



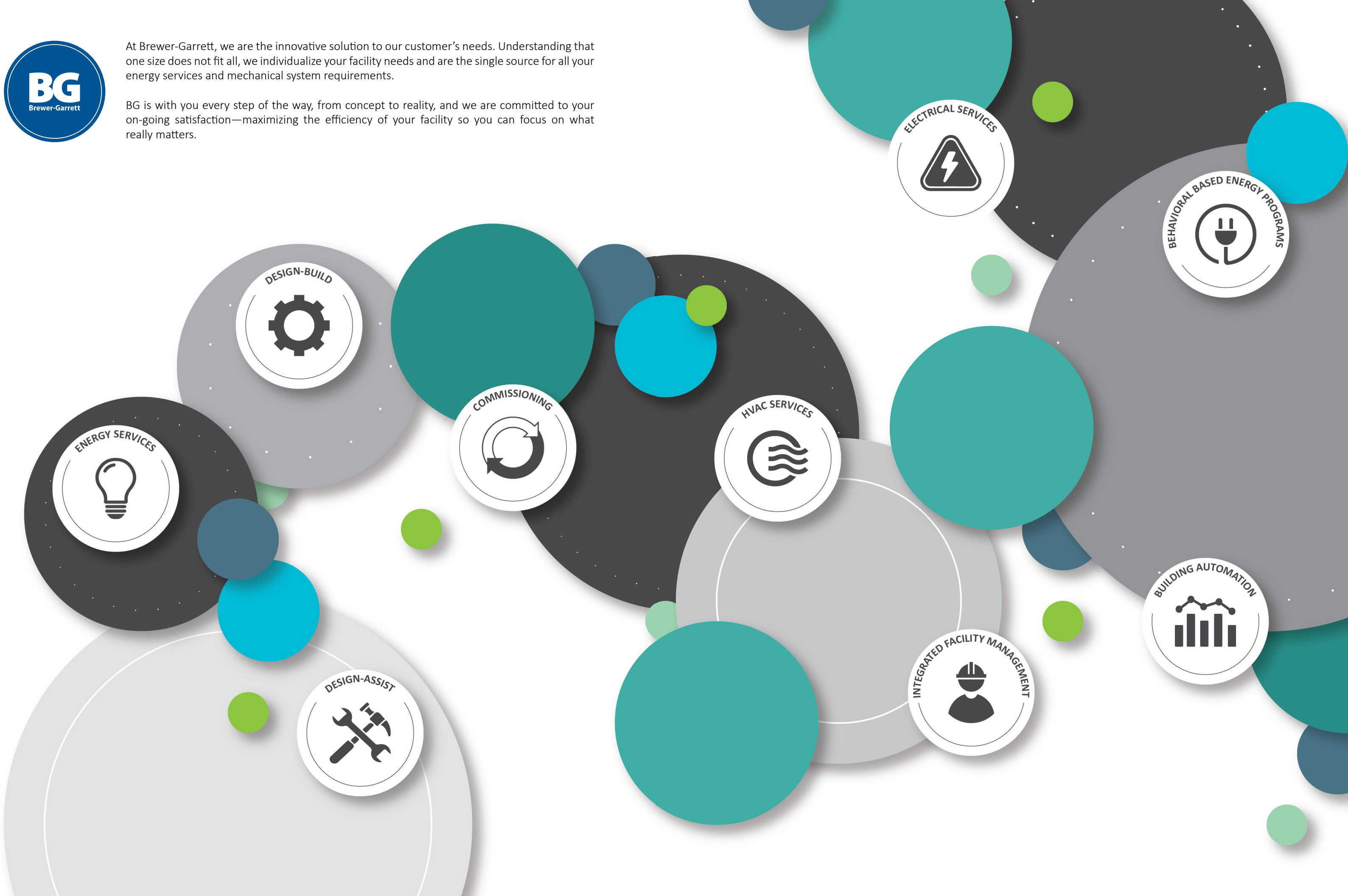
Our promise is innovation that exceeds expectations. For over 60 years we've used our in-house expertise to provide customers with customized solutions to their facility's challenges. With our help, you will reduce operating costs and improve the condition and value of your building.





