a solution. Unlike most service organizations, we can apply brainpower from several related divisions to provide you with more options.

#### ▶ Lease-end Inspections. Another USM first.

More and more, USM is helping property managers determine lease value by performing exhaustive lease-end inspections – top-to-bottom, side-to-side. No other company is currently doing this, putting USM in the forefront once again.

#### Did you know?

- ▶ USM's Lease-End Inspections let landlords negotiate asset upgrades as part of lease renewal signings. A smart way to keep tenants!

## It's the lease we can do.

A client with a retail chain of 1,000+ stores partnered with USM to arrange lease-end inspections. The goal: to negotiate asset upgrades as part of lease renewal signings.

USM was contracted to inspect the grounds, roof, HVAC units, and obvious structural defects to flooring, restrooms, lighting, offices, walls, and other critical assets. We developed a program where facility inspections were performed before the end of current leases. Armed with data on what needed upgrading/replacing and what did not, the retailer was able to negotiate most upgrades as part of the lease renewal.

Landlords were eager to re-sign lease extensions and avoid losing tenants – and risking empty retail space. With this unique offering, USM was able to help our client get the very most for the lease.

# We Know Maintenance Inside and Out

