

# UPDATE

## *The ACS Advantage*

Our services have been preferred by some of the leading Property Management Companies in the country (e.g. Mid America Apartment Communities, Aimco, POST Properties, CAS Partners (formally Riverstone Residential), Simpson Property Group, American Campus Communities and Steven D. Bell).

Every member of the ACS Team has been trained proficiently in their area of focus and encompasses the tools, knowledge and resources to make both you and ACS successful in the performance of any challenge.

The ACS team history spans over thirty years with a solid reputation of stability, integrity and maintenance of long term partnerships. We service a broad spectrum of industries including student housing, retirement living, affordable housing, commercial space and government projects.

We would certainly appreciate the opportunity to either meet or talk to you concerning the possibility of ACS working with you and showing you the level of quality and service we instill in our people and work. Additionally, we would like to demonstrate how to add value to your specific project needs.

Advanced Construction Services is a leader in providing value-added construction and renovation services to our clients by creating successful partnerships with you throughout the construction management process. Areas of expertise include:



- Fire Restoration
- Major Renovation Projects
- Mold Remediation
- Condo Conversions/  
Renovation Updates
- Major/Minor Structural  
Repairs
- Emergency Response
- Vinyl or Hardie Installation  
and Repair
- Wood and Paint
- Stucco Repair/Installation
- Roofing

## The Magnolia at Sandy Springs Fire Restoration Project

In November of 2008, fire damaged ten units in the 2800 building of The Magnolia at Sandy Springs apartment homes. A competing contractor was called in for first response measures and unfortunately did not cover the roofs and openings well enough and additional damage was incurred.

Subsequently, Joe Benton, V. P. of Construction for The Lynd Company, a 25 year old professional property management company, headquartered in Austin, Texas contacted ACS Partners, LLC to bid on the clean-up and restoration.

Chris Freeman, ACS Project Manager, headed up the estimating and provided Mr. Benton a timely and value added proposal to complete the clean-up and restoration of the ten units.

The Lynd Company awarded ACS the job and work began April 1, 2009. Total build-out for the reconstruction of the building is just under a million dollars. According to Mr. Benton, "Not only did ACS Partners come in under everyone else, they also showed us ways to upgrade the ten units within budget, adding value to our community.

"ACS replaced the electrical, HVAC and plumbing systems with all new components and added a sprinkler system that was previously non-existent. New energy efficient appliances and cabinets were installed with the added bonus of energy rated windows. And now the

building meets or exceeds current building and fire codes," continued Mr. Benton.

ACS completed the project at the end of August 2009. Chris says, "We were on budget and on time for the completion of the work." Mr. Benton added, "ACS Partners responded promptly and professionally. I have been impressed with their timeliness and professionalism throughout the entire construction process. Their work has been within budget and on time."

Evidently, our work history with Mr. Benton and The Lynd Company has paid off. At the end of July, The Magnolias experienced another fire damaging six units in the 2700 building. Mr. Benton again called ACS to answer the challenge, but this time as first responders. "We were able to cordon off the property, cover the roofs and board the exposed areas within 24 hours of the disaster." stated Chris Freeman.

Along with the first response work on the additional six fire damaged units, Mr. Benton has given ACS the job to repair and re-construct the six units as well. We at ACS believe this is testimony to our experience and quality of work paying dividends for both our customers and ACS.

Please allow us the opportunity to handle your first response and construction needs, large or small, and we are sure you will be as happy with us as The Lynd Company.



## Excercise Your Rights

Did you know that you are entitled to an outside opinion when processing claims? Insurance companies hire their own adjusters whose loyalty naturally is to their employer. Insurance companies get paid by collecting premiums, not by paying out claims. Many insurance claims are under funded precisely because you are unfamiliar with the system and because that is the job of the

insurance claims adjuster.

Why not exercise your option of contracting your own adjuster who has your best interest in mind? Your contracted adjuster is a trained professional who is familiar with the claims business and also speaks the insurance language. He or she will protect your interests and identify hidden damage or low pricing mistakes.

We hire a Realtor to sell or buy a house, an attorney in legal matters or a doctor when we are faced with medical

issues. Why would we not hire a specialist serving our interests when we are faced with expensive insurance claims?

At ACS, we can direct you to excellent claims adjusters. Ones we have built relationships over the years that have not only saved our clients money but have added value to existing properties. Call or email us at:

info@acspartnersllc.com  
1.877.7.ACSSLIC