At Brewer-Garrett, we are the innovative solution to our customer's needs. Understanding that one size does not fit all, we individualize your facility needs and are the single source for all your energy services and mechanical system requirements.

BG is with you every step of the way, from concept to reality, and we are committed to your on-going satisfaction—maximizing the efficiency of your facility so you can focus on what really matters.



Brewer-Garrett is your single source for optimal design, to installation, to service monitoring, we have the latest technology—and extensive experience—to exceed your expectations.

OUR NEXT-GENERATION ENERGY SERVICES ARE
AHEAD OF THE CONSTANT CHANGE IN TECHNOLOGY AND DEMAND

We work with innovative products that take commercial energy efficiency to the next level, from boilers and chillers to steam traps and lighting. Many of our new technologies qualify for additional Leadership in Energy and Environmental Design (LEED) points.

Solutions we’ve developed and deployed for our customers include:

- Centralized Heating & Cooling Plants
- Demand Control Ventilation
- Building Automation Optimization
- Lighting
- Mechanical System Upgrades
- Building Envelope
- Water Conservation
- Alternative Fuel Vehicles
- EV Charging Stations
- LED & Solar Powered Lighting
- Solar / Wind / Renewable Energy
- Heat Recovery Systems
- Computer Optimization / Print / Fax / Scan
- Utility Metering
- Recycling Programs
- Indoor Air Quality Surveys & Improvements
- Lab Ventilation Optimization
- Technical, Behavioral, and Change Management Education & Training Programs
- Operations & Maintenance

EXPERIENCED ENERGY PERFORMANCE CONTRACTING (EPC)

Our suggested improvements enhance system performance and pay for themselves through the savings they generate. The result? Services customized to your facility needs, with a focus on both short and long-term returns. If we’re not able to achieve the savings, we’ll pay you the difference. That’s performance guaranteed!

Performance contracting benefits include:

- Evaluation of energy saving opportunities
- Complete turn-key programs
- Improved environmental conditions
- Increased occupant satisfaction
- Guaranteed operations & maintenance costs
- Development of engineering designs & specifications
- Project management from design to installation to ongoing service & monitoring
- Arrangements for financing
- Staff training & ongoing maintenance services
- Guaranteed savings that will cover all project costs

Approving a project from an Energy Service Company (ESCO) like Brewer-Garrett allows your facility to capitalize on energy efficiency, ultimately improving building comfort and investing in your facility operations.





BG | DESIGN-BUILD

Customized Engineering and Construction Programs

Brewer-Garrett is a true design-build company, with a full in-house engineering team. We provide award-winning design-build services for educational, governmental, healthcare, industrial, and commercial facilities. With 60 years as a trusted design-build company, we're in a unique position to meet your every need, on time and within budget.

OUR DESIGN-BUILD EXPERTISE MAXIMIZES VALUE . . .

Design-build has been proven to be the most cost-effective delivery model with the fastest delivery speed. Our team has demonstrated the value of design-build to hundreds of clients across the country. Allow us to show you the difference design-build can make in your next facility improvement project.

With benefits including:

- 1

Guaranteed Maximum Price (GMP)

Guaranteed Maximum Price (GMP) protects you from overages and change orders during construction and reduces risk.
- 2

Extensive Design & Execution Experience

Our design and execution teams have collaborated on multiple projects. This teaming leads to highly coordinated, quality solutions.
- 3

Faster Delivery Speed

Design-Build can be utilized to fast-track construction to meet the most stringent timeframes.
- 4

Single Source Responsibility

Purchasing from a single source significantly reduces the complexities of coordinating difficult projects.
- 5

Reduction in Owner's Administrative Duties

Our expert management approach ensures that our projects are coordinated from start to finish, allowing our clients to focus on the big picture.
- 6

Optional Operations & Maintenance Programs to Maintain your Investment

Our experience maintaining facilities ensures your investment operates beyond traditional life expectancies.
- 7

A Focus on Quality, Efficiency, System Life, and Return on Investment

Our approach focuses on delivering high quality to maximize longevity.
- 8

Cost Control from the Start of the Process

A Guaranteed Maximum Price (GMP) is provided with the proposal, providing the final cost of your project upon project award.
- 9

In-House Engineering Team

Our engineering team members are expert designers and understand the nuts and bolts of construction. This blend of understanding both construction and design enables our team to provide our customers with the most cost effective solutions.

