

A close-up photograph of a metal surface, likely aluminum, with a grid of rivets. A central square area is highlighted in a vibrant red color. The rivets are arranged in a regular pattern, and the metal surface shows some texture and lighting variations.

National Maintenance
Services, LLC

NATIONAL MAINTENANCE SERVICES

RECENT PROJECT EXPERIENCE



Henry Ford West Bloomfield



Whitmore Lake High School



MotorCity Casino Hotel

16 reasons to choose **NMS** for all your maintenance needs:

1. Self-performing general contractor—no extra mark up.
2. 200 employees with honesty, integrity and high quality standards.
3. Corporate commitment to employee training.
4. 100% satisfaction guaranteed—against defects in workmanship. All materials used are guaranteed as per manufacturers warranty.
5. FREE quotations on all remodeling projects.
6. Maintenance needs serviced regardless of size.
7. Office-based company—all service appointments are scheduled immediately by phone or Internet.
8. Detailed quotations—complete breakdown of fees.
9. All trades under one roof—roofing, carpentry, painting & décor, plumbing, tiling.
10. 24 hours / 7 days-a-week response time.
11. Deadline driven—give us the date and time and we can beat it.
12. All Union tradesmen ensuring the best methodology and technology.
13. Snow removal and landscape care management.
14. Property and building inspection services to identify deterioration and the maintenance solutions to help prioritize and budget repairs.
15. Minimal inconvenience to your staff and customers—we are experts in working in occupied buildings.
16. General contracting expertise—remodeling (interior and exterior) and new, ground-up construction.

The foundation of our success is based on complete customer satisfaction. We believe that the key to that success is because of the personal relationships we have developed with our customers over the years. Our staff of professionals make the difference. *If you are seeking reliable and dedicated maintenance services, you have come to the right place.*



NATIONAL MAINTENANCE SERVICES

Executive Summary

Executive Summary



University of Michigan



Waltonwood at Main



Star Theatre

National Maintenance Services, LLC

A Division of Pontiac Ceiling & Partition, LLC

715 Auburn Road

Pontiac, MI 48342

248-332-0252 248-332-0256 (fax)

NMS@NMS.com

Scope of Capabilities

General contracting	EIFS / plaster
Rough carpentry	Gypsum drywall systems
Spray fireproofing	Acoustical ceilings
Insulation	Acoustical wall panels
Light gage framing	Painting

Jurisdictions and Trade Organizations

Michigan Regional Council of Carpenters

State of Michigan Laborers District Council

Painters/Tapers District Council

Interior Systems—Lathers

Operative Plasterer's & Cement Masons International (Detroit area)

Field Force

Current: 125

Average 1 year past: 150

Average 2 years past: 250

Financial

Insurance

MARSH

600 Renaissance Ctr., Ste. 2100

Detroit, MI 48243

313-393-6800

Bonding

CNA Insurance Co.

111 Congressional Blvd.

Carmel, IN 46032

800-229-8396

Bonding Capacity

Single: \$100 million

Aggregate: \$300 million

Judgments, Pending Claims and Lawsuits

None

Safety

EMR: 0.70

Full-time Safety Executive

Weekly site safety meeting, inspections and tool box talks

Written safety program

New employee orientation program

Job-specific safety training as required



U of M Hospital



Star Theatre



Wyatt



Jacobsens

Education

Anchor Bay High School
Clarkston High School
Bloomfield Hills Schools
Novi High School
Whitmore Lake High School

Health Care

Wm. Beaumont Hospitals
U of M Hospitals
Detroit Receiving Hospital
Macomb Hospital

Retail

Meijer
Jacobsens
Walgreens
Twelve Oaks Mall
Great Lakes Crossing

Entertainment

MGM Grand Casino
Greek Town Casino
MotorCity Casino
Star Theatre

Automotive

Chrysler Headquarters
Delphi
Behr America
Siemens VDO

Religious

St. Mary's Livonia
St. George Orthodox Church
Greater Grace
Brightmoor Tabernacle



