

ROK Builders Major Maintenance/Spot Renovation Services:

Maintaining your property in first class condition and keeping every room in service is critical in any economy, especially today's. Despite all of the efforts to maintain your property, unforeseen issues and situations arise that negatively impact guest satisfaction, room count and operations. ROK Builders is uniquely positioned to assist you with these major maintenance, preventative maintenance, cosmetic, and repair issues. As part of a company that has owned and operated its own hotel portfolio for over 45 years, we understand the critical nature of any issue that impacts guests and/or operations and how vitally important it is to quickly assess and correct any issue.

ROK Builders is able to assist you with:

- Quickly diagnosing an issue, identifying preventative maintenance opportunities, and assisting with cosmetic upgrades
- Developing and recommending a time and cost efficient correction and/or change/upgrade
- Overseeing the management of the correction or change/upgrade, ensuring that it is done quickly, correctly and efficiently

Some of the Major Maintenance/Preventative Maintenance/Cosmetic/Repair areas that ROK Builders can assist you with include:

Exterior envelope:

- Leaking windows
- Siding repair and maintenance including EFIS, repainting of exterior building
- Roof patch, repair
- Site work and parking lot maintenance including sink holes, curbing, landscaping, drainage, wetlands, painting, seal coating

Interior building areas:

Guestroom cosmetic work, preventative maintenance, and/or damage caused by water, guests, other:

- Carpet and tile
- Wall vinyl and paint
- Case good touchup/restoration
- PTAC cleaning, replacement

Public area cosmetic work, preventative maintenance and/or damage:

- Carpet and tile
- Wall vinyl and paint
- Case good touch-up/restoration

ROK can also assist you in the assessment and correction of certain building systems including:

- HVAC
- Plumbing & Mechanical systems
- Electrical & Communication systems
- Conveying equipment
- Fire systems/Life Safety

Contact Fred Roedel III at 603-654-9172 or email at fredroedel@roedelcompanies.com if you have any questions or need additional information on what we can provide.