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WELCOME TO THE WORLD OF ACCO

ACCO Engineered Systems is an employee-owned mechanical contractor with specialties in heating, ventilating, air conditioning, refrigeration, plumbing, process piping, building automation, industrial construction and service. Through an engineering orientation, we provide these services to the new construction and existing building markets. Since 1934, ACCO’s mission has been to provide its customers with the most cost-effective mechanical systems for their facilities through the integration knowledge of engineering, construction, and service.
ACCO Engineered Systems was founded in 1934 as Air Conditioning Company (ACCO), a proprietorship, by Ira Prentiss Fulmor at 1005 Santa Fe Street, Los Angeles. The former name of the company was chosen to indicate what the company did because few people knew about air conditioning. In 1949, the business moved from downtown Los Angeles to Glendale at its present address. In 1950, ACCO transformed from an air conditioning distributor and became an independent corporation. Kenneth D. Simon was President from 1969 to 1980, Theodore M. Seidman was President from 1981 to 1989, followed by John Aversano in 1990, and Peter Narbonne in 2014. ACCO has a corporate Board of Directors made up of inside officers and outside directors with four scheduled meetings per year, presided over by the Chairman of the Board.

Over the years ACCO has grown to become a leader in the design, installation, and service of industrial, commercial, high-rise, residential, and institutional air conditioning, heating, ventilation, plumbing, process piping, and DDC control systems. ACCO's name was changed in 2002 to ACCO Engineered Systems to better reflect the many aspects of its business. A national trade publication recently ranked ACCO among the 5 largest heating, ventilating, and air conditioning contractors in the nation. ACCO's offices and manufacturing facilities occupy over 20 acres.

The construction work areas include office buildings, biopharmaceutical, semi-conductor, medical centers and hospitals, micro-electronics, manufacturing plants, entertainment, retail, telecommunications, educational facilities, data centers, and high rise residential. ACCO has completed work in Arizona, California, Florida, Hawaii, Idaho, Illinois, Louisiana, Maryland, Michigan, Nevada, New Jersey, New Mexico, Oregon, Tennessee, Texas, Utah, Virginia, Washington, Washington D.C., and Mexico.

ACCO's general offices are located in Glendale, CA, with other principal offices in San Leandro, Sacramento, Orange County, Azusa, San Diego, Bakersfield, Fresno, Petaluma, Redding, Vacaville, CA, Boise, ID, Las Vegas, NV, and Seattle, WA.
ACCO is a member of the Air Conditioning and Refrigeration Contractors Association, Sheet Metal and Air Conditioning Contractors National Association, Inc., The Mechanical Contractors Association of America, Inc., and Mechanical Service Contractors of America.
Your Personal Representative

At ACCO, when we accept a job, we accept all the responsibility that goes with it. An ACCO Project Manager supervises the project from the initial contact through conceptual studies, engineering design, energy studies, estimating, sales, construction and commissioning. This responsibility continues through final acceptance as well as the warranty period.

Your Project Manager’s responsibility is to get your job done ... on time and on budget. ACCO pioneered this single source of responsibility to ensure that we adhere strictly to all of the project requirements, quality demands and time schedules.

Keeping Your Project on Schedule

Keeping on schedule requires a large amount of up-to-date information. ACCO maintains a computerized database on all projects to allow project managers to have immediate access to up-to-date labor reports, equipment and materials status, and time and cost accounting.

Diverse Experience & A Flexible Approach

ACCO has successfully completed projects of every variety- from simple warehouse installations to complex semiconductor and bio-tech fabrication facilities requiring the most advanced technological skills. We can work with an engineer of your choice to develop and analyze systems for your project, or you can utilize ACCO's in-house engineering resources to design the system for your project that meets your quality and budget requirements. In both cases, we guarantee price, performance, and schedule.
ACCO has an extensive and detailed Safety Program to establish compliance with the applicable regulations and provide the best safe practices to ensure the health of our employees. A copy of the Safety Program is available upon request.

The following are some of the safety training ACCO provides to our employees to protect them and those around them:

- Employee Safety Orientation
- Confined Space Entry
- Asbestos Awareness
- Respirator Training
- Respirator Fit Testing
- CPR/First Aid
- Fall Protection Awareness
- Forklift Certifications
- Scaffold Awareness
- Trench/Excavation Awareness
- Supervisor Safety Training
- Hazard Communication (MSDS)

In addition to this training, ACCO conducts weekly safety meetings with all employees to raise safety awareness. General Foremen Safety Meetings are conducted on a quarterly basis to review incidents and update safety training.