. . . AND MAXIMIZES RETURNS

Our in-house engineering team has a unique understanding of construction costs and system design. This understanding ensures that the optimum system is tailored for the specific needs of each client. Few firms can match our design-build excellence, outstanding project management skills, and proven processes. We owe our exceptional capabilities to our highly experienced team, and over five decades of industry-leading experience.

Our qualified and skilled in-house engineering, construction, and installation teams maximize our customer's return while minimizing the required investment. And we don't just install systems; we deliver optimal performance through the life cycle of the installed equipment. All our teams work together to secure absolute customer satisfaction.

Our design-assist approach combines the strengths and expertise of essential trade contractors to develop design and construction documents.

A COLLABORATIVE APPROACH

We establish a collaborative environment within the design and construction teams, which addresses coordination issues earlier in the process—minimizing delays associated with requests for information and limiting obstacles like value engineering and costly change orders.

Design-assist team members’ early participation also allows for the pre-purchase of equipment and identification of long lead time items, which is crucial for projects with accelerated schedules and phased construction.

The design-assist process has a major impact on performance, cost, speed to market, and constructability, which is especially valuable in high-risk, complex jobs.

By involving contractors in the early stages of the design process, you can:





BG | COMMISSIONING

Verify System Design and Performance

Brewer-Garrett offers building commissioning expertise for facilities both large and small. With over 60 years of experience in design, estimating, construction, start-up, commissioning, and service of mechanical systems, we can help you protect your investments.

From HVAC systems to energy management, infrared thermal imaging, lighting to security systems, or indoor air quality to Leadership in Energy and Environmental Design (LEED) certification, we cover all your commissioning needs. As a predominant commissioning authority in Ohio, we offer superior solutions, performance efficiency and savings.

You can count on us to:

- Maximize Comfort for Building Occupants
- Reduce Energy & Maintenance Costs
- Protect Capital Dollars (Reduce Change Orders)
- Preserve Your Building Investment
- Avoid Future Improvement Costs
- Ensure Long-Term System Reliability
- Improve Indoor Air Quality, Environmental Interaction, & Safety
- Provide Optional Operations & Maintenance Programs to Maintain Your Investment



We keep up-to-date with the latest technology and are constantly looking for innovative products to better serve you. Whether for new construction or an existing building, our turnkey solutions establish us as a commissioning authority.

COMPREHENSIVE COMMISSIONING SERVICES FOR NEW AND EXISTING FACILITIES

Over time, mechanical systems slowly begin to deteriorate, so it's important to evaluate your building's performance. We can help you by performing one of two check-ups.

Re-Commissioning is a one-time process that will identify problems and restore lost performance at your facility. Retro-Commissioning / Continuous Commissioning are recommended periodic processes, and are very beneficial to your building. They will identify whether or not your systems are functioning properly by tracking energy usage over time and ensure it is operating at peak efficiency.

Our continuous commissioning program has many advantages, including:

- More advanced form of Retro-Commissioning
- Fine-tuned equipment maintenance procedures
- Extended equipment life
- Enhanced occupant productivity through improved thermal comfort
- Additional energy saving opportunities with the implementation of advanced technologies
- Recommended system changes to match changing space utilization requirements

1 OF 7

BG is one of only seven commissioning firms to be pre-approved by the **OFCC** (Ohio Facility Construction Commission).

BG | HVAC SERVICES

Meeting All Your HVAC Needs

Brewer-Garrett offers comprehensive commercial HVAC services that can include preventative maintenance, retrofit projects, and equipment replacement or repair. Our experienced service technicians and building engineers provide the specialized attention your commercial HVAC systems need to operate at optimal efficiency.

SATISFACTION, GUARANTEED

As a leading commercial HVAC contractor for over 60 years, Brewer-Garrett offers total value protection and customer satisfaction. You can learn more about how we’ve delivered on that promise in our case studies.

