

Reframing Camp/Conference Center Maintenance

Creating a sustainable and safe outdoor
environment

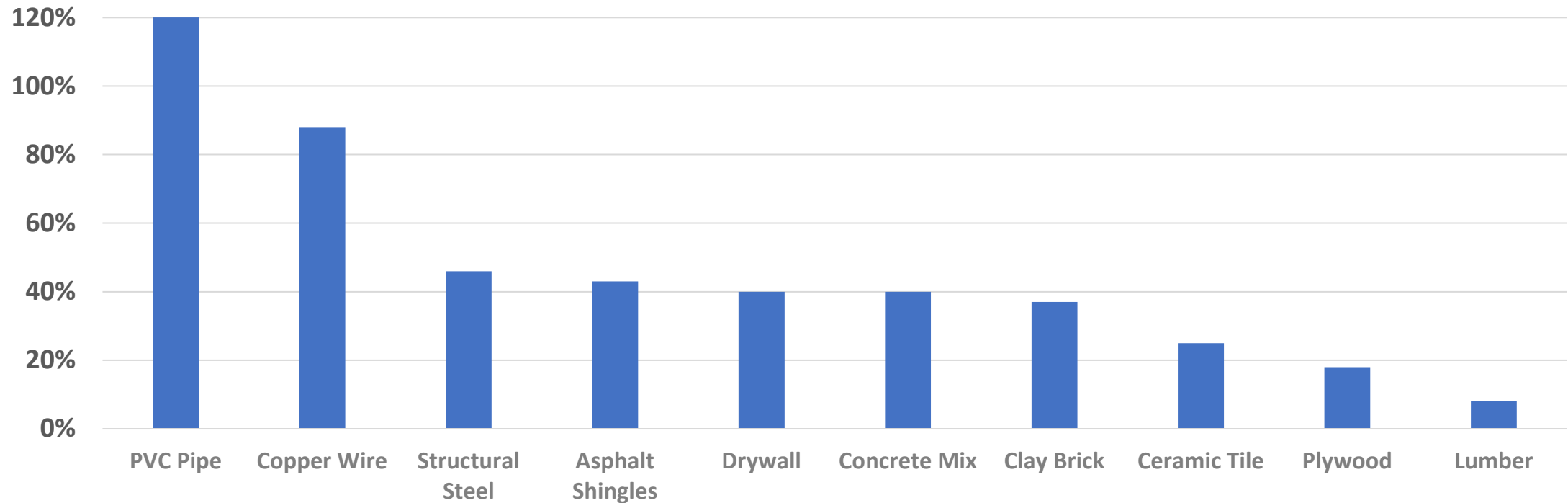
Deferred Maintenance:

Refers to the postponement of necessary repairs, upgrades, or replacements of building components or systems beyond their expected service life