Injury Management Program

ACCO is committed to ensuring employees who are injured have access to the best resources to rehabilitate themselves. ACCO does its best to provide meaningful temporary alternative work for injured employees. In addition, we make our best efforts to ensure injured employees receive the best medical care available to them.
Fabrification & Installation

State-of-the-art fabrication facilities are necessary to control cost and ensure quality in the mechanical contracting industry.

To fully service our geographical areas of work, ACCO has fully automated computer-aided fabrication facilities in Los Angeles, the San Francisco Bay Area, Sacramento, and Vacaville. These fabrication plants produce in excess of 12 million pounds of fabricated sheet metal per year and pre-fabricate over 160,000 diameter inches of welded and grooved HVAC, plumbing, and process piping.

Our LA facilities include a modern 70,000 square foot sheet metal shop with an 11,000 square foot warehouse and tool crib located in Commerce, CA. We also have a piping pre-fabrication shop located in Commerce that includes a 45,000 square foot pipe pre-fabrication area and 111,000 square feet of warehouse space with 12 cranes in 4 bays on a 10 acre parcel.

In order to fully serve our Northern California operations, ACCO has fabrication facilities in San Leandro which include a 38,000 square foot sheet metal fabrication shop, an 18,000 square foot warehouse and tool crib, an 11,000 square foot pipe pre-fabrication shop, and a separate 30,000 square foot plumbing pre-fabrication shop.

Our newly constructed Sacramento facilities include 5,000 square feet of plumbing fabrication, 9,000 square feet of piping fabrication and 17,000 square feet of sheet metal fabrication.

To complement our Los Angeles and Bay Area facilities, we also have a validated process piping prefabrication facility in Vacaville, CA.
ACCO’s Project Approaches

Design-Build
Design-Build brings together a partnership of the owner, architects, general contractors, and trades. As part of the design-build team, ACCO engineers analyze the owner’s requirements, reviewing concepts and systems on a price/performance benefit. Realistic project budgets can be established early in the process. Design-Build speeds up the entire construction process as we proceed seamlessly from design into construction with known project costs. Design-Build is the best way to avoid constant change orders, project escalation, and cost overruns.

Integrated Project Delivery
Integrated Project Delivery is a concept that has been integrated into all areas of ACCO capabilities. As a design-assist and design-build contractor, we regularly participate in the collaborative design and planning processes, allowing us to figure out the best way to accommodate the unique needs of each project. ACCO’s Project Managers are unique in that they manage the project’s mechanical scope of work from start to finish, playing an integral role in the design, cost control, construction, commissioning and handover.

Design-Assist
In the Design-Assist method of delivering work, ACCO engineers work closely with your design and construction team to clarify the operational benefits of the project. We will analyze alternates on a price/performance basis. Our engineer’s knowledge of installation, maintenance, and long-term operating costs will help deliver the maximum value for dollars spent. When appropriate, we’ll recommend using alternative designs, different materials, and more efficient installation methods.
Plan-Spec

ACCO brings decades of experience to construction projects that mandate a fixed-price bid on a detailed set of construction documents. We examine the plans and specifications, determine the lowest possible cost, and then build exactly what was designed. By working closely with the architect and engineering teams, our project managers anticipate issues and work to avoid change orders and cost overruns.

Lean Production & Construction

Internally, ACCO manufactures much of its own materials and has implemented Lean methods in order to reduce costs and inventory in our shops. We rely on pull scheduling which reduces the amount of sheet metal and pipe we keep on hand and requires effective project planning and efficiency. Our shops also provide the opportunity to prefabricate and preassemble much of what is delivered to the field, increasing quality due to the clean, controlled shop environment and reducing labor and installation time in the field. With shops throughout the Western United States, we are able to make more frequent just-in-time deliveries consisting of the exact amount of materials needed for a specific portion of the job. This reduces the impact on other trades in the field by minimizing the amount of material staged on the floor and around the job site.