A
NATIONAL
CONSTRUCTION
ENTERPRISES
COMPANY



Greek Town Casino



Whitmore Lake High School



Chrysler Tech Center



St. George Orthodox Church

MAINTENANCE CONTRACT APPROACH

Phase 1

**Review of
Owner Concept
Define Scope**

Define Scope

- Review Owner Concepts and Special Needs
- Review Job Requirements
- Schedule/Time Frame Review

Phase 2

**Various
Blanket Contract
Approaches**

Blanket Contract Types

- Construction Management
- T&M approach
- Combination of both

Phase 3

**Resource
Availability**

Resources

- Access to over 250 Carpenters, Tapers, Plasterers and Laborers
- Qualified, Experienced Union Personnel
- 2 Superintendents with over 15 years Experience each
- \$300M bonding Capacity
- Value Added Engineering
- Material Stocking/Inventory Programs
- 24 hour/7day access

Phase 4

**Owners
Advantage**

Owners Advantage

- No Owner Overhead Expense
- Direct Access to PCP Resources and Field Personnel
- Supplemental field personnel for cross trade work, ie. Minor Electrical, Flooring, Carpentry, Painting, Signage, Furniture, Owner Furnished items, General Conditions, etc.
- Maximize Return On Investment



National Maintenance Services, LLC
715 Auburn Road
Pontiac, MI 48342
Phone (248) 334-1977
Fax (248) 332-0256

MAINTENANCE CONTRACT - EXAMPLES

Blue Cross Blue Shield of Michigan

Blue Cross – Blueshield of Michigan

- Contract is combination unit price and Time and Material pricing
- Covers all BCBS facilities in Michigan
- Collaborate w/8 designers and Maintenance personnel
- Maintained contract for 10 years

Walgreens

Walgreens

- 24/7 Service/Maintenance Contract
- Includes work in 280 facilities
- Unit prices are developed, T&M Basis
- Covers all types of work
- 6 to 8 Service Calls per day

EDS

EDS

- Contract is for Time and Material
- Set budget for each project
- Collaborate with 6 designers
- Provide complete CM services
- Maintained contract for 5 years

Healthcare Maintenance

Healthcare Systems Under Contract

- Sinai Grace, St. Joe's Health Systems
- Oakwood Health Systems, University of Michigan Health Care Systems
- St. John's Healthcare Systems
- St. Mary's Health Systems
- 24/7 Service/Maintenance Contract
- Unit prices are developed, T&M Basis
- Covers all types of work



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NATIONAL MAINTENANCE SERVICES

References

References



The Mall at Partridge Creek



Hill Auditorium



Skyline High School

Owners

Wayne State University

Fran Ahern, RA
Assistant Director
Facilities Planning & Management
Design & Construction Services
313-577-7657
f.c.ahern@wayne.edu

The Mall at Partridge Creek

Dennis Bettmer
Director of Maintenance
586-226-0330

Annapolis High School—Dearborn, MI

Jeff Bartold
313-278-1900

Architects

Giffles, LLC / IBI Group

Charles Auvenshine
Project Manager
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NSA

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Architectural Group Leader
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TMP Associates, Inc.

Rocco Romano, AiA
248-338-4561
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NATIONAL MAINTENANCE SERVICES

Clients

BEHR



MEIJER.



DELPHI
Automotive Systems



CHRYSLER

Walgreens




DTE Energy



DTE Energy Technologies

Motor City
CASINO · HOTEL

The background of the cover is a close-up photograph of a weathered metal surface, likely steel, showing significant rust and discoloration. The color palette ranges from light tan and beige to deep, dark brown and black. Several dark, circular rivets are visible, arranged in a diagonal line along the left edge and a shorter diagonal line near the bottom left corner. The overall texture is grainy and industrial.

National Maintenance
Services, LLC

Project Profiles



National Maintenance Services, LLC
National Door Systems, LLC



Pontiac, Michigan

Blanket Account:

- Walgreens Stores

Location:

- Michigan, Northern Ohio

Owner:

- Walgreens Stores

Contact:

- Matt Race – Midwest Manager
- Ph: 847-315-3758
- Email: Matt.Race@Walgreens.com

Contract Value:

- \$150,000 Annually

Scope of Work:

- 24/7 Emergency Service of 288 Walgreens stores
- Service Automatic and Overhead doors.
- Fire Repairs
- Brick Column Repairs
- Maintenance/Upkeep of each store
- Miscellaneous requests



Executive Summary:

National Door Systems, LLC provides 24/7 Automatic Door Services to Walgreens Midwest, on a daily basis. Requests are emailed direct to our call center and dispatched within 4 hours guaranteed, of the request. We also provide, “Direct to the Tech” web based Service Request Tickets. The request goes directly to our technicians and our service managers. Our size and manufacturers resources allow us the best pricing of new and replacement parts, of which these savings are passed onto our customers.