As a customer, you can expect:

- Customized services tailored to your budget and facility’s needs
- Fixed owning and operating costs
- Improved comfort for your occupants
- Reduced system downtime
- Reduced costs for staffing, equipment repairs, and energy consumption
- Maintained value of your facility and protection of your investment
- Single source responsibility
- Annual reports documenting program throughout relationship
- Electronic, real-time, work order reporting
- Customized maintenance tasking based on the specific equipment and how it is used in your application
- Barcode itemization and electronic integration of equipment inventory into Computerized Maintenance Management System (CMMS)
- Total peace of mind and no risk

WE’LL PROTECT YOUR INVESTMENT

Our commercial HVAC service programs often pay for themselves through savings generated by our preventive maintenance programs. We use a total cost of ownership approach to identify the true cost to operate your HVAC system. This includes the cost of energy, downtime, repairs, parts and materials, administration, in-house staff, and capital replacement.



TIMKEN STEEL
\$14.4M
TOTAL SAVINGS

GENERAL SERVICES ADMINISTRATION (GSA)
\$3.2M
TOTAL SAVINGS





BG | ELECTRICAL PREVENTATIVE MAINTENANCE

Industry-leading Electrical Preventative Maintenance Services

Without an electrical preventative maintenance program, facilities can assume a much greater risk of serious electrical failure – and its consequences. That’s why Brewer-Garrett is proud to be a provider of CurrentSAFE® Electrical Preventative Maintenance services – offering a comprehensive approach that uses a unique methodology built on strict adherence to quality, process, technology, and standards.

CurrentSAFE®
Electrical Hazard Detection

Our CurrentSAFE Electrical Preventative Maintenance program helps ensure:



*NFPA 70E
Compliance*



*Insurance
Compliance*



*Safety of
Personnel*



*Protection from
Interruption of Business*



*Arc Flash
Engineering Study*



*Power
Quality*

As a CurrentSAFE provider, we are trained to analyze and diagnose a building’s entire electrical system, inside and out. Our electricians thoroughly inspect, test, safety check, and evaluate all electrical system components within a facility. The result of this comprehensive evaluation is an understanding that your electrical system is safe for your facility and delivering clean power.

We use revolutionary methods to test and diagnose electrical problems that could lead to dangerous shock and fire hazards. Our CurrentSAFE trained technicians use the latest technology, including infrared thermal scanning and ultrasonic arc detection, to pinpoint problems that could result in downtime or lost production – and then identify cost effective solutions that can resolve problems, permanently.

Our exclusive EPM480TM advanced electrical inventory/estimating software system gives you:

- Same-day reporting
- An inventory list of electrical distribution equipment and components
- The ability to determine the right services for each piece of equipment
- The ability to customize each facility’s needs
- Development of a three-year electrical preventative maintenance program to meet all facility requirements
- Development of a five-year arc flash engineering study to meet the requirements of NFPA 70E

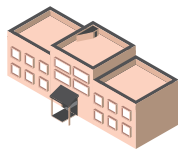
BG | INTEGRATED FACILITY MANAGEMENT SERVICES

Enjoy Complete In-house Capabilities

Brewer-Garrett offers seamless integrated facility management services to increase client productivity and reduce system downtime—so you can focus on growing and developing your core business. We provide a qualified on-site staff that takes charge of day-to-day facility operations, as well as an excellent off-site support team to deal with any and all maintenance and repair issues.

Our facility management expertise will save you the burden—and cost—of retaining a full maintenance crew and managing multiple contractors. Plus, our programs improve efficiency and lower building energy use, which add to additional savings. Browse our case studies to learn more.

Some industries that benefit from our expert integrated facility services include:



K-12 Schools



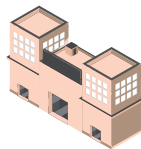
Data Centers



*Critical Care
Facilities*



*Customer
Service Centers*



*Higher Education
Institutions*



*Commercial / Retail /
Entertainment Complexes*



*Manufacturing
Operations*



*Clean Rooms
(Production)*



*Owner Managed
Office Buildings*



*Complex Industrial
Process Locations*



*Portfolio of
Smaller Properties*

Brewer-Garrett has the latest resources and experienced personnel to deliver excellent, efficient facility management. We guarantee improved functioning and reduced expenses.

CUSTOMIZED FACILITY MANAGEMENT PROGRAMS

Brewer-Garrett is a facility management company offering fully-customized programs to suit your specific needs. Our well-documented services include an individualized facility operation plan. We also provide detailed maintenance policies and manuals with energy analyses, emergency procedures, and a safety program.

