

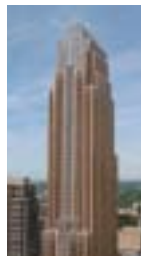
It's what's  
**INSIDE**  
that counts

**MMC**

METROPOLITAN MECHANICAL CONTRACTORS

**MMC is a fully-integrated  
mechanical contractor.  
Our single-source capabilities  
mesh brilliantly together.**

AIR CONDITIONING  
REFRIGERATION  
TEMPERATURE CONTROLS  
HEATING  
BOILER OPERATION  
PLUMBING  
PLUMBING PREFABRICATION  
RPZ TESTING  
PIPEFITTING  
PIPEFITTING PREFABRICATION  
SHEETMETAL  
SHEETMETAL PREFABRICATION  
VENTILATION  
PREVENTIVE MAINTENANCE  
PREDICTIVE MAINTENANCE  
SERVICE 24/7 365 DAYS A YEAR  
INDUSTRIAL FACILITY MANAGEMENT  
TENANT SPACE BUILD-OUTS  
MILLWRIGHTS  
TECHNOLOGY: DDC CONTROL SYSTEMS  
DATA CENTER OPERATIONS AND REPAIRS



*From 10,000 sq. ft. to over a million, you'll find our trademark inside some of the most well-known buildings in the Midwest.*

*(left to right) Mall of America, Bloomington, MN; 225 South Sixth Street, Minneapolis, MN; Xcel Energy Center, St. Paul, MN; Wells Fargo Center, Minneapolis, MN*

*(below) Guthrie Theater, Minneapolis, MN*

It's what's  
**INSIDE**  
that counts



**FAMED ARCHITECT LOUIS KAHN ONCE SAID**

that every building must have its own soul. While we won't argue with genius, we would say a building's soul is nothing without its heart. After all, souls don't make buildings tick, hearts do. And nothing forms the heart of a building more than its mechanical systems.

(left to right) University of St. Thomas, Science and Engineering Building, St. Paul, MN; Minnesota Federal Courthouse, Minneapolis, MN; Abbott Northwestern Hospital, Minneapolis, MN



*We've assembled a technically superior team of the industry's brightest talent:*

PROFESSIONAL ENGINEERS  
PROJECT MANAGERS  
SUPERVISORS  
TRADESMEN  
CUSTOMER SUPPORT

*You won't find a contractor who knows more about mechanical systems than we do.*

**Did you know that  
MMC's engineers and  
technicians have  
almost 1400 years of  
combined experience?**

*Even mechanical systems that will never be seen are fabricated with the high-quality craftsmanship MMC is known for.*

A photograph of a worker in a red shirt and blue gloves using a yellow tape measure to measure a ceiling structure. The ceiling has a grid of acoustic tiles and some mechanical components. The image is overlaid with a semi-transparent brown banner containing text.

Over  
**294,800**  
projects completed

**IF EXPERIENCE HAS TAUGHT US ANYTHING...**

...it's that experience matters. Your mechanical systems are too important to trust to someone who's learning on the job. At MMC, we know how to ensure that your long-term mechanical investments will continue to add bottom line value. We help you maximize this value through technically superior expertise born from over a quarter-million success stories.

# Preconstruction Specialists

MMC engineers can offer superior design expertise up front when determining budget, optimum mechanical systems, life-cycle costs and maintenance costs. Whether it's a design/assist or design/build scenario, we can save you considerable time and money if you bring us in early.

## Logistical Preplanning: an MMC exclusive

As much as 41% of a project's cost may be due to loss of productivity. If even one pipe is delivered at the wrong time, or to the wrong place, costs can add up fast.

MMC's proprietary preplanning and project management systems can lead to better, more organized, more efficient outcomes. Our project managers, prefab shop, delivery schedules and installers are all expertly coordinated so the right parts and equipment show up on time and at the right place.

## 3D Modeling and Previsualization Drawings

It's not always easy to visualize the complex structures inherent to mechanical systems. It is a lot easier to move a 3-ton unit on screen than it is after installation. That's why we've perfected the industry's finest 3D modeling technologies so our customers can virtually walk through a building's systems before any construction begins.





