



**ORANGE COAST**

**BUILDING SERVICES, INC.**

*General Contractor/Consultants*

**clearly a cut above**

**24/7 Emergency Service**

**Reconstruction Services**

**General Contracting Services**

**Maintenance & Repair**

**Restoration Services**

**Deck Structure & Waterproofing**

**Rehabilitation and Retrofit**

**Weatherproofing**

**Carpentry & Repair**

**Fencing, Gates & Doors**

**Roofing Repairs**

**Maintenance Program**

**Electrical & Lighting**

**Mold Remediation**

**Window Replacement**

**Expert Witness**

**Decay Repair**


**Structural Upgrades**

**Project Management**

**Invasive Testing**

**Storm Drain & Gutter Cleaning**

**Construction Management**



We're not your typical construction company. In fact, we're far from it. Our extraordinary construction service is legendary. It starts with our foundation— an outstanding reputation for superior quality craftsmanship, a specialized in-house labor force with decades of project management,

**OCBS is not your  
typical construction  
services company.**

consulting and general construction service experience and an unparalleled responsiveness to our client's needs. For over 25 years we've built solid, long standing relationships with managers, board members, developers, insurance companies and homeowners throughout Southern California.



## **The OCBS blueprint**

The blueprint for our client's work begins with an essential component: thorough and detailed planning. With a strong plan and sound fiscal management, we successfully build projects ranging in budgets from hundreds to millions of dollars. From gate latch repair to site wide construction, OCBS does it all.

The confidence and respect we have earned in both the financial and insurance communities parallels the trust placed in Orange Coast Building Services by thousands of satisfied clients.

Customer communication is our priority. Our 24-hour, 7-day-a-week "on-call" program offers immediate and personalized service. Our team of 150 craftsmen and fleet of fully stocked, radio dispatched service vehicles support our full line of services.

### **BELFLORA**

*"We were impressed with their attention to detail, high level of expertise and professionalism.*

*We wanted the best quality and value, and that's what we received."*

**Craig Holverson**

### **SUMMIT RENAISSANCE**

*"They did a bang-up job. We had absolutely no complaints from homeowners and they came in \$500,000 under budget. We were very happy with the quality and speed in which they completed the project."*

**Paul De Moss**

## **Maintenance— Above and Beyond**

We don't just give you what you ask for, we give you what you need. Acute attention to detail, expert problem solving and extensive experience are key in our approach to your maintenance issues. We evaluate alternative options and provide optimum solutions. This can save money and eliminate frustrations which translates to happy homeowners, associations and management companies.

## **25 years of Restoration Services**

Being in business for 25 years has its advantages. We know how to get to the root of the problem. Quickly. And, with a track record of servicing hundreds of associations in Southern California, chances are we're already familiar with your project. Whether wind, water or fire damage, our quick 24/7 emergency service response often reduces homeowner inconvenience, avoids more extensive damage and results in an expeditious resolution.





## **Problem Free Construction Services**

Our construction operation is often seamless. Our team takes pride in avoiding or solving problems, leaving the management company free to perform their other job responsibilities. Whether its a high rise building or single family home, our turnkey system for project completion also leaves homeowners happy and satisfied.

Our homeowner communication eliminates managers tedious burden of day-to-day notifications. Our door hanger and completion notifications keep everyone abreast of the project's disposition. Utilizing a thorough communication plan, OCBS reduces the tension associated with torn-up yards, unsightly construction equipment and parking problems that result from reconstruction work. We strive to make projects painless and problem free.

### **SEAGATE COLONY**

*"OCBS is our best insurance against the need for secondary repairs- they do it correctly the first time. Our Board of Directors uses them with complete confidence."*

*Cheryl Coleman*

### **We Offer Peace of Mind**

In water abatement and mold remediation timing can be everything. Quick response, investigation and facility testing is critical in identifying and isolating the problem.

