



AYS MAINTENANCE **COMMERCIAL REAL ESTATE** **FACILITY SOLUTIONS**

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lqcre.com/maintenance

**A Division Of LQ Commercial*



MAINTENANCE
SOLUTIONS





ABOUT AYS

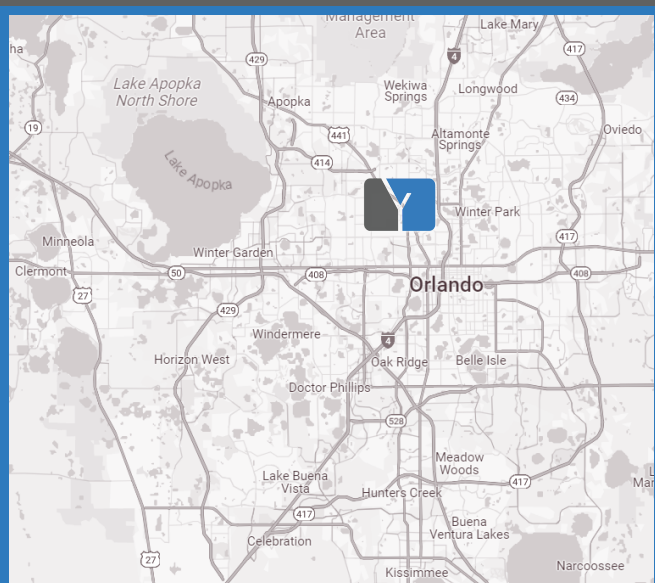
**FLORIDA FACILITY
REPAIRS, MAINTENANCE
& PROJECT MANAGEMENT**

**FULL-SERVICE TEAM
STATEWIDE
COVERAGE
ORLANDO-BASED**

Finding the right facilities maintenance partner means finding a firm with the expertise and resources that allow you to focus on your core business.

AYS Maintenance Solutions has knowledgeable and experienced staff to offer you peace of mind.

- Safety
- Regulations
- Compliance
- Performance
- Reduced Liability
- Detailed Invoices
- Streamlined Systems
- Competitive Vendor Rates
- Consistent Communication



500 Winderley Place #104 | Maitland, FL 32751

Maintenance For All

COMMERCIAL ASSETS



RETAIL



RESTAURANT



OFFICE



MEDICAL



INDUSTRIAL



SPECIAL-USE



PROFESSIONAL SERVICES PRICED PER LOCATION

*Tailored Solutions
To Uniquely Meet
The Franchisee's
Individual Goals*

- **Maintenance Planning and Scheduling:** Develop and implement comprehensive maintenance schedules to ensure the proper upkeep of the facility.
- **Budgeting and Cost Control:** Manage and allocate budgets for maintenance activities, ensuring cost-effectiveness and financial efficiency.
- **Vendor Management:** Oversee relationships with external service providers, contractors, and suppliers to ensure quality and timely delivery of services and materials.
- **Compliance Assistance:** Help resolve any relevant regulations and codes, including safety, environmental, and building codes the facility might be asked to correct.
- **Asset Management:** Maintain an inventory of all facility assets, plan for replacements or upgrades, and maximize the lifespan of equipment.
- **Emergency Response Planning:** Develop and implement emergency response plans to address unexpected events and minimize disruptions.
- **Energy Management:** Implement strategies to optimize energy usage, reduce utility costs, and enhance overall energy efficiency within the facility.
- **Performance Metrics and Reporting:** Establish key performance indicators (KPIs) and generate regular reports to assess the effectiveness of maintenance efforts.
- **Work Order Management:** Implement efficient systems for tracking and managing work orders, ensuring timely completion of maintenance tasks.
- **Technology Integration:** Explore and implement technology solutions to streamline facility management processes, such as computerized maintenance management systems (CMMS).
- **Staff Training and Development:** Provide training programs for facility maintenance staff to enhance their skills and keep them updated on industry best practices.
- **Risk Management:** Identify potential risks to the facility, both in terms of safety and operational disruptions, and implement strategies to mitigate these risks.
- **Customer Service:** Maintain open communication with tenants or occupants, addressing their concerns and ensuring a positive experience within the facility.
- **Project Management:** Oversee and coordinate major projects, renovations, or upgrades within the facility.
- **Life Cycle Analysis:** Conduct life cycle assessments to determine the most cost-effective and sustainable approaches for facility maintenance and upgrades.