Forward  
**THINKING**  
is never an afterthought

**MMC VALUES HARD WORK.**

We put an even higher premium on working smarter. That's what will save you time and money in the end (and it'll lower your stress). Our preconstruction expertise, for example, brings credible value early on. Projects are designed just once, which means no surprises or contractor-generated change orders.



*Our service offerings include:*

- PREVENTIVE MAINTENANCE
- PREDICTIVE MAINTENANCE
- EQUIPMENT REPAIR
- EQUIPMENT REPLACEMENT
- BUILDING SYSTEMS OPERATION
- ENERGY RETROFITS

## Service packages tailored to you

Your mechanical systems are wholly unique, so your service programs should be, too. That's why MMC offers the industry's most flexible maintenance programs and service agreements. We don't ask you to fit into generic service packages.

## 24/7 Service Direct™: No more frustration

We offer our customers multiple ways to reach us to ensure they get the most direct response possible and the fastest resolutions. Need to reach our service techs directly? No problem. Prefer the internet? No problem. We're savvy with all of today's communications tools, including the internet, cellular, wi-fi and text messaging. Just let us know and we'll build a service solution around it.



Because during the  
**WEE HOURS**  
problems can still occur

**WHERE YOU NEED US, WHEN YOU NEED US**

Let's face it; even the best systems are not infallible. Things go wrong. Breakdowns happen.

When they do, you need a company that can respond on your terms. At MMC, we're available

24/7 with our Service Direct™ program. Customers can contact their technicians directly,

a real time-saver.



**MMC, since**  
**MCMLXIII**  
**(1963)**

**RELATIONSHIPS ARE THE MOST IMPORTANT THING WE BUILD.**

From immense construction projects that involve complex mechanical systems to custom service projects that require faster builds and reliable 24-hour service, MMC is your single-source solution. The region's most reputable building owners, managers, architects, engineers and general contractors have been entrusting their mechanical systems to MMC for almost half a century.



*(left to right) Accenture Tower, LaSalle Plaza, Wells Fargo Center, and the Walker Art Center located in Minneapolis, MN*

SCHOOLS, COLLEGES,  
UNIVERSITIES

GOVERNMENT

HOTELS AND  
HOSPITALITY

THEATERS,  
AUDITORIUMS

CONVENTION  
CENTERS

HOSPITALS, CLINICS,  
HEALTH CARE

SENIOR CENTERS

INDUSTRIAL

CASINOS

DATA CENTERS

CLEAN ROOMS

MANUFACTURING  
FACILITIES

FOOD PROCESSING  
PLANTS

APARTMENT  
BUILDINGS

OFFICE COMPLEXES

WAREHOUSES

RESEARCH AND  
DEVELOPMENT  
PROJECTS

MED TECH, BIO TECH

LABORATORIES

# Large Projects WE'VE GOT YOUR BACK

Anyone who makes significant investments in mechanical construction learns quickly about the value of trust. With so much at stake, we respect the value that a trustworthy single-source contractor can bring to the table. For almost half a century, we've been making the kinds of investments that enable us to go further and deeper for our clients. We're positioned like no other contractor to watch out for our client's best interests throughout the entire design/build cycle.

MMC's Large Project division is nationally recognized as one of the industry's most technically superior teams. Our résumé asserts experience in virtually every type of commercial building construction. Literally thousands of building owners, contractors, property managers and engineers have trusted MMC with the region's most prominent, high-profile buildings.





### **Smarter designs mean smarter builds**

Everyone hates change orders. MMC's preconstruction engineers can offer insight into effective designs and constructability up front. Also, our interdisciplinary team is in constant dialogue and can anticipate things others can't. So whether you have your own engineer or need a complete design/build solution, it pays to bring us in early.

### **See it before you build it**

There's no better way to prevent surprises than through professionally-crafted 3D AutoCAD models. MMC's elite design staff and proprietary rendering technologies can quickly resolve conflicts at the drawing stage, saving you from costly resolutions at the building site.

### **We plan before we work**

Some contractors consider project pre-planning to be optional. Yet when as much as 41% of a project's cost may be due to loss of productivity, we see project management and preplanning as non-negotiable. Our project managers and foremen endure rigorous on-going project management training, and they're backed up by the committed support of upper management.

#### *Prefabrication*

Our state-of-the-art fabrication facility allows preliminary work to be done under ideal conditions, resulting in enhanced quality control and significant cost savings.