William Beaumont Hospitals

Royal Oak and Troy, Michigan



Project Data

Completion: On going

Value of Work Performed: More than \$25,000,000

Size: 112,000 square feet

Project Description

- Beaumont Royal Oak—Heart Center
- Beaumont Royal Oak—Surgery Expansion
- Beaumont Royal Oak—Emergency Expansion
- Beaumont Royal Oak—Critical Care Tower
- Beaumont Royal Oak—Central Tower Renovations
- Troy Beaumont Hospital—West Expansion
- Troy Beaumont Hospital—West Ambulatory Care
- Troy Beaumont Hospital—East Ambulatory Care
- Troy Beaumont Hospital—Emergency



Scope of Work

- Walls, ceilings and soffits
- Insulation systems
- Synthetic plaster systems
- Conventional plaster systems
- Spray applied fireproofing
- Acoustical ceilings
- High-performance acoustical ceilings
- Acoustical wall panels
- Wall protection Items
- Lead-lined radiation protection board
- Doors/frames and hardware installations



C.S. Mott Children's Hospital

University of Michigan



Project Data

Completion: 2012

Approximate Contract Value: \$1,500,000

Project Description

The new University of Michigan C.S. Mott Children's and Women's Hospital is currently underway on the U of M campus. The steel beams for the 12-story inpatient tower, as well as 2,300 foot free-standing cranes, are erecting the steel on the building site. Construction will soon begin on the 9-story clinic tower.

The new facility, scheduled to open in 2012, with a total of 1.1 million gross square feet, is the second largest construction project in Michigan. It will include a 9-story tower for clinic space and a 12-story tower devoted to inpatient care that will bridge inpatient and outpatient services within medical disciplines to create a programmatic approach to patient care on each floor.

The facility plans to pursue LEED certification.

Scope of Work

- Exterior heavy gage framing
- Densglas sheathing
- Cement plaster canopies
- Thermal insulation





Henry Ford West Bloomfield

In-Patient Units

Diagnostics and Treatment Center



Project Data

Completion: February 2009

Approximate Contract Value: \$2,000,000

Project Description

The 4-story, 300 bed patient tower, and overall 677,000 square foot addition consists of a highly-advanced state-of-the-art diagnostic and treatment center surrounded by natural woodlands and wetlands to enhance the healing environment.

The facility plans to pursue LEED Silver certification.

Scope of Work

- Exterior enclosure
- EIFS
- Rough carpentry
- Interior drywall wall systems
- Acoustical ceilings
- Doors and hardware





Project Data

Completion: 1999

Approximate Contract Value: \$5,000,000

Size: 50,000 square feet

Project Description

The project included an entire exterior renovation of the existing IRS building. This project consisted of two main areas of work including the construction of three large additions (50,000 sf) of composite EIFS panels/structural steel. To meet the aggressive winter schedule of this project PCP started composite panel fabrication prior to the structural steel delivery. This was accomplished through numerous coordination meetings with the structural engineer, steel contractor, construction manager and the architect. Once the final panel layout was agreed upon, the panels were fabricated in an on-site panel shop and craned into place. The second element to this project was to dress-up the existing building with extensive automotive-inspired "gold" EIFS trims and surface applied items.

