



**Corporate Real Estate Services
Store Development
Property Management
Phoenix, Arizona**

ACS Services Provided:

**Property Management
Store Lease Renewal Negotiations
National Store Remodel Program
CAM Audit Program**

ACS assignment – PetSmart was growing not only by the addition of new stores but significantly by the purchase of other pet supply companies. To ensure brand identity and consistency, the coordination of the store remodel program was very important. **ACS** was tasked with evaluating, scheduling and monitoring the roll-out of the remodeling program. This also involved interactions with existing landlords and store management.

ACS was also assignment the supervision of the Property Management Department. This involved the management of several property managers and coordination with the Legal, Construction, Store Development, Facilities and Accounting Departments.

Results

ACS Managed the remodel of more than 25 existing store locations. Services included:

- Coordinating activities between property management and the construction departments.
- Contacting landlords and coordinating remodel activities.
- Managing and reporting status of remodel schedule to senior management.

ACS Managed the Property Management Department for more than 250 stores. Services included:

- Review and abstracting of new leases.
- Monitoring lease obligations and communicating with landlords and store management.
- Coordinating and monitoring store services' requirements with both landlords and Store Facilities Department.
- Negotiating Lease Modifications and Renewals.
- Assisting Store Management with various requirements and issues.
- Oversight of CAM Audit Program. Including extensive interface with landlords and their accounting staff.
- Regular interface with Senior Management Staff, Store Development Group and Store Management Staff.
- Selection and oversight of the HQ 3rd party property management staff.
- Selection and oversight of the HQ 3rd party foodservices company.
- Coordination of the office facilities requirements for all HQ departments.