SKILLED LABOR

- Skilled labor for troubleshooting, repairs, and maintenance of mechanical equipment, service line equipment, electrical systems, plumbing systems...
- General handyman services for basic plumbing, electrical, carpentry, painting, drywall repairs, basic HVAC, windows and doors, gutter cleaning...
- 24/7/365 emergency services



Hourly Rate &/or Hybrid With Clients In-House Maintenance

FACILITY MAINTENANCE SERVICES



VENDOR OVERSIGHT

Project Scheduling
W-9 Compliance
Licensed & Insured Contractors
Monitoring Scope of Work



PLUMBING REPAIRS

Toilet Repair / Replacement
Drain Unclogging
Lift Station Inspections
Water Heater Repair / Replacement
Irrigation Repairs
Sink & Faucet Repair / Replacement



KITCHEN & MECHANICAL

Hot & Cold Equipment Repairs / Replacement
Beverage Equipment Repairs / Replacement
A/C Equipment
Refrigeration & Ice Machines
Filter & HEPA Replacements
Exhaust and Ventilation Fans



ELECTRICAL

Electrical Repairs
LED Upgrades



ROOF















Inspections
Small Leak Repairs
Roof Overlay Coordination
Roof Replacement



FIRE LIFE SAFETY

Emergency Lighting Checks
Fire Extinguisher Checks (If Applicable)
Elevator Testing & Recalls
Potable+Sprinkler Backflow Inspection

HANDYMAN SERVICES

	MINOR ELECTRICAL REPAIRS		PARKING LOT SEAL & STRIPE COORDINATION
	LIGHT BULB REPLACEMENTS		COORDINATE ASPHALT OVERLAY & PATCHING
	CEILING TILE REPLACEMENT		ADA COMPLIANCE ITEMS
	DOOR ADJUSTMENTS		STOP SIGN REPLACEMENT
	FLOORING REPAIRS		PRESSURE WASHING
	DRYWALL REPAIRS		PAINTING
	DEBRIS REMOVAL		COMMERCIAL KITCHEN EQUIPMENT

Ultimately, outsourcing facilitates management allows store managers to concentrate on their core business operations.

By entrusting maintenance tasks to experts, they can optimize time, enhance efficiency, and ensure a seamless retail experience for customers.

This strategic decision not only minimizes operational distractions but also guarantees that the physical environment is expertly managed, promoting a safe, well-maintained, and customer-friendly space.

INFRASTRUCTURE PROJECT MANAGEMENT

*Scaled Percentage
Fee Based On Job*

- **Roof Replacement:** Ensure the building's integrity by updating the roof.
- **HVAC System Upgrade:** Enhance energy efficiency and tenant comfort with a new HVAC system.
- **Energy-Efficient Lighting:** Install LED lighting to reduce energy consumption.
- **Window Replacement:** Improve insulation and energy efficiency (window upgrades).
- **Elevator Modernization:** Enhance safety and efficiency by updating elevator systems.
- **Parking Lot Repaving:** Maintain professional appearance and ensure safety for visitors.
- **Fire Sprinkler System:** Ensure compliance with safety regulations by upgrading or installing a sprinkler system.
- **Security Systems:** Upgrade surveillance cameras, access control systems, security measures.
- **ADA Compliance:** Make necessary adjustments to ensure compliance with the Americans with Disabilities Act.
- **Landscape Improvements:** Enhance curb appeal and create a welcoming environment with landscaping.
- **Exterior Painting:** Protect the building from the elements and give it a fresh look.
- **Interior Renovations:** Update common areas, lobbies and other shared spaces to modern standards.
- **Structural Repairs:** Address any structural issues to maintain the building's integrity.
- **Plumbing System Upgrade:** Ensure water efficiency and address any plumbing issues.
- **Fire Alarm System Upgrade:** Install a modern fire alarm system for increased safety.
- **Insulation Upgrades:** Improve energy efficiency (insulation upgrade) in walls, ceilings.
- **Solar Panels:** Implement renewable energy sources to reduce electricity costs.
- **Upgraded Flooring:** Enhance aesthetics, durability of common areas with new flooring.



Meet Your AYS

LEADERSHIP



Mary Gentile, CRX, CSM

Principal
(239) 333-4376
[Email Mary](#)

Mary brings strategic vision and leadership to ensure seamless facilities operations.

She optimizes efficiency and implements cutting-edge solutions. Her team is dedicated to keeping facilities always in peak condition.



Aimee Crow

Principal
(239) 333-2506
[Email Aimee](#)

Aimee is AYS' Finance Director. She manages budgets and ensures fiscal responsibility.

She navigates the intricate financial landscape of maintenance operations, to maintain financial health of the facilities which leads to sustainable solutions.



John Mounce

Principal
(239) 333-4365
[Email John](#)

John's expertise in business and asset operations aligns strategies with property goals.

He enhances asset values through meticulous maintenance that fosters a harmonious and thriving environment for owners and occupants.



Rokki Rogan, CPDE

Principal
(239) 333-2505
[Email Rokki](#)

Rokki's success in development lends strategic approaches to increasing values.

His understanding of the intricacies of construction brings a forward-thinking perspective to maintenance so each project aligns with long-term goals.



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