Scope of Work

- Exterior light gage framed panels
- Exterior Insulation Finish Systems (EIFS)
- Ornamental EIFS cornice shapes
- Constructed on-site panel shop
- Spray-applied fireproofing
- Drywall/metal framing



Northwest Airlines World Gateway Midfield Terminal Romulus, Michigan



Project Data

Completion: 2002

Approximate Contract Value: \$36,000,000

Length: 1 mile long

Length of Walls Installed: 30 miles

Sq Ft of Drywall: 2.5M

Sq Ft of Ceilings: 1.5M

Man Hours: 300,000

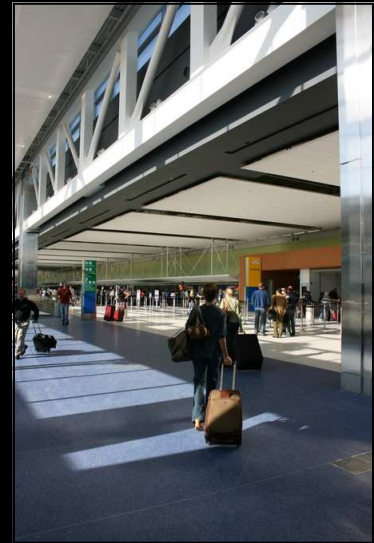
of Field Personnel at Peak: 170

Project Description

This terminal is a work of art. From the exterior, the curving metal roof symbolizes wings and flight. Inside, the arched ceilings make the interior open and spacious. The facility provides travelers with easy access to a wide variety of shopping and restaurant options before or between flights.

Scope of Work

- Interior wall and soffit metal framing
- Drywall hanging and taping
- Perforated ceiling systems
- Acoustical ceilings systems
- Specialty ceiling systems
- Exterior framing and sheathing
- Exterior metal panel systems
- Doors/frames and hardware installations
- Special scaffolding systems





The Mall at Partridge Creek

Sterling Heights Michigan



Project Data

Completion: July 2007

Approximate Contract Value: \$4,500,000

Project Description

The Partridge Creek Mall is a sprawling, user friendly outdoor-style mall, with all the conveniences and modern amenities that go along with a Taubman Companies, retail outlet. With anchor stores such as Parisian, Nordstrom, an MJR Theatre, California Pizza Kitchen and other restaurants, as well as mall conveniences such as heated walkways, close proximity between all stores, plenty of lounging areas along with Bocce ball courts and life size chess games, the Partridge Creek Mall sets the pace for customer service and convenience to all shoppers alike.

Scope of Work

- Exterior light gage framing
- Exterior panel brick system
- Exterior EIFS plaster water management systems
- Caulking and sealants
- Interior demising partitions
- Parisian exterior framing and EIFS facade





Cardiovascular Center

University of Michigan



Project Data

Completion: 2007

Approximate Contract Value: \$7,000,000

Size: 350,000 square feet

Project Description

The University of Michigan Cardiovascular Center's new clinical building will unite the U-M Health System professionals, services and programs dedicated to heart and vascular care. The facility consists of 350,000 sq ft of surface area and 6 floors that house operating rooms, patient rooms, clinics, classrooms, offices as well as specialized service facilities, including the heart-healthy café. The complex will serve outpatient visits and tests from surgery through recovery.

Scope of Work

- Interior wall and soffit metal framing
- Interior drywall hanging and taping.
- High-performance acoustical ceilings
- Acoustical wall panels
- Thermal insulation





Computer Science & Engineering Building

University of Michigan



Project Data

Completion: 2006

Approximate Contract Value: \$2,000,000

Project Description

The \$40 million, 100,000 sq ft University of Michigan Computer Science and Engineering building is an instructional and academic facility that supports computer science, information technology and engineering disciplines. The building houses research laboratories, two classroom auditoriums, and two computer-assisted engineering network laboratories. Featuring wireless Internet in the entire structure, the building includes a four-story staircase in a natural light-enriched atrium plus a cafe. Intended to foster interaction, the facility includes 56 faculty offices and offices for graduate students, as well as informal lounge and meeting areas throughout the building.



Scope of Work

- Interior wall and soffit metal framing
- Interior drywall hanging and taping.
- Exterior framing and sheathing
- Interior scaffold systems



John D. Dingell VA Medical Center MRI Installation Detroit, Michigan



Project Data

Completion: May 2008

Approximate Contract Value: \$1,100,000

Project Description

The John D. Dingell VA Medical Center is a 108-bed full service medical center that provided primary, secondary and tertiary care. The project included the demolition and remodeling of the MRI unit and room.





VA MC Detroit Angio

