

# Innovative

# BUILDING CONTROL

## Solutions



**We build value** for our clients by providing innovative mechanical solutions and superior project planning. As a result, University Mechanical Contractors, Inc. (UMC) consistently delivers quality, meets project deadlines, and exceeds client expectations.

### Building Automation & Control Solutions

Our customers have spoken and we have listened. Because they appreciate UMC's commitment to mechanical innovation, our clients have requested more service offerings and options. Specifically Building Automation and controls Systems (BAS).

The BAS industry has gone through many changes since 2000 with one of the most significant being the trend toward open systems. Many major equipment manufacturers have embraced this trend and are

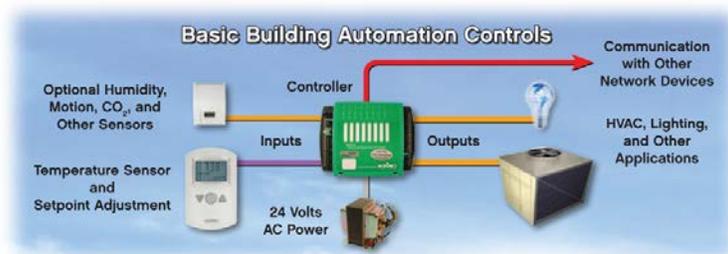
providing open systems (LonWorks and BACnet) along with their proprietary systems.

The thought of customers being dependent on one system and one control contractor for the life of their control systems has proven to be problematic for both first cost and ongoing support and service. Systems in this day and age are becoming more commoditized, enabling customers to select a contractor based on value, reliable service and expertise.

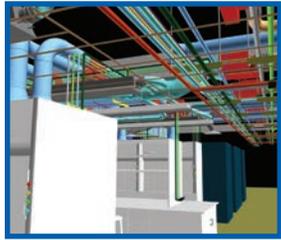
### UMC Provides Choices

At University Mechanical Contractors, Inc. we listened to our clients. We not only represent open system manufacturers, in particular, we represent a manufacturer that provides inter-operability and interchangeability with access and communication to most proprietary control systems. Providing the potential for:

- Multiple Manufacturers (choices)
- LonWorks Compatibility
- Access to Proprietary Control Systems
- "Best of Breed" Systems and Devices
- BACnet Compatibility
- Control System "Future-Proofing"



For over 90 years, we have retained our greatest strengths: a culture that is team-oriented and collaborative, a commitment to superior project planning, efficient execution, and a passion for doing right by our clients.



### Mechanical Design

UMC builds value with innovative mechanical designs, incorporating real-world lessons from over nine decades in construction. Our designs start with close attention to the programmed use of the facility, and seek the most functional, cost-

effective and practical strategies for achieving the owner's goals. We work successfully either as a single source for design/build services, or as a design/assist partner.



### Commercial Construction

UMC thrives on the tough projects. Our competitive delivery method, pre-construction expertise, value engineering solutions, and proactive approach have won us contracts on many premier commercial buildings. Our team

is experienced in constructing quality projects in various delivery methods: plan / spec; design/assist and design/build through both negotiated lump sum and GMAX contracts.

- Virtual Construction Services
- Plumbing
- HVAC Piping
- Process Piping
- Sheet Metal
- Energy Services
- DDC Controls
- Building Commissioning

### Markets We Serve

We help owners and construction teams assess potential risks, and create detailed management plans to keep your facility operating efficiently and cost-effectively. The markets we serve include:

- Medical / Healthcare / Lab Facilities
- Hi-Tech / Data Center
- Commercial Office / Hi-Rise / Mixed Use
- Manufacturing / Food Processing / Mills
- Power / Industrial Wastewater

### About UMC

University Mechanical Contractors, Inc. (UMC) has operated in the Seattle area since 1920. The company is currently under the ownership of three partners, including one member of the fourth generation of UMC's founder. The

long established history of successful company performance and responsible service provides our customers the security of continued operation in the Pacific Northwest.



### Notable Projects

#### Medical / Healthcare / Lab

- Swedish Hospital & MOB, Issaquah, WA
- Good Samaritan Hospital, Puyallup, WA
- Renown Medical center (Washoe), Reno, NV
- Harborview Ninth & Jefferson Building, Seattle, WA
- Fred Hutchinson Cancer Research Center, Seattle, WA



Renown Medical Center

#### Hi-Tech / Data Center

- Yahoo! Data Center
- WA State DIS - Wheeler Data Center
- Wenatchee Data Center
- Confidential Client - Onelab Data Center

#### Office / Mixed Use / Other

- University of Washington Suzzallo Library Renovation
- SeaTac International Concourse A & South Arrivals Hall
- Amazon SLU, 1918, Block 26 & 32, WA
- Benaroya Hall
- Federal Center South, Olympia, WA

#### Manufacturing / Food Processing / Mills

- Boeing Seal Both, Portland, OR
- Boeing 5-50 Paint Hangar, Renton, WA
- Boeing - Various projects on nearly all Boeing campuses in the Northwest
- Continental Mills
- Simpson Pulp /Energy Paper Plant Retrofits, Tacoma, WA
- Nucor - Various projects
- Kimberly Clark - Various projects



Continental Mills

#### Power / Industrial Wastewater

- Portland Steel Mill, Portland, OR
- Brightwater WWTP, King County, WA
- Spokane Waste Water Treatment Plant
- Hanford 200W Pump & Treat
- Seattle Steam Wood Fire Boiler
- Big Hanaford Power Plant, Centralia, WA
- Satsop Power Plant, Satsop, WA