If you're having trouble in any of the following areas, contact us for a consultation:

- Difficulty finding the right, qualified personnel
- Facing an increasing cost of operations
- Satisfying occupants/tenants needs
- Measuring operational efficiency
- Increasing building energy use
- Evaluating facility requirements
- Operating and capital budgeting
- Documentation and procedural accountability





BG | BUILDING AUTOMATION

Leader in Open Protocol Building Management Systems

Proper design, installation, start-up and on-going service and maintenance are essential elements of a quality control system.

Our Building Controls Division is staffed with engineers who specialize in mechanical system controls – specifically, the design and installation of electronic and direct digital computerized controls systems.

Brewer-Garrett’s Building Automation Team has deployed and supported some of the largest open protocol automation systems in the country. We understand the inherent complexity that comes along with developing and maintaining a broad-based enterprise building automation system.

Our approach to installing and integrating building automation systems over the last 20 years provides the following advantages:

1. PRODUCT NEUTRALITY ALLOWS US TO PROVIDE UNBIASED NON-PROPRIETARY SOLUTIONS

We focus on installing and supporting open-protocol, non-proprietary solutions that do not lock our customers into a specific vendor or manufacturer. Brewer-Garrett is not directly affiliated with any specific control’s manufacturer. We are expert automation installers, and we utilize Tridium Niagara as our preferred integration and overlay software. Tridium provides the most complete integration capabilities.

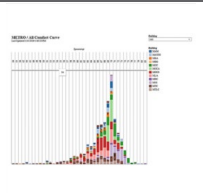
2. INCREASE OUR CUSTOMER’S COMPETITIVE PURCHASE POWER

Utilizing a Tridium Niagara overlay allows us to install multiple controls manufacturers under its infrastructure while still maintaining continuity and seamless integration. This prevents price increases typical with sole sourcing vendors and provides our customers with competitive pricing on every project. As your partner, we will develop a master automation infrastructure that will provide a common platform for all legacy and future control systems. Once this infrastructure is established, we will install automation systems based upon the mechanical systems and buildings being controlled. This allows for a best-value purchase while still maintaining continuity and seamless integration.

3. AUGMENT YOUR TEAM WITH FULL ACCESS TO BREWER-GARRETT’S RESOURCES

In addition to the support of our controls and software team, our customers are provided with access to our entire team. Having an in-house design engineering group, commissioning agents with envelope thermographic imaging capabilities, energy engineers, preconstruction specialists, project managers and a service department provides our customers with enhanced oversight on all future construction and renovation projects.

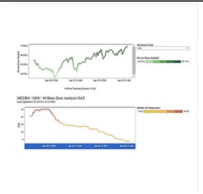
HIGH-LEVEL VISUALS GENERATED BY OUR CONTROLS SOFTWARE



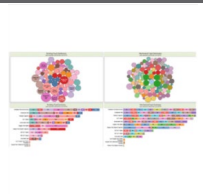
Data Analytics Comfort Curve



Traffic Light



Zone Satisfaction



Fault Detection Diagnostics

BG | BEHAVIORAL BASED ENERGY PROGRAMS

The Green Apple Project

The Green Apple Project (GAP) is an innovative program that combines behavior changes with system optimization to reduce energy waste by 20-25 percent. This program has been developed through years of real-life experience and supports the nationwide movement of achieving savings through behavior change.

There are three distinct reasons organizations engage in the Green Apple Project:



Reduced Waste from Energy Reductions

Energy savings fund the entire program and your organization gets money back in your pocket.



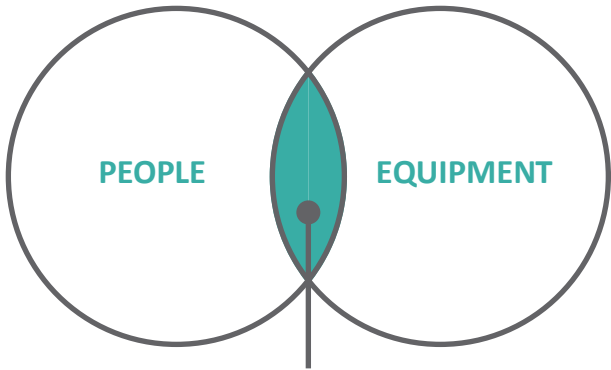
Workforce Optimization/Fault Detection Diagnostics (FDD)

Optimization is accomplished through our robust data analytics. FDD identifies problems and solutions by performing a 24/7 engineering analysis to guide your team to efficient operation.

