

COMMERCIAL

Construction, Restoration,
Repairs & Maintenance

SPRING 2025



NEWSLETTER

Spring Into Action: Prep Your Commercial Property for the Warmer Seasons



Spring has officially arrived, bringing with it longer days, warmer temperatures, and a fresh opportunity to revitalize your commercial property. After a cold, wet, harsh winter, your buildings and their surroundings likely need some attention to ensure they're in top shape for the busy months ahead.

All of our clients, whether hospitality, education, government, healthcare, sports and entertainment, or commercial real estate, can benefit from proactive preparation to enhance the appeal, functionality, and longevity of properties and facilities.

Here's a step-by-step guide to getting your commercial property spring-ready.

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WHAT'S INSIDE...

1. PREPARE YOUR PROPERTY FOR SPRING!

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SOLUTIONS.**

Spring Into Action: Prepare Your Property for the Season *(continued)* >

1. Start With a Thorough Exterior Inspection

The first thing to do is assess—take a look at what winter wrought! Winter can take a toll on any building, and your commercial property is no exception.

Start by walking the perimeter and inspecting key structural elements. Look for signs of damage caused by snow, ice, or wind. Check the roof for missing shingles, leaks, or clogged drains—small issues now can become costly repairs if ignored. Examine siding for cracks or peeling paint. Ensure windows and doors are intact and properly sealed.

A detailed inspection sets the foundation for a successful maintenance plan. If you note any issues that need expert repair, restoration or other maintenance, reach out to us!

2. Roof Repairs are Paramount

Roofs are an especially vital checkpoint after a rough winter season, as your roof will also stand as a key protection against the harshest summer weather as well. After the winter winds, snow and ice buildup, spring is the best time to inspect your building's roof.

Check for leaks or structural damage. Check the entire surface for any apparent damage, loose seams or areas of water accumulation (puddling). Clear gutters, drains, and downspouts of debris to prevent water backup. Make sure drainpipes are properly secured and not damaged. Remove any debris from roof covering, especially leaves or plant materials. And check roof penetrations to ensure they are properly sealed.

3. Refresh Your Landscaping

Your landscaping is often the first thing tenants, clients, or customers notice. Spring is the perfect time to breathe new life into your outdoor spaces and prepare your entire landscape for the season. [CONTINUED >](#)



EMPLOYEE SPOTLIGHT

Mike Carter

CONSTRUCTION SUPERINTENDENT

What do you enjoy most about your role?

That I'm never in the same place or doing the same thing for too long. It's a constant phone ringing, issue-solving atmosphere that can be overwhelming at times but wait five minutes and all that can change. Sometimes for the good and other times to add an additional challenge.

How has your time at PBI been for you so far?

Fast. The moment I was hired and completed my onboarding I immediately went out into the field. Within three hours I was handed a set of blueprints and the questions started.

What's a project or accomplishment you're particularly proud of?

All of them. From the tight deadline of the Harford School job, I was Site Super on to the Lighthouse as my first Project Manager job to Camden Yards that I'm on now.



What advice would you give someone starting in a similar role or joining the PBI team?

You'll get it. One foot in front of the other and keep going. Use your resources. Reach out if you need help and remember tomorrow's a new day.

Outside of work, what are some of your hobbies, or something interesting about yourself that nobody at work knows?

I own a taxidermy studio in Harford County. I compete at various shows with my art and all this revolves around my wife and girls' schedules. Both of my girls are busy with activities so my life all the way around is a constant go. ■

Begin by clearing away fallen branches, leaves, and other debris that accumulated over winter (this not only looks good, but keeps your property safe as well). Trim overgrown shrubs and trees to maintain a neat appearance and prevent potential hazards. If flower beds or planters are looking like they're had their day, consider adding fresh mulch, seasonal flowers, or hardy perennials to brighten the space.

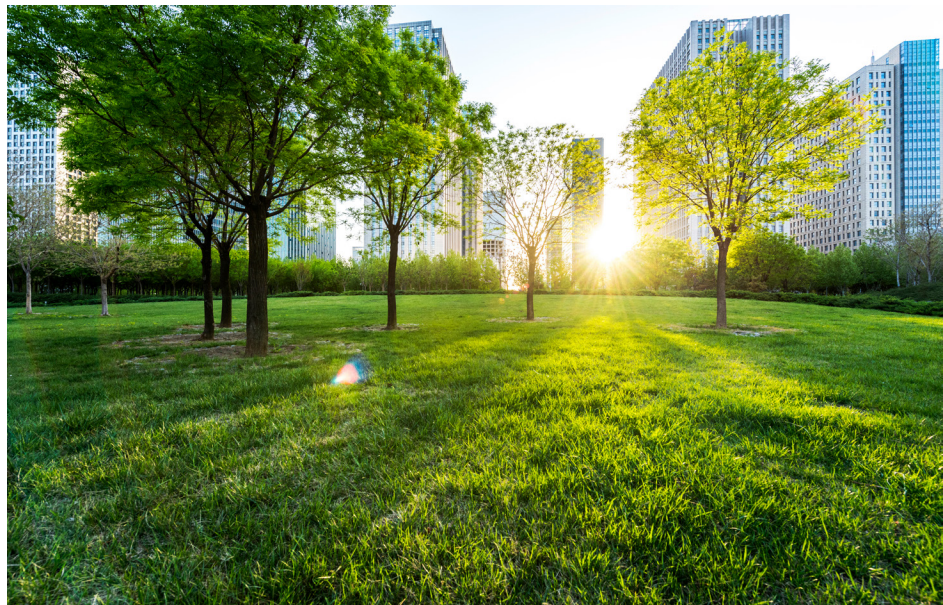
Clear out old landscape material, replacing weed control material as needed. If you have a designated landscaping company, meet with them to plan spring and summer planting, maintenance and weed control.