We educate our employees through rigorous training and written examination. We have invested in customized training and procedure manuals for identification, testing and remediation of water abatement and mold. We partner with insurance companies and environmental firms to assist in our educational program's development.

Our unique services also offer superior insurance coverage. They include coverage for urban runoff, mold, spilled chemicals and other pollutants. In a market where policy exclusions are making it difficult to get insurance coverage, our plan offers peace of mind.





## **Cost Effective and On-time**

We offer alternative construction methods which can reduce costs and minimize disruptions. Our experience in every aspect of planning and project execution, infuses synergy in the project to achieve successful completion.

At Orange Coast, we take pride in doing-the-job-right the first time. Unfortunately, not all contractors follow this philosophy. When quality or schedule disputes arise with another contractor, we can help. We quickly address the problems and perform construction management functions to resolve them.

## **Construction Defects**

Our vast experience enables us to identify defect problems early so repairs can be made before serious damage occurs. This allows developers, BODs, managers, attorneys and OCBS to work together on corrective repairs without costly litigation. If litigation is necessary, we do perform destructive testing as a non-biased participant.

## **Preventive Maintenance**

When the goal is to protect, maintain and enhance a community, proactive maintenance is the key to success. Our preventive maintenance programs establish detailed schedules and periodic inspections to quickly identify trouble areas and maximize the life expectancy of the association's assets.

***“Thanks to Orange Coast, we avoided a costly lawsuit. They oversaw the project’s construction and helped us avoid even larger problems than the defects.”***

***Mary Lou Estancia***





## The Team

We're an accomplished team of highly trained technicians who's commitment to our craft ensures that projects are completed dependably and accurately. From the project superintendent down to the final clean-up crew, our team-based approach targets delivering value-added services that continually exceed our clients' expectations in both quality and service.

Our organization is made up of people who understand how important quality home construction is to a customer, and take this responsibility to heart. With over 25 years in the building industry, Orange Coast Building Services offers the experience, capabilities and a strong team of professionals to service all of your building needs.

### SEACLIFF COURT

**"OCBS treated our project like it was their own home. They found faster and better ways to approach our cost plus contract. As a result, we had extra work done with the money we saved."**

**John Kazarovich**





## **Affiliations**

We also are active and contributing members of the following professional organizations:

- American Institute of Architects (AIA)
- American Society for Testing and Materials (ASTM)
- Building Industry Association of Southern California (BIA)
- California Association of Community Managers (CACM<sup>SM</sup>)
- Community Associations Institute (CAI)
- Construction Specifications Institute (CSI)
- National Roofing Contractors Association (NRCA)



### **THE OCBS ADVANTAGE**

***Builds Confidence***

***Exceeds Objectives***

***Communicates Effectively***

***Ensures Quality***

***Unveils Solutions***

***Alleviates Problems***

***Mitigates Damages***

***Enhances Safety***

***Saves Time***



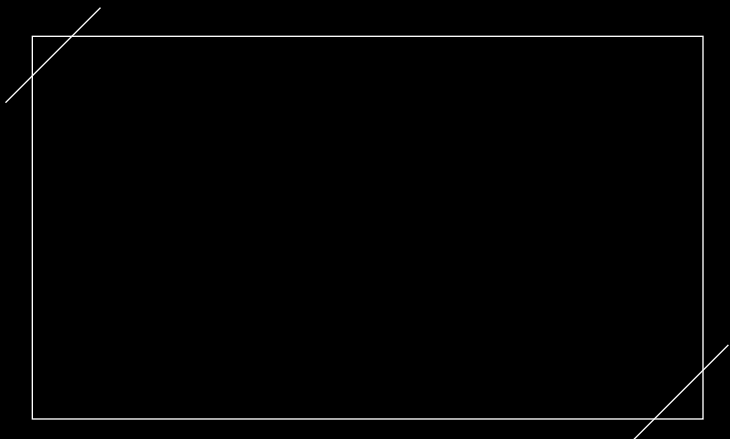
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