Target Value Design

Target Value Design (TVD) is a method closely aligned with Lean production, Lean construction and Integrated Project Delivery. It consists of designing a project to the customers predetermined budget requirements, rather than establishing cost after the design is completed. TVD builds cost into the design process and minimizes waste in the production and construction process. It is a fundamental change in thinking from “expected costs,” to “budgeted costs.” The guiding factor for TVD is that the target cost for a project should never be exceeded. Typically, cost follows design, but on projects where TVD is used, cost dictates what gets designed to ensure that the target cost is not exceeded. One mechanism for providing this rapid cost feedback is extracting quantities from the virtual model and model-based estimates. As a result, rapid cost feedback to the design team is paramount in this process.
Engineering

The Foundation

Engineering is the foundation of outstanding mechanical systems. The challenge is to transform innovative ideas into practical and reliable systems.

ACCO leads with the right concepts to meet your needs, and brings the advantage of system fabrication and installation know-how to capitalize on the best means and methods for cost effective results.

We focus beyond the initial installation to ensure that your system is designed to last and function reliably for many years under varying conditions and requirements. Our engineers utilize the experience of our commissioning and service professionals to design systems that will be serviceable and perform efficiently for the long term.

Whether your needs are large or small, simple or complex, our engineering staff will work with your design team and contractors to guarantee you are provided with the best design to meet your requirements and that it is complete, coordinated and code compliant.

Services

• 3-D Modeling and Design Coordination
• Preconstruction Services and Planning
• Energy Conservation
• Systems Evaluation/Comparison and Economic Analysis
• Code Compliance or Variances
• LEED® Certification
• Retrofits & Upgrades
• Applications Engineering
CREATIVE SOLUTIONS, COST EFFECTIVE DESIGNS AND RELIABLE PERFORMANCE IS OUR ENGINEERS’ COMMITMENT TO YOU.
SINCE 1934, OWNERS AND BUILDERS HAVE SELECTED ACCO TO DESIGN, INSTALL, AND MAINTAIN MORE THAN 250,000 MECHANICAL PROJECTS.
BIM & 3-D Modeling

ACCO stands at the forefront of Virtual Design and Construction (VDC), using three-dimensional (3-D) CAD visualization software for pre-construction trade coordination and product fabrication for HVAC, Process and Plumbing projects. Due to the space impact of these systems, ACCO leads the coordination process and works with the General Contractor and subcontractors to facilitate and manage coordination utilizing Navisworks software. ACCO has the capability to facilitate 3-D coordination meetings including creation and management of Clash Detection reports. Coordination meetings can be held in our ACCO offices, facilitated at a jobsite, or hosted electronically utilizing Web Conferencing.

ACCO has more than 12 years of experience utilizing 3-D CAD software to accelerate our sheet metal and piping fabrication. ACCO uses Autodesk's CAD-MECH and CAD-DUCT, as well as Revit, and QuickPen PipeDesigner 3-D software, all of which use an AutoCAD drawing format. Applying Lean Construction principles, our 3-D capability permits significant prefabrication of duct and pipe as well as “just-in-time” delivery.

Our recent experience with challenging coordination projects includes HVAC, Process and Plumbing scopes within hospitals, laboratories, and cGMP manufacturing facilities. ACCO brings knowledge and depth to any design and construction team providing a catalyst for successful implementation of Virtual Design and Construction.

Heating, Ventilation & Air Conditioning

Mechanical systems are the heart of buildings. They make buildings more marketable, more comfortable, and more profitable. A properly designed, installed, and maintained mechanical system conserves energy, cuts absenteeism, increases productivity, and reduces tenant turnover. It can save an owner a great deal of money.

Since 1934, owners and builders have selected ACCO to design, install, and maintain over 250,000 mechanical projects. That is because there is more to HVAC at ACCO than heating, ventilation and air conditioning. Where other companies see boilers, pumps, chillers, and air handlers, we see entire systems. We see beyond the piping and the sheet metal on the drawings. We look for the best solution to meet your requirements. We evaluate your initial designs to find cost effective solutions that deliver the same, or superior, performance. We recommend smarter alternatives and upgrades to avoid problems and improve energy efficiency.

