



**MEPCON**  
Building Together

# Facility Management - Our Business

The International Facility Management Association (IFMA) defines facility management as “a profession that encompasses multiple disciplines to ensure functionality of the built environment by integrating people, place, process and technology.” From this definition, we understand facility management to be the co-ordination of a facility’s operations meant to make the organization as a whole more effective at what it does.

Put another way, think of your facility – the building itself and everything inside, both people and objects – as its own living being.

Facilities management is responsible for making sure everything works harmoniously together, and the facility manager is responsible for keeping the facility alive.

At MEPCON, as Facility management services, we represent a fresh approach to facilities management within the market place, based on smart, innovative building maintenance solutions that target cost effective, sustainable results for our clients’ facilities, workplaces and maintenance services

Our multidisciplinary FM teams provide a whole-cycle approach to the management / society and delivery of facility maintenance services.

## Core Values

### Commitment

MEPCON provides the right combination of technical skills and resources, supported by systematic controls and technologies that target improving workplace productivity while reducing the total cost of ownership for our clients.

### Customer Satisfaction

Our approach is visibly different, focusing on proactive property maintenance strategies that provide the right service, at the right cost, at the right time; not as a contractor, but as a service partner.

### Speed & Innovation

Our proven methodologies and expertise ensures a transparent, cost effective and service led property maintenance solution.

## VISION

To become the most preferred Facility Management firm delivering excellence services across Industry.

## MISSION

To Provide best quality and timely services, to the need of the facility operation meeting client’s demands,

## About us

MEPCON is a growing Facility Management Company & established recently, having leaders in specialized services with 25+ years of experience across various industries & geographical spread.

We are modernizing the facilities and workplace management industry through innovation and providing valuable services by making our team an extension of your business.

Going forward, we would like to extend its geographical footprints across India, innovate solutions to the growing manpower challenges, replace manpower with advanced mechanized cleaning systems, infuse better talent, investing more on training / retention & always endeavoring for best practices for better working environment.

We deliver services for all property types through dedicated on-site teams backed by best practices platform at Head office.

We drive continuous improvement by harnessing our experience and expertise to bring new ideas and market intelligence to the table. Because we customize our model to suit your needs, we enable you to respond to changing business requirements and give you confidence in achieving your desired outcomes by backing our ability to deliver results.

Our tailored property maintenance solutions are designed to meet the changing needs of our clients' business environments, ranging from ensuring statutory property maintenance compliance to delivering cutting edge multi-level facilities and property management solutions.

At MEPCON, we endeavor for a constant drive for innovation and creating value based solutions to our customers and their workplace environments. To up bridge the statement we bring with us multi tire experience of 25 years in the industry.

MEPCON will work as, "strategic partner that brings value to your organization with high quality facility management services".

Our Integrated Facilities Management teams consistently increase the productivity of real estate portfolio by reducing costs, minimizing risk of maintenance of the residential, commercial buildings and increasing client's satisfaction.

## Asset Service Management

As end-to-end specialist covering the entire spectrum of facilities management, we will identify the optimal management concept for your property & deploy our know-how to ensure a smooth operation of your utilities.

MEPCON undertakes the following services, in order to maintain the property, to meet customer satisfaction.

## - Property and facilities management

- Enhancing Long Term Asset Values
- Tenant Management Programs
- Fit Out Controls
- Day to Day Operations
- Technical Operations & Maintenance
- Soft Services
- Single Point of Contact

## - Property Management (For office, commercials, Industrial and other developments)

Engineering Services  
Energy Management  
Operations & Maintenance  
Insurance  
Security Programs  
Housekeeping Services

## - Tenant Relationship Management

Owner Liaison & Control  
Fitting Out Control  
Formulation Occupancy Guidelines  
Handover Programs  
Event Program  
Customer Service

## - Engineering Services :

HVAC (Heating, Ventilation, Air Conditioning) High Side and Low side  
General Plumbing Services  
Electrical HT Systems  
Electrical Distribution Systems  
Energy Management & Auditing  
BMS (Building Management Systems)  
Fire Systems Maintenance, Training and Audit  
Building Compliance Audits  
Portable Appliance Testing and calibration  
Water Treatment Systems (RO, STP, UV)  
Life Safety Systems

- Generator Maintenance
- Maintenance of swimming pool, chillers etc. through AMCs
- UPS Maintenance
- Lift and Escalator Maintenance through AMCs
- Office Space Planning & Fit out Management
- Sports Turf, swimming pool and sports goods management

- Administrative Support Services

- Society formation, Conducting AGM and handing over the accounts
- Society Conveyance, redevelopment PMC and handing over to society,
- Purchase negotiation
- Real estate broking.