#### *Logistical Preplanning*

Our proprietary project management tools allow us to expertly coordinate fabrication and delivery schedules with our foremen at the job sites.

#### *What it means to you:*

- Fewer accidents and injuries
- Faster build times
- Labor savings through optimized crew sizes and less overtime
- Higher quality, less rework
- Reduced costs through maximized prefabrication
- Less waiting on equipment, materials and tools
- More focused and effective supervision
- More efficient use of equipment and materials
- Minimized material restocking charges
- Better project documentation

*For more information, please contact your MMC representative.*



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ROC #'s: 237761 K-77 and 237762 K-79



DESIGN,  
INSTALLATION,  
RETROFIT,  
MAINTENANCE,  
AND REPAIR

DIRECT DIGITAL  
CONTROLS (DDC)  
AND PROGRAMMABLE  
LOGIC CONTROLLERS

ENVIRONMENTAL  
AND ENERGY  
MANAGEMENT

SYSTEM INTEGRATION  
AND OPTIMIZATION

SYSTEM TRENDING  
AND OPERATIONAL  
ANALYSIS

REMOTE MONITORING  
AND DIAGNOSTIC  
CAPABILITIES

24/7 YEAR-ROUND  
EMERGENCY SERVICE,  
SUPPORT AND  
CRITICAL POINT  
ALARM MONITORING

## Controls

# OPTIMIZE YOUR MECHANICAL SYSTEMS

We've seen just about everything when it comes to mechanical systems, and our Controls division is no different. Our experienced team can research, design, install and service a comprehensive control system solution, tailored to your application.

MMC's team is at the leading edge of mechanical control technology. We can provide building managers and owners with the convenience of web-based controls, regardless of protocol. Immediate access to enterprise-wide performance information can assure optimal building performance while minimizing operating expenses.





**MMC CONTROLS CAN HELP YOU:**

MAINTAIN PEAK OPERATING EFFICIENCIES

IMPROVE BUILDING PERFORMANCE

LOWER OPERATING COSTS

INCREASE ENERGY EFFICIENCY

ENHANCE STAFF PRODUCTIVITY

MINIMIZE THE DURATION OF SYSTEM AND EQUIPMENT FAILURES

INCREASE SYSTEM UPTIME

EXTEND EQUIPMENT LIFE

MAKE BETTER-INFORMED BUILDING DECISIONS

REDUCE BREAKDOWNS AND EMERGENCY REPAIRS

**MMC Controls represents multiple manufacturers and protocols to provide the optimal solution. These include:**

- Honeywell Excel 5000 Systems (LONWorks)
- Honeywell EBI / SymmetRE / LCBS Software Platforms
- Honeywell WEB's A/X Niagara™ Systems (Multiple Protocols)
- Tridium Niagara JACE® Applications (Multiple Protocols)
- Delta™ Controls Systems (BACNet)
- Delta™ Controls ORCAview and ORCAweb Software Platforms
- LCS Laboratory Controls Systems
- Richards-Zeta Integration Systems

*Worried about the learning curve?*

MMC provides thorough end-user training on all its control solutions.

**Emergency 24-hour service**

Our main phone line is answered 24 hours a day, 365 days a year. We provide around the clock emergency service to ensure help for your problem is a simple phone call away.

**24-hour remote monitoring**

MMC offers 24-hour remote monitoring of control systems. When a problem occurs, the system can report directly to our central monitoring system which in turn notifies a service technician. Our technicians are equipped with wireless internet laptops allowing them to access your system to determine if either a service visit is required or if the problem can be resolved quickly over the phone or internet.

**Repair service**

We provide service and repair for most brands of controls systems and we carry a full inventory of replacement and repair parts. Our technicians are linked to our headquarters and to each other via cellular communications systems that make coordination and sharing of information in real time extremely efficient.

**Preventive maintenance plans**

MMC's Controls division provides custom-tailored maintenance and support packages. Every plan is unique, ranging from an augmentation of your own in-house capabilities to full-service system support.

