



LCS[®]



CPS[®]

Watterson Services Overview

Watterson at a Glance

Leading Nationwide Provider of Mission-Critical Property Services

WHO

Client-oriented, national, one-stop-shop provider offering premium service delivery across the **full property lifecycle**.

WHAT

Mission-critical services including Integrated Facilities Management, self-performing Emergency & Disaster Response, Environmental Services, and Commercial Construction.

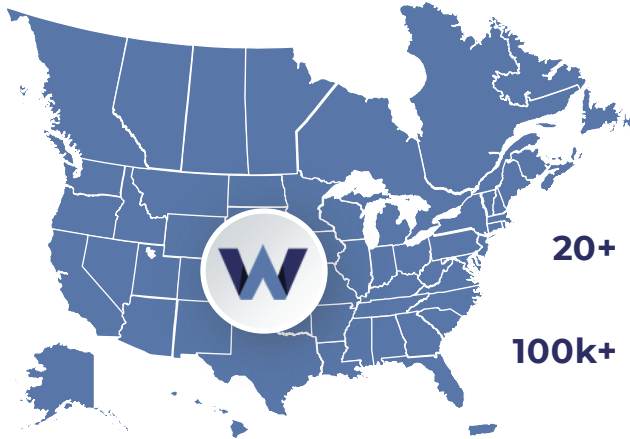
WHERE

Expansive coverage across United States & Canada.

HOW

Differentiated hybrid service delivery model, leveraging best-in-class field offices and trusted vendor network.

20+ Years of Expert Service



20+ Field Offices

100k+ Properties Served



Safety Standards
Our Core Value



Live Communication
24/7/365 in Realtime

**IMMEDIATE
ER Response**
NATIONWIDE



Unmatched Expertise
Experts in Every Vertical



Continuous Innovation
Industry-Leading Technology



The Watterson Difference

Where building **partnership** is how we do business.



One Partner, Everything You Need

- > Vertical experts **so every job is done right**
- > On-call staff ready and available **24/7/365**
- > Customized solutions for your **unique property needs**



Partnership Advantage

Experience Watterson's **client-centric and tailored approach**, all backed by a nationwide footprint.



Comprehensive Provider

Full-scale ER, IFM, ENV and CC divisions means that all your property solutions are in one place.



Transparent Pricing

We always promptly provide **clear and concise pricing** from bid to invoice so you can stay on budget.



Calm in the Storm

Depend on our expert teams for **rapid response and consistent delivery** when disaster strikes.

Watterson Services: Overview

Comprehensive Solution Provider



ER

Emergency & Disaster Response

From CAT to Non-CAT, we offer 24/7/365 emergency response services and can have specialists onsite to **respond to any emergency within 2 to 4 hours, nationwide** (CAT response dependent on action plan).

IFM

Integrated Facilities Management

As a dedicated extension of your team, **we keep your facilities operational, and your assets protected** with a range of services from preventative maintenance to reactionary repairs and rollouts.

ENV

Environmental Services

We assess and address your workplace needs regarding mold, asbestos, lead, stormwater management, due diligence and more to **ensure that you remain compliant**.

CC

Commercial Construction

Your trusted partner in building success. We specialize in commercial, retail, and multifamily projects, delivering **comprehensive construction solutions** from renovations to reconstruction.

Watterson Services: The Details

Our Unique Solutions

Need additional services?
Just ask, and we'll get it done.





Senior Living Needs

➤➤➤ **R.E.S.P.E.C.T.** ⬅️⬅️⬅️



Watterson handles it all:

- ✓ **RESIDENTS:** We prioritize their well-being and their needs.
- ✓ **EXPERIENCE:** We leverage our 20+ years expertise.
- ✓ **SENSITIVITY:** We appropriately tailor messaging.
- ✓ **PROTOCOL:** We adhere to the chain of command.
- ✓ **EFFICIENCY:** We work seamlessly around schedules.
- ✓ **CLARITY:** We provide concise and clear communication.
- ✓ **TRUST:** We foster relationships with decision-makers.