Whether we are providing conditioned air for an office building, meeting the acoustical needs of a performing arts theater, or designing highly filtered air for bio-pharmaceutical clean rooms, our system-wide approach is unique in the industry. We deliver value, guarantee all your components work together as specified, and lower the long term costs of operation and maintenance.
Process Piping

As a full service mechanical contractor, ACCO is at the forefront of customer needs in all aspects of mechanical systems. To this end, ACCO’s process piping department compliments our HVAC and plumbing groups to provide complete mechanical services for the technology and industrial markets.

ACCO is a leader in process piping systems, whether it be in Pharmaceuticals, Bio-Pharmaceuticals, Industrial, Medical Devices or Diagnostics, to Micro-Electronics, Bio-Fuels and Solar Cell Manufacturing. ACCO is ready to take responsibility for any phase of the project, from design through installation and commissioning. We are your one source of responsibility for a properly functioning process facility.

In the pharmaceutical/bio-pharmaceutical sector, with intimate knowledge of FDA requirements, ACCO is ready to comply with all regulatory requirements. We study and create innovative solutions for compliance with the Code of Federal Regulations (CFRs), Center for Disease Control and National Institute of Health (CDC/NIH), ASME’s Bio-Process Engineering Standards and ISPE Baseline guidelines.

ACCO’s advanced Engineering Turnover Package and commissioning programs are your quickest solution to a “Validation Ready” facility. We start the process before any procurement to guarantee a consistent product at completion. Across all systems, each document is correctly requested, collated and organized for quick and easy reference for your validation team.

In the high technology sector, whether it be photonics fab for fibre optics, micro-machines or integrated circuits, ACCO can quickly and efficiently design, execute and commission your installation. Our engineering will provide cost effective design of high purity gas and chemical delivery. Our experienced engineers will guide the design from programming to detailed engineering. We create the P&ID’s and quickly turn out 3-D AutoCAD models for form and fit. Our pre-fabrication and field installation methods will execute an efficient construction schedule. Then, our commissioning experts will ensure all systems are performing to expectations.

ACCO’s process piping group is skilled in all types of pharmaceutical and high tech work, including both cGMP and GLP establishments, Vivariums and High Technology Process facilities. Systems include: Bulk Chemical Distribution, Ultra-High Purity Waters (including Water for Injection), Clean in Place and High Purity Gas Distribution.
IN THE PHARMACEUTICAL/BIO-PHARMACEUTICAL SECTOR, WITH INTIMATE KNOWLEDGE OF FDA REQUIREMENTS, ACCO IS READY TO COMPLY WITH ALL REGULATORY REQUIREMENTS.
ACCO Engineered Systems is proud to offer complete turnkey Plumbing and Process Piping operations. The Plumbing Department is a sophisticated operation with over 150 skilled plumbers and the resources available for full design, including the latest in 3-D modeling, fabrication and installation services for any type of plumbing project. ACCO’s Plumbing Group is recognized throughout the industry for being on the cutting edge.

In order to accommodate the rapid growth and success of the department, the Plumbing Group has relocated our plumbing shop to a new 30,000 square foot building located in San Leandro. This space benefits the increasing fabrication needs of the department, which include, but are not limited to, pre-fabricated shower valves, bathroom cores, hangers, carbon steel and threaded pipe. ACCO’s plumbing expertise includes everything from parking structures, small official buildings and high-rise residential to sophisticated hospital projects or laboratories.

### Services

- Sanitary, industrial, chemical waste & vent systems
- Storm drainage systems
- Potable and non-potable water systems
- Natural gas systems
- Liquefied petroleum systems
- Compressed air systems
- Medical gas systems
- Fuel oil systems
- Fireman breathing air systems

### Fabrication Facilities

Facilities in major locations permit prefabrication of plumbing system elements, which include, but are not limited to, pre-fabricated shower valves, bathroom cores, hangers, carbon steel and threaded pipe. This “just-in-time” delivery approach improves schedule and cost.

ACCO’s plumbing expertise includes everything from parking structures, office buildings and high-rise residential to complex hospital projects or laboratories.
Building Automation Systems

ACCO has over 25 years of experience in the Building Automation Industry and offers complete DDC system solutions through ACCO. We are one of the largest independent DDC system solution providers in the western United States, and employ experts on a diverse range of systems.