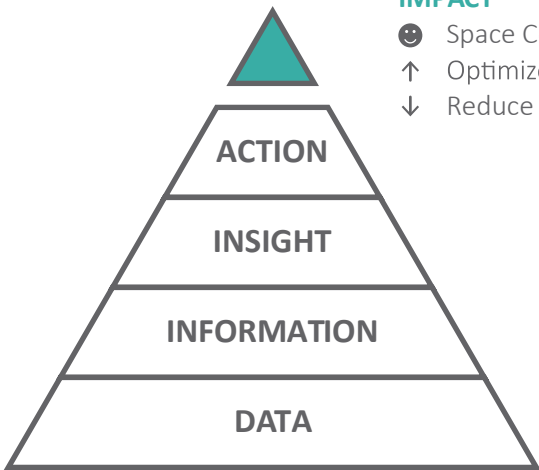


Sustainability Leadership

Most organizations would like to have staff to lead a sustainability program but do not have the budget to make this happen. GAP leads your program while saving you money.

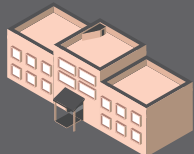


Fault Detection Diagnostics (FDD)
Data Analytics
Continuous Commissioning
Behavior Based Energy Conservation

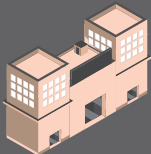


IMPACT
😊 Space Comfort
↑ Optimize Work Force
↓ Reduce Waste

Custom solutions are developed for a wide variety of markets including:



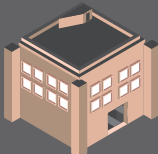
K-12 Education



Higher Education



Healthcare



Municipalities



Commercial



MARKETS WE SERVE

Customized Solutions for Unique Markets

Our experienced team of professionals is well versed in a multitude of market segments. We are experts at designing and installing projects such as boiler and chiller plant replacements, high pressure steam infrastructure replacements, lighting retrofits, BAS/controls upgrades, specialty air-handling units, chemical distribution/mixing systems, and industrial water conservation projects. Our energy engineers, energy auditors, Certified Energy Managers, automation specialists, service professionals, certified building commissioning professionals, Professional Engineers, and LEED-accredited professionals will work with you from the planning state through completion of your project to ensure mandates are met and expectations are exceeded—all so you can improve your building’s efficiency and add to the bottom line.

HEALTHCARE

Maintain the Perfect Environment for Patient Comfort and Recovery

We offer specialized energy, design-build, HVAC services, integrated facility services, and performance contracting for healthcare facilities. New generation technology helps us improve operational efficiency and thermal comfort. Our latest HVAC systems offer superior ventilation and energy savings and can be customized to fit every need while meeting all approved health and safety standards. Our team has vast experience implementing proven systems that reduce the risk of transmission of airborne pathogens and preserves a sterile and healing environment. We ensure no cross-air movement between departments, superior ventilation and filtration capabilities, unparalleled attention to detail, and the ability to perform in an occupied setting.

INDUSTRIAL

Reduce the Cost and Strain of Your Operations

In manufacturing processes that require steam and hot or chilled water, it is crucial that the systems are performing at peak levels. Well-maintained systems can improve comfort and increase savings while delivering optimal performance. It is important to work with a company that can ensure the best value in design and service, and when a maintenance issue arises, it is critical to have a dedicated HVAC service team to complete repairs immediately. Brewer-Garrett’s design-build services improve the efficiency of building systems and reduce the operational cost while maintaining quality manufacturing processes. We develop scopes of work and cost estimates that eliminate any uncertainties or surprises.