R.E.S.P.E.C.T. in Action

Assisted Living Client:

- ✓ **Portland, Oregon**
- ✓ **4-story assisted living community**
- ✓ **Mold Remediation & Water Damage Restoration**
- ✓ **Gutted units down to the studs, including stairwells and hallways**
 - ✓ Intricate drywall system and permits
- ✓ **Navigated restoration activities with minimal resident disruption**
 - ✓ Coordination with management and strategic maneuvering through high-traffic areas.
- ✓ **6-month project timeline**



Emergency Response Operations

From Work Order to SOW



The Watterson Process

Catastrophic Events Overview

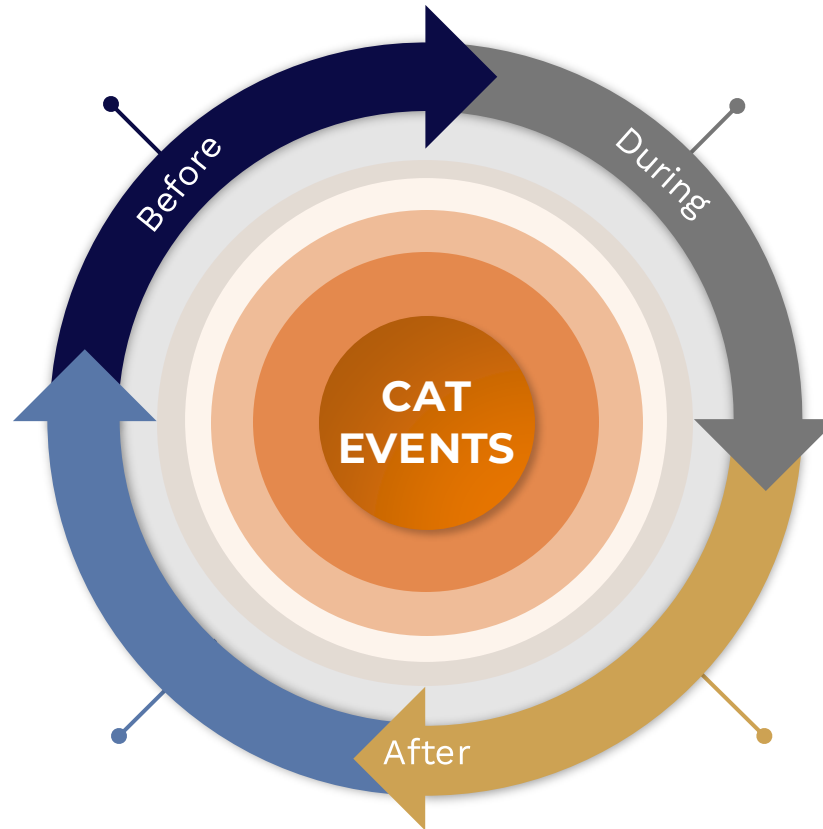
Available 24/7/365

Watterson is proactive (~120 hours out)
Full process available upon request



Prepare

- Property Risk Assessments
- Board Ups & Flood Control Measures
- Procurement of Generators
- Fuel Supplies
- Staging of Materials & Equipment
- Security Guard Services (if required)



Respond

- Property Condition Assessments
- Moisture Mapping & Environmental Testing
- Consolidated Communications for Impacted Properties
- Dedicated Equipment, PPE & Resources
- Turnkey Hookup, Maintenance and Fueling of Temporary Equipment & Power

Rebuild

- Nationally, Regionally and Locally
- Full-Service Reconstruction
- Minimize Interruption to Business
- Streamlined Communication & Reporting

Remediate

- Turnkey Solutions for all required cleanup, demolition and drying
- Daily Reporting
- Cost-Sensitive & Right Sized Response
- Coordinated Insurance Documentation

whatever it takes