*For more information, please contact your MMC representative.*



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MECHANICAL  
PROCESS  
INSTALLATION

PLUMBING

PIPEFITTING

SHEETMETAL

REPAIR PROCESS

BEYOND TRADITIONAL  
REPLACEMENT OR  
SERVICE

BUILDING SYSTEMS  
MODIFICATION

THERMAL OXIDIZERS

MED GAS

HVAC RETROFITS

RENOVATIONS

FIRE/SMOKE DAMPER  
INSPECTIONS

## Service Projects

# WHEN IT'S BEYOND TRADITIONAL SERVICE

Maybe you're redesigning some spaces, updating lines, or adding process hardware. If you have a mechanical project that's smaller in scope with a faster turn, our Service Projects division is a good fit for you.

At MMC, Service Projects benefit from the same preconstruction philosophy we're known for: custom-fit design/build or design/assist expertise, AutoCAD 3D modeling, climate-controlled prefabrication, and professional project management. Our Service Projects team is scalable, which ensures resources and personnel are matched to your budget and timelines.





**HERE'S HOW  
YOU BENEFIT:**

MAXIMIZED  
ENERGY SAVINGS

HIGHER VALUE  
THROUGH MAXIMIZED  
USE OF EXISTING ASSETS

TEAM SCALABILITY  
IS BUDGET-FRIENDLY

FASTER BUILD TIMES

HIGHER QUALITY

### **A smarter collaboration**

MMC's Service Projects team partners with senior facilities personnel who demand a return on investment through strategic HVAC asset planning. Our project managers collaborate with architects and engineers to plan and execute mechanical system solutions that translate into measurable energy savings and tangible asset payback, regardless of project size.

### **Responsive and adaptive**

Our Service Projects division was built from the ground up to provide the kind of agility and immediacy our clients so often require. We possess the internal resources to respond quickly with solutions to our clients' mission-critical asset needs. And we're flexible on delivery method: design/build, design/assist, plan and spec.

### **Technically savvy**

Service Projects field technicians possess the technical expertise and experience to evaluate and resolve complex HVAC and plumbing issues. We take pride in our ability to work with or augment existing equipment and systems—we'll never hesitate to tell you when new equipment may be unnecessary.

### **Scalability is budget-friendly**

Just because a project's mechanical systems may be modest in scale doesn't mean they're not critical. That's why our Service Projects division is scalable, so we can fit our recommended solution to your needs and budget. We're known for our friendly, consultative field staff, and you'll be hard pressed to find a more technically experienced, safety-focused team.

### **The wisdom of experience**

With over 294,800 projects completed, it's safe to say we've seen just about everything and can provide considerable wisdom on your next mechanical project.

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PREVENTIVE  
MAINTENANCE

PREDICTIVE  
MAINTENANCE

EQUIPMENT REPAIR

EQUIPMENT  
REPLACEMENT

BUILDING SYSTEMS  
OPERATION

ENERGY RETROFITS

## Service

# IT'S IN THE DETAILS

Any mechanical contractor will tell you they offer 24/7 service and quality technicians. But what matters are the little things which really aren't so little, things like being able to reach us on a moment's notice through whatever mode is convenient for you. At MMC, you'll get full-time, factory-trained technicians who have seen just about everything and have already worked on hundreds, even thousands of buildings similar to yours.

### Where you need us, when you need us

Let's face it; even the best systems are not infallible. Things go wrong. Breakdowns happen. When they do, you need a company that can respond on your terms. At MMC, we're available 24/7 with our Service Direct™ program. Customers can contact their technicians directly, a real time-saver.



WE OFFER MAINTENANCE,  
REPAIR & REPLACEMENT OF:

CHILLERS  
BOILERS  
ROOFTOP EQUIPMENT  
EXHAUST FANS  
AIR HANDLERS  
HEAT PUMPS  
COOLING TOWERS  
COMPUTER ROOM  
EQUIPMENT  
PUMPS  
REFRIGERATION SYSTEMS  
ICE MACHINES  
PNEUMATIC CONTROLS  
UNIT HEATERS  
AND MORE...

**WE ALSO OFFER:**

BUDGET ESTIMATION  
AND CONSULTING  
SPM™ BEARING PREDICTIVE  
MAINTENANCE  
LASER ALIGNMENT  
COMBUSTION ANALYSIS  
AND TUNING  
REFRIGERATION  
TESTING AND ANALYSIS  
GLYCOL TESTING  
AND ANALYSIS  
LICENSED BOILER  
OPERATION  
TUBE TESTING  
AND ANALYSIS  
OIL TESTING  
AND ANALYSIS  
MOLD DETECTION



### Flexible preventive maintenance on your terms

MMC prides itself on offering the industry's most flexible maintenance programs and service agreements because the more adaptive our programs are up front, the easier it is to prevent problems. We don't ask you to fit into generic service packages. We design custom solutions that are tailored to fit the unique needs of your facility.