Our goal is to provide superior design, installation and continuous service support for our customers through our dedicated DDC control branch locations. Each location is staffed with experienced project managers, application engineers and highly skilled technicians that are trained in servicing several lines of control products, including: Automated Logic, Trane, Johnson Controls, & Tridium based systems. As system integrators, we provide you with the best solution for your facility that will be cost effective, provide improved occupant comfort, and most importantly, reduce energy consumption. These solutions include, but are not limited to: mechanical and electrical system optimization, energy reduction strategies, and lighting control.

Our DDC control project managers are your point of contact from concept & design, through the budgeting process, installation, commissioning and warranty with linkage to aftermarket service. There are no hand-offs in this process.

Industrial Construction

ACCO Industrial Construction has a strong commitment to quality, which includes our current ASME/AWS Quality Program and Manual.

- B31.1, 3, 9 & AWS Quality Programs in place
- Site-specific quality plans are specifically authored for each project, ensuring compliance with required specifications
- QA/QC Inspectors are certified in accordance with ASNT TC 1a and/or AWS-QC1 for visual examinations
- ACCO has more than 100 approved welding procedures covering carbon, stainless and chrome steels
- Site specific safety plans

We have the expertise and resources to complete projects in the following market sectors:
ACCO has one of the largest and most experienced service departments in the nation. We provide service and long-term maintenance agreements to over 7,600 accounts throughout the Western United States. Properly maintained mechanical and control systems conserve energy, increase productivity and satisfy the needs of owners, tenants and production managers.

ACCO field service mechanics are trained signatory apprentices and journeymen dedicated solely to servicing HVAC mechanical systems, DDC Controls systems and water treatment applications.

ACCO has one of the most modern fleets in the industry. We have over 300 truck-based mobile field mechanics who can respond on site in less than 4 hours, 24 hours a day, 7 days a week.

ACCO reduces emergency repair costs by providing comprehensive maintenance solutions. This extends the life of the equipment, prevents catastrophic failures and ensures energy efficiency.

ACCO’s engineering team can handle any size and any type of project, from a small package system to a complex manufacturing facility. We have the experience and know-how to ensure that your system will run efficiently and deliver the best possible results tailored to your needs.

**Preventive Maintenance**
Protect your mechanical system investment.

**Equipment Repairs**
Get your system back up and operating, quickly and expertly, minimizing impact on process and building operations.

**Equipment Modernization**
Replace, upgrade, modernize, and retrofit your system due to age, obsolescence, or energy efficiency.

**“Just-In-Time” Service Delivery**
Guaranteed two-hour emergency response time for our contract customers.

**Qualified Technicians**
The best and most highly trained in the industry.

**Chiller Service**
Our Centrifugal Group specialists are trained and certified to service and repair all types of chillers.

**Water Treatment**
Our qualified technicians can prevent tube fouling; maintaining system capacity and efficiency.

**Tenant Improvements**
Prevent employee discomfort, reduced productivity, loss of revenue, and increased vacancies.

**Direct Digital Controls**
Designed and installed by ACCO, provide operational efficiency in your processes and building.

**Commissioning Services**
Ensures that the performance of installed equipment and its peripheral systems operate at their peak by adhering to the design specifications.

**Predictive Diagnostic Services**
Offers an early warning system, which alerts and minimizes possible equipment failures before it happens.
Commissioning

Office buildings must be comfortable for the occupants. Recording studios must be quiet. Fabrication facilities must be clean. Mechanical systems must be properly designed, installed, and set up for proper operation. ACCO is NEBB (National Environmental Balancing Bureau) certified in air and water balance, HVAC compliance, field installation, verification and sound and vibration.

ACCO’s commissioning technicians provide the final system balancing, verification, and documentation ensuring the systems function as designed.

Retro-Commissioning

Commissioning existing buildings offers substantial energy savings and improved operation. Our group is retro-commissioning certified and can assist in obtaining utility rebates where available.

Energy Services

ACCO is leading the way to a greener tomorrow with our Energy Services Group. Energy Service projects are loosely defined as those which incorporate improved levels of energy efficiency and reduced utility costs as a primary project objective and which often incorporate much needed facility infrastructure upgrades as part of the scope of work. By leveraging the resulting energy cost savings, companies are often able to fund replacements and upgrades that previously were not in the budget.

