

The Phoenix Apartments: Bladensburg, Maryland

Background:

The Phoenix Apartment Building was previously known as Park Place Towers. This property consists of three 10 story apartment buildings with 450 units. The previous ownership group managed the building for many years but as the property began to show its age they decided to look for a buyer. The interested group was Federal Capitol Partners and The Donaldson Group. Federal Capitol Partners and The Donaldson Group purchase properties that may have seen better days. They renovate the properties and then look to sell the property. One might say they “flip” apartment buildings.



The Problem:

Before purchasing the property and while completing their due diligence, Federal Capitol Partners and The Donaldson Group discovered reoccurring plumbing leaks. As renovations began on the property, the building continued to experience pinhole leaks on a weekly basis. This confirmed their initial plan to fix the piping system as part of their renovation of the property. They may have considered re-piping in the past but because of the nature of their business, Federal Capitol Partners and The Donaldson Group had already introduced themselves to pipe restoration on a previous project. ACE DuraFlo was the answer.



The Solution:

ACE DuraFlo began working on the first of three buildings in January 2008. The project was scheduled to last 42 weeks. As the ACE DuraFlo Team progressed through the restoration project they were able to increase their productivity. The project was completed in 38 weeks, 5 weeks ahead of schedule. Once the project was completed, one of the Project Managers, Jim Minnick said, “If all of my contractors were like you guys, I would be able to work from home!” He also mentioned that ACE DuraFlo’s customer service and responsiveness were fantastic. “You all even helped us with issues having nothing to do with your scope of work.” When asked if he would recommend our services in the future, Mr. Minnick replied, “I already have.”

ACE DuraFlo – The Repiping Alternative

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