### 24/7 Service Direct: No more frustration

Our customers told us their lives would be easier if service techs could be the direct point of contact. And why not? It's more efficient, and more on the customer's terms. To maximize convenience for our customers, we offer a broad range of ways to reach us: direct to our service group, email, internet, or through our dispatcher. Sometimes, our techs can even walk the customer through a solution right over the phone. You won't find a contractor who respects the value of responsiveness more than MMC.

### Designing for serviceability

It takes hard-earned experience to be able to design systems that are sure to be easily serviceable. At MMC, we bring our service group in up front on construction projects. This assures proposed designs will be easy to maintain and repair down the road.

### MMC's Service division can save you money in:

- Unplanned downtime costs
- Maintenance fees
- First time costs
- Replacement costs
- Repair costs
- The value of your own time

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MMC OFFERS  
INSTALLATION,  
MAINTENANCE  
AND SERVICE OF:

CHILLERS

COOLING TOWERS

PUMPS

THERMAL  
STORAGE TANKS

AIR HANDLING  
SYSTEMS

COMPUTER ROOM  
AC UNITS

TEMPERATURE  
CONTROLS

FIRE PROTECTION

GENERATORS

FUEL OIL SYSTEMS

HEATING SYSTEMS

AND MORE...

## Mission Critical **BECAUSE MORE THAN DATA IS ON THE LINE**

Not all data centers are created equal. However, at MMC there is one overriding philosophy that unifies them all: failure is never an option. Whether your data center is responsible for the protection of critical information, dollars or even lives, there is a lot at stake, so its mechanical and climate infrastructure has to be reliable, resilient and redundant.

Whether you're in need of a Tier 1 or Tier 4 facility, MMC can help. We've completed data center projects for some of the world's leading data-driven organizations. Our vast mission critical experience will ensure you receive the highest possible mechanical system integrity and efficiency.





**MMC'S MISSION CRITICAL  
CLIENTELE INCLUDE:**

UNITED HEALTH GROUP  
WELLS FARGO  
AMERICAN EXPRESS  
BOSTON SCIENTIFIC  
CARGILL  
GMAC  
NORTHWEST AIRLINES  
GENERAL MILLS  
MEDTRONIC

### **Smarter preconstruction means a smarter solution**

MMC's preconstruction services team can assist in establishing budget, mechanical system criteria, constructability, and project schedule. Our data center specialists provide extensive research and analysis to assure optimal mechanical system reliability can be attained (and sustained) within the established budget and timeline.

### **Green design**

Can data centers be environmentally friendly? We think so, but green-thinking begins with design and planning. Equipment and technology choices, optimized energy use, and efficient cooling must all be properly integrated and balanced. With over a quarter-million projects successfully completed, you won't find a mechanical contractor who can get more out of these systems than MMC can.

### **Logistical Preplanning**

MMC's preplanning and project management systems lead to better, more organized, more efficient outcomes. Our project managers, prefab shop, delivery schedules and installers are all expertly coordinated so the right parts and equipment show up on time and at the right place.

### **3D modeling**

There's no better way to envision your future data center than through professionally-crafted 3D AutoCAD models. Our elite design staff and rendering technologies quickly resolve conflicts at the drawing stage, saving you from costly on-site resolutions.

### **Advanced testing, startup and commissioning**

We utilize the most advanced diagnostic and deployment technologies. You won't find testing procedures that are more thorough or demanding than ours.

### **Preventive maintenance plans**

MMC's Mission Critical Group provides custom-tailored maintenance and support packages. Every plan is unique, ranging from augmentation of your own in-house capabilities to full-service system support.

### **Emergency 24-hour service and monitoring**

Our main phone line is answered 24 hours a day, 365 days a year. We offer multiple ways to reach us to ensure you get the most direct response possible and the fastest resolution. Whether you need us on-site or need to contact your technician directly, we are there when you need us.

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