ESCO Partnerships

Energy Service Companies (ESCOs) perform energy audits, study environmental impacts of site construction, provide financing to customers, and guarantee savings that result from the implementation of various energy efficiency measures. ACCO has a long history of working with established and successful ESCO firms under a partnership arrangement. ACCO’s Energy Services Division supports our ESCO partners by providing manpower, tools, technicians, engineering, budgeting and preliminary layout and design drawings during the pre-construction phase of energy focused projects. During construction, ACCO’s Energy Services Division provides required manpower and supervision for the mechanical and electrical trades. Oftentimes, at the customer’s request, ACCO fills the role of overall site superintendent and oversees the hiring and management of all other construction trades.

Services

- Central Plants & Retrofits
- Renewable Energy
- Energy Efficiency & Re-Commissioning
- Automation and Lighting
Mechanical systems are the heart of buildings. They make buildings more marketable, more comfortable, and more profitable. A properly designed, installed, and maintained mechanical system conserves energy, cuts absenteeism, increases productivity, and reduces tenant turnover. It can save an owner a great deal of money.

Since 1934, owners and builders have selected ACCO Engineered Systems to design, install, and maintain more than 250,000 mechanical projects. ACCO is an employee-owned family of companies dedicated to the design, fabrication, installation, maintenance and service of commercial and industrial HVAC, refrigeration, plumbing, process piping, and building automation systems.

ACCO has gained a wealth of knowledge since its founding, and has grown to be the largest and most experienced environmental firm in the Western United States, and among the top five nationwide.

ACCO has found success by evaluating overall system performance, ease of installation, reliability and long term energy consumption costs, and how these variables relate to an owner’s needs. Through innovative engineering, comprehensive design solutions, consistent work quality, and qualified maintenance; ACCO confidently delivers the best possible solution.

ACCO offers complete in-house engineering, fabrication, installation, commissioning, and service capabilities. This integrated delivery system provides customers with the most practical, cost effective solutions for their particular mechanical and control system requirements.

Whether your project is a low or high-rise office or residential building, a shopping mall, hospital, semiconductor fabrication facility or pharmaceutical/bio-pharmaceutical manufacturing plant ... ACCO can design, build, install, and maintain a mechanical system to meet your needs.
ACCO LOCATIONS

Bakersfield
3121 N. Sillect Ave. Suite 104
Bakersfield, CA 93308
Phone: (661) 631-1975

Boise
5315 N. Sawyer Avenue
Garden City, ID 83714
Phone: (208) 323-7789

Burbank
101 South First Street
Burbank, CA 91502
Phone: (818) 244-6571

Commerce Pipe/Service/AAP
6446 E Washington Blvd
Commerce, CA 90040
Phone: (323) 201-0931

Commerce Sheet Metal Shop
3421 Malt Ave.
Commerce, CA 90040
Phone: (800) 769-2226

El Segundo
2201 Park Place, Suite 400
El Segundo, CA 90245
Phone: (818) 244-6571

Fresno
4980 E. University Ave. Suite 103
Fresno, CA 93727
Phone: (559) 251-2226

Glendale - Corp HQ
6265 San Fernando Road
Glendale, CA 91201
Phone: (818) 244-6571

Inland Empire
1600 Iowa Ave. Suite 130
Riverside, CA 92507
Phone: (848) 244-6571

Las Vegas
2875 East Patrick Lane, Suite K
Las Vegas, NV 89120
Phone: 702-405-1811

Orange County
265 McCormick Ave.
Costa Mesa, CA 92626
Phone: (714) 352-2226

Petaluma
737 Southpoint Blvd., Suite G
Petaluma, CA 94954
Phone: (707) 776-2748

Redding
5205 Industrial Way, Suite D
Anderson, CA 96007
Phone: (530) 378-0539

Reno/Tahoe
2900 Vassar St., MB-313
Reno, NV 89502
Phone: (775) 284-8722

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9290 Beatty Dr
Sacramento, CA 95826
Phone: (916) 520-2100

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9040 Kenmar, Suite 406
San Diego, CA 92121-2433
Phone: (858) 695-3977

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300 Broadway Street, Suite 20
San Francisco, CA 94133
Phone: (415) 399-1549

San Jose
2361 Oume Drive
San Jose, CA 95131
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San Leandro
1133 Aladdin Avenue
San Leandro, CA 94577
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Phone: (510) 346-4300

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