COMMERCIAL

Save on Energy Costs While Improving Comfort and Productivity

Brewer-Garrett develops energy saving, design-build solutions for commercial facilities that reduce operational costs while increasing building performance. We identify issues and address economic feasibility, ensure minimal disruption or downtime, and achieve target energy and cost savings. Our selection of preventive maintenance programs are designed to extend HVAC equipment life, minimize the cost of operations, and maximize productivity and comfort in the space. The upkeep of your HVAC system can be a drain on in-house facilities personnel and your company budget. We understand that every facility has unique needs, and we customize the program to suit your specific requirements.



FEDERAL GOVERNMENT

Federal Government Solutions

Federal agencies consistently see the flexibility, reliability, and dedication to client satisfaction that is the Brewer-Garrett tradition. We specialize in resiliency, efficiency, electrification, and other advanced energy solutions. Equally important, we are experienced in the sensitive nature of executing construction projects in highly specialized federal environments. Our success in Energy Savings Performance Contracts (ESPCs) has contributed to receiving awards such as the DOE Generation III IDIQ ESPC and GSA ESPC ENABLE contracts. Through these and other federal contract vehicles, we can help deliver mission assurance through customized energy resilience solutions.

LOCAL GOVERNMENT

Achieve Energy Conservation Goals, Every Time

Government institutions are constantly under pressure to improve building efficiency and demonstrate energy savings. Brewer-Garrett provides solutions that include a variety of innovative and flexible products to achieve target energy and environmental emissions reductions. We utilize strategic initiatives and engage state of the art technology and services to help city and county governments reduce energy consumption and costs. After a comprehensive energy audit, we will recommend improvements to reduce long-term costs and improve your facility, and guarantee savings. The savings generated in energy costs will more than pay for the installation of new energy conservation measures.

K-12 EDUCATION

Advancing Student Progress

Correctly designed classrooms have proven to significantly advance student’s academic progress—the ambient conditions of the space directly affect student alertness and quality of attention. Brewer-Garrett tailors custom solutions to improve K-12 learning environments, based on the unique needs of each school district. Our design-build projects utilize local procurement models (such as Ohio House Bill 153) for fast delivery speeds, protection of risk through a GMP, and community participation through local contractors. We also take advantage of state-sponsored technologies and incentives like House Bill 264 to deliver performance energy contracts that increase building efficiency, thermal comfort, and energy conservation—allowing schools to pay for improvements through the cost savings they generate.

HIGHER EDUCATION

Build a More Sustainable Campus

Our award-winning design-build projects have provided our customers with creative avenues to utilize energy savings to pay for critical campus-wide facility upgrades. We develop self-funded energy savings solutions for higher education institutions, often using legislative incentives that promote building sustainability. Brewer-Garrett provides efficiency and comfort all while delivering optimal energy savings. This is achieved through our extensive design-build knowledge, energy audits, experienced project managers, and our highly skilled engineering team. We install building automation systems to allow you to control the energy costs, adjust temperatures, and manage schedules across multiple buildings, while analytics keep the service and energy teams informed.



COMPANY OVERVIEW

Innovation that Exceeds Expectations

For over half a century Brewer-Garrett has provided customers the highest quality, professional engineering services at an economical price. Our goal is to empower our customers to reduce their impact on global energy resources.

Brewer-Garrett is truly the single source for all your energy services and mechanical system requirements. From the initial survey and system design to fabrication and installation, our engineers, project managers, and technicians use their expertise and experience to successfully manage every detail of your project. We take full responsibility for the engineering, design, installation, and service of your project. There are no-change orders; we guarantee the systems are right. We take pride in our work, and it shows in the quality of our installations.

Our award-winning energy services team has generated millions of dollars in savings for our customers. Understanding the latest technologies, legislation, and regulations allows the Brewer-Garrett team to maximize your savings opportunities, while improving the operation and value of your building assets.

At Brewer-Garrett we recognize that customer satisfaction depends on complete mechanical system services. It is our responsibility to assure our customers that their systems will continue to operate efficiently, long after the installation is complete. To facilitate this, Brewer-Garrett provides a wide range of maintenance programs. Our facility managers can design and implement a maintenance program tailor-made for your facility, from total responsibility programs to those that supplement your existing capabilities.

Energy services, design-build construction, commissioning, and service/maintenance work together to provide the systems and services necessary to ensure complete customer satisfaction!



Brewer-Garrett
a facility solutions company

brewer-garrett.com
800-686-6869