4. Test and Tune Up HVAC Systems

As temperatures rise, your HVAC systems will shift from heating to cooling mode. The time to make sure all is in working order is now, before the heat sets in! Because HVAC systems are complex, with a lot of moving parts, they require plenty of regular maintenance. Have a professional inspect and service your units. Replace air filters, check refrigerant levels, and ensure all components are running efficiently. A well-maintained HVAC system keeps tenants comfortable, reduces energy costs, and prevents unexpected breakdowns during peak usage. If your property has multiple units, create a maintenance schedule to tackle them systematically.

5. Clean and Repair Walkways and Parking Areas

Winter weather is rough on walkways, parking lots, and driveways, usually leaving them looking worse for the wear. Salt, snowplows, and freeze-thaw cycles in our part of the country typically result in cracks, stains, and uneven surfaces. Now's the time to remedy and restore. You'll need a power wash to remove dirt and grime from sidewalks and entryways, giving them a polished, welcoming look. Parking lots may need potholes filled, and asphalt resealed, or concrete as needed to prevent further deterioration. Freshly painted lines also improve safety and navigation for visitors and employees alike. [CONTINUED >](#)





6. Plan for Pest Control

Warmer weather often brings an uptick in pest activity, and commercial properties can be prime targets. Inspect your building for signs of rodents, insects, or other unwanted guests—look for droppings, chewed materials, or entry points like gaps around doors and windows. Seal any vulnerabilities and consider scheduling a

professional pest control service to establish a preventive plan. Keeping pests at bay protects your property's reputation and ensures a safe, comfortable environment for everyone.

7. Evaluate Drainage and Irrigation Systems

Spring showers can reveal weaknesses in your property's drainage and irrigation setup. Inspect storm drains, retention ponds, and grading around the building to ensure water flows away from the foundation. Clogged or damaged drainage can lead to flooding or erosion, threatening your property's stability.

If you have an irrigation system for landscaping, test it for leaks or broken sprinkler heads and adjust watering schedules to match spring rainfall or account for warmer times of day (early morning or early evening can be good spring watering times). Proper water management protects your investment and keeps the grounds looking beautiful.

8. Review Safety Features

Finally, use spring as an opportunity to ensure your property meets all safety and regulatory standards. Test fire alarms, sprinklers, and emergency lighting systems to confirm they're fully operational. Check that exits are unobstructed and clearly marked. If your property falls under specific industry regulations (e.g., healthcare), verify compliance with any seasonal requirements. A safe property isn't just good practice—it's a legal and ethical priority.

FINAL THOUGHTS

Preparing your commercial property for spring takes effort, but the payoff is worth it. A well-maintained building attracts tenants, impresses clients, and operates more efficiently, saving you time and money in the long run.

Spring is a busy season, so don't wait to book necessary repairs or upgrades. Getting on a professional's calendar now avoids delays later and minimizes disruptions. **At PBI, we're ready to jump in and serve all your springtime commercial restoration, renovation, repair and maintenance needs.** Call 1-800-PBI-1988! ■

National Institute of Health Needed Specialty Services



National Institutes for Health was in need of a trusted partner to provide specialty services throughout their campuses. Whether we're doing renovation, restoration, or construction, there's no room for error in such a sensitive environment.

There are many complex challenges when completing projects at the NIH. Most of the space involved is laboratory space filled with highly sensitive equipment. The campus is extraordinarily busy, and the people occupying that space are charged with protecting our public health. They must be able to continue their critical research during construction. There are issues with security and confidentiality to be considered as well.

PBI has become a trusted partner for the NIH for ongoing work. Rather than vetting new contractors for every project and risking the results, NIH has had a reliable resource in PBI for maintaining its campus and ensuring a safe, sterile environment. We can often be found running multiple projects at one time, and we always expedite and mobilize a response to urgent issues in two hours or less.

When a project is completed, PBI's work must be inspected and cleared by the in-house industrial hygienist.

To date, PBI has resolved issues for NIH involving water mitigation, structural , cleaning, COVID-19 related cleaning, mold remediation, sewage remediation, fire restoration, temporary dehumidification, haz-mat cleaning, and controlled demolition.

For 30 years, PBI has thrived on finding solutions for unique, challenging situations where ensuring minimal disruption to an occupied space is critical. Our extensive resources and strategic partnerships allow us to respond to virtually every need, and that versatility combined with our relentless pursuit of quality continues to support the life-changing research being performed at the NIH. ■