

PaulsCorp Streamlines Large-Scale Multifamily Renovations Using FacilGo



COMPANY
PAULSCORP

LOCATION
DENVER, CO

FOCUS
PROPERTY
MANAGEMENT

UNITS
1250

PROPERTY TYPE
CONVENTIONAL
MULTIFAMILY
RESIDENTIAL

FACILGO LAUNCH
NOV 2021

BACKGROUND

Formed in 1993 by industry leading executives in the Denver market, PAULS is a family-owned company with a longstanding reputation for quality work and excellent relationships. Their experienced team works alongside local development, management, and construction teams to build strong connections and meet their community needs and the highest design standards

CHALLENGE

A leader in property management in multiple markets, PAULS set out to renovate 1250 units across 15 properties in Texas and Oklahoma. Such a large project required a serious commitment of resources and PAULS would need to be extremely efficient to achieve the desired return on investment in the shortest period. The PAULS team needed a way to efficiently allocate work to suppliers, ensure negotiated pricing was leveraged and adhered to, track supplier progress, organize their workforce, review before and after pictures, and ensure unit turn over to operations was efficient and did not impact operational budgets.

SOLUTION

As Purchasing Manager at PAULS, Barbara Wood understood the need for a platform that would reduce contractor pricing. "We chose FacilGo to ensure service supplier pricing was leveraged on POs and mapped to invoices by unit per task," she says. "It's a good way to control costs for such an ambitious project."

RESULTS

The renovation project lasted from November 2021 to December 2024 and was a success, thanks in part to FacilGo. Working across 15 properties in Texas and Oklahoma, PAULS completed renovations on 1250 units and released 3,950 POs. The total invoice value for the project came out to \$8.35 million, with 3,899 invoices processed.

Transactions are well-defined and Facilgo also uses a change order process when suppliers find issues. FacilGo makes it easy to obtain lien waivers from every supplier with each unit invoice submitted. FacilGo also allowed PAULS Field Managers to control work allocation across their entire supplier base, rather than stick to two or three supplier options for each task.

“Reporting at the unit level to compare actual renovation invoice totals against planned charges is extremely convenient,” says Wood, who concludes, “The automated change order management process proactively identified and managed all our out-of-scope work, while the automated lien waiver process saved considerable time for our 23 suppliers who were managed using FacilGo.”

PAULSCORP (“PAULS”) RESULTS WITH FACILGO SINCE NOVEMBER, 2021

- Total units completed: 1250 across 15 properties in 2 states
- Total POs released: 3,950
- Total invoice value: \$8.35M
- Average invoice approval time: 4.1 days
- Total invoices processed: 3,899
- Service suppliers managed: 23