Cost to your Camp/Convention Center

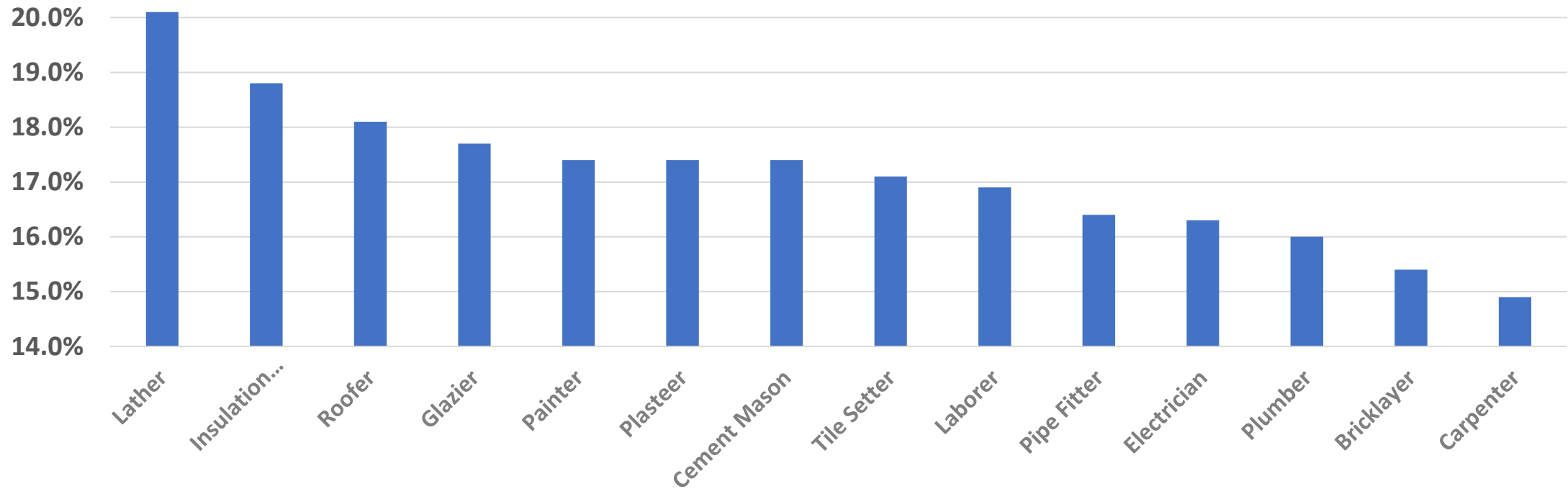
Building Cost Inflation

Change in Material Cost
November 2018 – November 2023



Labor Cost Inflation

Change in Labor Cost
November 2018 – November 2023



Impacts to Your Camp/Convention Center for Deferring Maintenance



Safety and Security: Neglected maintenance can compromise the safety and security of building occupants. For example, failing to repair faulty wiring can increase the risk of electrical fires, while ignoring damaged flooring can lead to slips and falls.



Asset Degradation: Over time, deferred maintenance accelerates the deterioration of building assets. What could have been a minor repair may escalate into a major renovation if left unaddressed, resulting in higher costs and longer downtime.

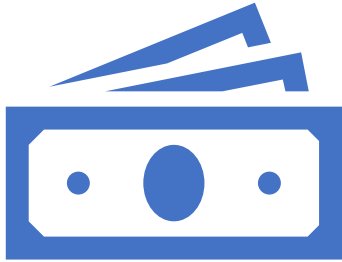


Decreased Efficiency: Deferred maintenance can reduce the efficiency of building systems, such as [HVAC](#), lighting, and plumbing. This not only impacts occupant comfort but also increases energy consumption and operational expenses.



Diminished Property Value: Neglected maintenance can detract from the overall aesthetics and functionality of a facility, diminishing its market value and attractiveness to tenants, guests or buyers.

Your Insurance and Deferred Maintenance



Insurance to
value/replacement cost



Insurance companies can influence corporate risk-taking by putting a price on risk, excluding coverage, or refusing to insure.

Deferred Maintenance:

Refers to the postponement of necessary repairs, upgrades, or replacements of building components or systems beyond their expected service life

Preventative Maintenance:

is maintenance that is proactively performed on an asset with the goal of lessening the likelihood of failure, reducing unexpected downtime, and prolonging its useful life.

Areas to Manage Maintenance Budgets



Prioritize Critical Needs: Identify the most pressing maintenance needs that pose safety risks or significantly impact operations. Allocate resources to address these issues promptly, preventing them from escalating into more costly problems.



Implement Preventive Maintenance Programs: Adopting preventive maintenance strategies can help minimize the need for reactive repairs and extend the lifespan of building assets. Regular inspections, routine servicing, and predictive maintenance techniques can identify potential issues early on, allowing for timely intervention.



Establish Long-Term Maintenance Plans: Develop comprehensive maintenance plans that outline scheduled repairs, upgrades, and replacements based on asset condition assessments and lifecycle projections. This proactive approach enables better budget forecasting and resource allocation.

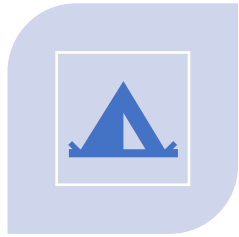


Invest in Technology and Automation: Is there opportunity to leveraging technology solutions, such as computerized maintenance management systems (CMMS) and building automation systems (BAS), can streamline maintenance workflows, improve asset tracking, and optimize resource utilization? While there may be upfront costs associated with implementing these systems, the long-term benefits in terms of efficiency and cost savings outweigh



Create a program and process: Implement a framework for identifying, prioritizing, and addressing maintenance backlog, empowering facility managers to make the most of their available resources. Break the cycle of deferred maintenance, enhance asset performance, and create safer, more efficient environments for guests and employees or volunteers.

