



COMMON AREA MAINTENANCE PROGRAMS

smartsolution

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Our Common Area Maintenance Programs (CAMP) maintain, protect and enhance your community through monthly repairs, maintenance and inspections of all common area building components. Our programs are affordable and flexible. A ProTec Inspector will first perform a free maintenance audit of your community, create a photo report for your review, and if requested, meet your Board of Directors to answer questions.

Common Area Maintenance Programs we can provide your community:

- General Maintenance Programs
- Facilities Maintenance Programs
- Janitorial Maintenance Programs*
- Lighting Maintenance Programs
- Painting Maintenance Programs
- Plumbing Maintenance Programs*

* Limited Coverage Areas

PROGRAM FEATURES

- ✓ A maintenance technician dedicated to your community
- ✓ Discounted hourly rate (up to 20%)
- ✓ Quarterly walkthrough photo report
- ✓ Flexibility to increase or decrease program hours
- ✓ Discounts at material houses
- ✓ Account Manager and Department Manager oversight
- ✓ Access to ProTec's specialty tools and equipment
- ✓ Accessible records of monthly maintenance history

PROGRAM BENEFITS

- ✓ All work is 100% guaranteed; we fix it or you don't pay
- ✓ Quality work done quickly
- ✓ On-call emergency technician available 24-7
- ✓ Decreased insurance costs and liability
- ✓ Eliminates the bidding process for small jobs
- ✓ Increased curb appeal = increased property values
- ✓ Monitoring of water, gas and utility usage

PROTEC CASE STUDIES

IMPROVING QUALITY OF LIFE

Small Capital Project: Maintenance vs. Repairs

Every month your SDG&E (or PG&E) meter reader opens the doors to each of your buildings utility cabinets/rooms. Because the doors are not used but once a month they have a tendency to become impinged due to rusting and disuse. Therefore, over time the meter reader has to muscle the doors open. Eventually the door hinges become so tight that the meter reader accidentally breaks the door jamb. Or homeowners and children access the doors and break them by accident. One way or the other the HOA is now paying over \$500 to repair or replace the door jamb. On the other hand, if the HOA had a Common Area Maintenance Program (CAMP) in place then their on-site technician would have lubricated all of the utility room closets once a quarter at a cost of approximately \$75 in labor and materials. If 10 door jambs required replacement per year then the total annual cost of Corrective Maintenance (10 x \$500 = \$5,000) is much greater than that of your CAMP (4 x \$75 = \$300) or a savings to the HOA of approximately (\$5,000 - \$300) \$4,700. Maintenance today saves money tomorrow.

“...deferring repairs often creates bigger problems that lead to larger projects which will require difficult special assessments.”

- The Educational Committee for Homeowners (ECHO)

Large Capital Project: Deck Replacement

A large community of 230 condos in San Diego had decks that were in different stages of decay; some needed repairs and some were unsafe and needed immediate replacement. The board hired an architect to develop a deck replacement specification and bids for the replacement of all 230 decks. The bids ranged from a low of \$1,771,000 to a high of \$2,093,000. The board then attempted to impose a “Special Assessment” on the 230 homes of \$7,800 each. There was extreme displeasure by a large contingent of the membership and efforts began to recall the board. That is when ProTec was contacted. ProTec’s inspector did an analysis of each of the 230 decks and determined that only 7 decks needed to be immediately replaced because of safety concerns. ProTec replaced 7 decks immediately and thereafter, replaced another 84 decks at the pace of 5 decks per month for 18 months at a cost of \$6,780 per deck or \$616,980, paid over 20 months, as each deck was replaced. An additional 52 decks required repairs at a cost of \$48,552. The remaining 87 decks required varying degrees of minor repairs and maintenance at a cost of \$31,540. The total project cost was (\$616,980 + \$48,552 + \$31,540) \$697,072. In the end the board not only saved “at least” \$1,073,928 by not replacing all of the 230 decks, but it also avoided being recalled. The grateful community manager avoided additional gray hairs. That’s a win-win-win result. Most of this cost could have been avoided in the first place if the decks had been maintained under a monthly Common Area Maintenance Program (CAMP).



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