- Soft Services

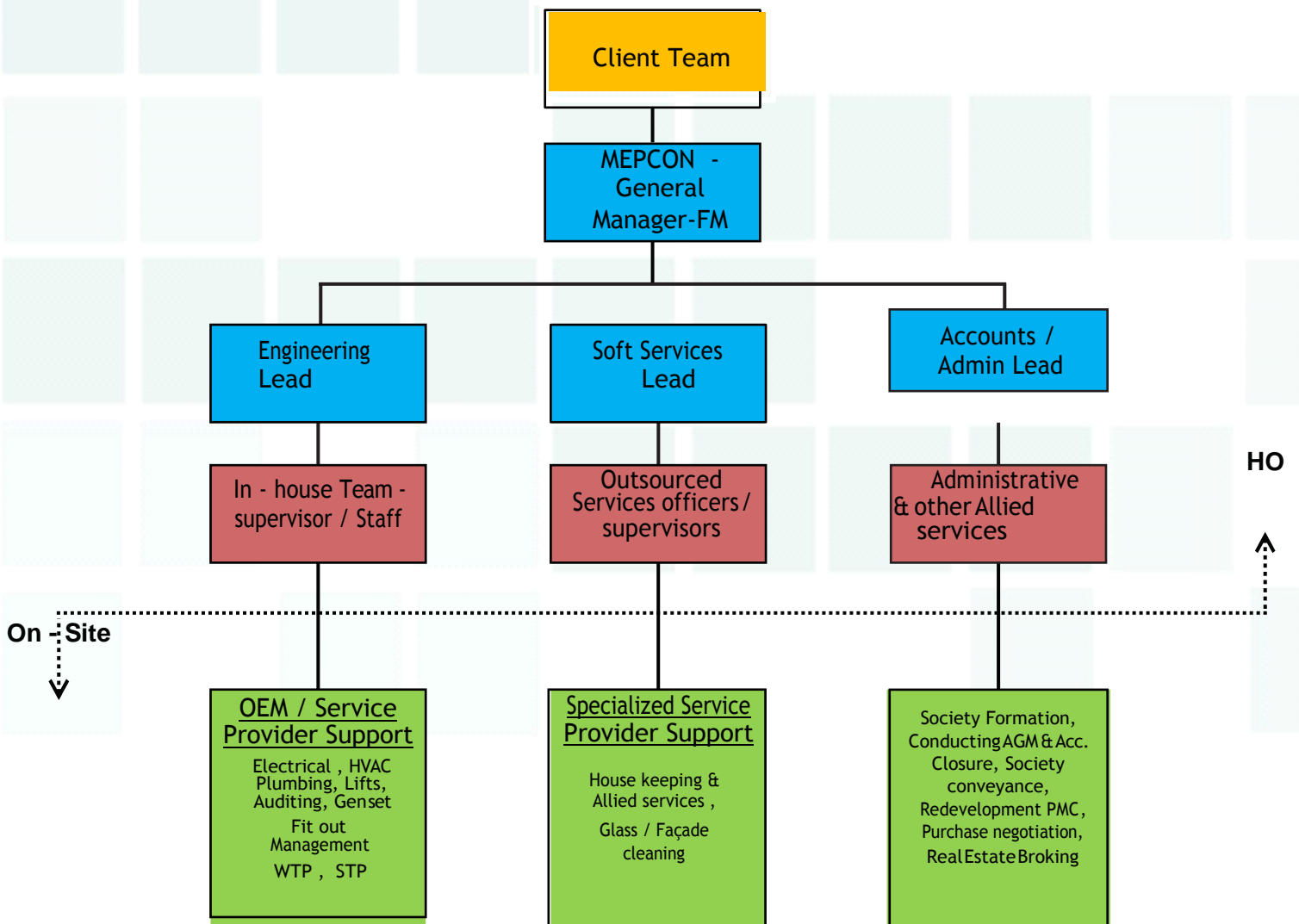
We offer Soft services through our associate partners as per need, which includes

- House keeping & allied services
- Pantry Services.
- Guest-House management
- Cafeteria Vendor Management.

Specialized Cleaning Services:

- Glass Cleaning / Façade Cleaning.
- Carpet Shampooing/ Chair Shampooing.
- Mechanized Cleaning of premises.

Typical Operating Model : (Project)





# REFERENCE PROJECTS



SOLARIS – COMMERCIAL BUILDING  
MUMBAI



VIVA - COMMERCIAL BUILDING, MUMBAI



ACKRUTI STAR - OFFICE BUILDING, MUMBAI



ACKRUTI STAR - OFFICE BUILDING,  
MUMBAI



GREEN WOODS - RESIDENTIAL BUILDINGS,  
MUMBAI



GARDENIA – RES.TOWER 14 NOS.



RAGHULEELA MALL – WADHWA GROUP



ATRIA MALL, WORLI





VIBGYOR SCHOOLS, PUNE & BANGALORE.



SUBURBIYA MALL, BANDRA



KK MARKET, PUNE



KUMAR BUSINESS CENTRE, PUNE



FUN N SHOP MALL, PUNE



ACKRUTI CENTRE POINT – OFFICE BUILDING,  
MUMBAI



CELEBRUM IT PARK, PUNE



VIBGYOR SCHOOLS , MUMBAI



GEETAMANDIR BUS TERMINALS,  
GSRTC, GANDHINAGAR

## Associated Clients

HUBTOWN

**galleria**  
SHOPPING MALL

CALICUT  
**LandMark**  
BUILDERS  
OWN YOUR OWN LANDMARK

**NEELAM**  
REALTORS

**VIBGYOR**  
HIGH  
ENTHUSE | ENLIGHTEN | EMPOWER®

**ATRIA**  
THE MILLENNIUM MALL  
Worli

 **Phoenix Mall**  
by Ascencia



## MEPCON ENGINEERING SERVICES

Facility Management (MFMS)

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