Type of Inspections



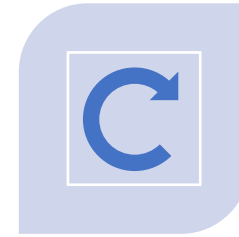
PRE-CAMP
INSPECTIONS



POST-CAMP
INSPECTIONS



GROUNDS



PLUMBING



ELECTRICAL



ROOF

Pre and Post Checklists

- Pre-camp inspection allows you to get ready for the season
 - Do we have policies and processes in place
 - Walking and Working areas in good repair
 - Proper Lighting

- Demonstrates what still needs to be completed before the camp season

1468 W. 9th Street, Suite 300
Cleveland, OH 44113
800.437.8830
www.InsuranceBoard.org

PRE-CAMP SAFETY CHECKLIST

SECTION A - GENERAL

CHECKLIST	YES	NO	DESCRIPTION	LOCATION	RECOMMENDATIONS MADE	DATE CORRECTED
1. Written Disaster Plan (fire, earthquake, hurricane, tornado, violence, camp evacuation, lost or missing campers, as applicable)						
2. Written sexual abuse/harassment policy						
3. Background checks for all employees						
4. Building Evacuation Plans posted						
5. Assembly room occupant capacity posted						
6. Fire drills conducted at the beginning of each camp session						
7. Fire alarm system tested during drills						
8. Camp evacuation drills (forest fires, weather, etc.)						
9. Fire extinguishers properly placed and current tag. (Inspected and maintained annually by licensed technician)						
10. Camp personnel visually inspect extinguishers monthly for adequate pressure or tampering						
11. Functional fire hydrants throughout camp						
12. Adequate water supply						
13. Automatic sprinkler receive annual professional maintenance						
14. Lighting adequate						
15. Good housekeeping						
16. Doors in good repair						
17. Exit doors open in direction of exit travel						
18. All exit doors kept unlocked during occupancy						
19. Main exit doors equipped with panic hardware						
20. Locking and chain devices prohibited on panic hardware						
21. Buildings free from signs of roof or pipe leakage						
22. Windows free of cracks and breaks						
23. Electrical wiring in good repair						
24. Covered trash containers throughout						
25. Candles prohibited (battery candles acceptable)						
26. Dry vegetation and debris kept away from buildings (Defensible Space generally 30ft.)						

Pre and Post Checklist

- Conducted after camp season
- Guides what needs to be fixed after camp season
- Allows you to set priorities in your maintenance program during off season



INSURANCE BOARD
Partners in Protection

1468 W. 9th Street, Suite 350
Cleveland, OH 44113
800.437.8830
www.insuranceboard.org

POST-CAMP SAFETY CHECKLIST

SECTION A - GENERAL

CHECKLIST	YES	NO	DESCRIPTION	LOCATION	RECOMMENDATIONS MADE	DATE CORRECTED
1. Written Disaster Plan (fire, earthquake, hurricane, tornado, violence, camp evacuation, lost or missing campers, as applicable)						
2. Written sexual abuse/harassment policy						
3. Background checks for all employees						
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Grounds



Plumbing



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Electrical



Roof



When you put maintenance off...

An incident occurred at a camp where there was progressive wood rot on the support beams of a large second story deck at the main party facility. The wood rot was noted by the maintenance manager and monitored for years.

The maintenance manager would report his findings to the board that ran the camp periodically and called for a full replacement. The camp put off the repairs due to the costs involved in replacing the main wooden supports. One afternoon a large gathering of people were standing on the deck when it collapsed and injured dozens of individuals, some requiring life flight.

The meeting notes were all discoverable in litigation and the claim settled for millions and took several years of litigation to resolve.

Preventative Maintenance & Your Insurance

Prevents Claims

Shows partnership
with the program

Could affect
premiums and
deductibles in a
positive way

Steps in Mitigating Deferred Maintenance Risk



Invest in Preventative Maintenance



Prioritize critical needs



Leverage Technology

Resources for you

- [Pre-Camp Checklist](#)
- [Post-Camp Checklist](#)
- [Full Property-Checklist-Book](#)

**Are there any
Questions?**



YOUR Insurance Board Loss Control Team

Chad Cunningham, Director of Loss Control

ccunningham@insuranceboard.org

Monroe Moore, Loss Control Analyst

mmoore@insuranceboard.org

