

# How To Recover From Catastrophic Building Damage

DO YOU  
HAVE A  
DISASTER  
PLAN?

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 **2025**  
ANNUAL  
CONFERENCE

CELEBRATING  
**75**  
YEARS

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# Introductions

Dan Mortensen, CPMM Moderator

*Director of Facilities Lake Forest School District 115 & 67*



Marty Endre/ Speaker

*Senior Account Manager Belfor Property Restoration*



Scott Gaunky, CPMM, Principal/ Speaker

*Building and Grounds Operations Gewalt Hamilton*



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# Agenda



1	Grayslake Middle School
2	The Incident - January 2024
3	Aftermath
4	GMS Recovery
5	Building A Recovery Plan

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# Grayslake Middle School

- Part of Grayslake Community Consolidated School District 46 (CCSD 46)
- Located 40 miles north of downtown Chicago
- 117,000 sq. ft. of building
- Serves approximately 700 students in 7<sup>th</sup> and 8<sup>th</sup> grades, along with 80 staff members
- Facilities include 40 classrooms, 2 gymnasiums and spaces for music, media center, and arts



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Thursday, January 11  
Pickleball will be  
included in the  
2024 Summer Olympics.  
Cloudy  
Today's High Temp 300

# Extent of Damage

January 2024

- Martin Luther King Weekend
- 36 coils froze and ruptured, 28 in the classroom wings (Unit Ventilators)
- Multiple fin tube heaters ruptured
- Multiple fire suppression pipes separated/broke
- Displaced 600+ students and 80 Staff
- Communications to the community had the building re-opening April 26<sup>th</sup>

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## Preview


### Use the Following Questions To Start A Dialogue and Outline A Plan

- **Who Is In Charge?**
  - One person should be designated as the point-of-contact, along with a second-in-command
- **Who is responsible for communication with the insurance company?**
- **Who will dispatch the disaster recovery company?**
- **Who reports to work?**
  - Create a tier system, with Tier 1 being critical employees such as Facility Managers
- **How will you communicate with employees during the catastrophe?**

# Extent of Damage

January 2024



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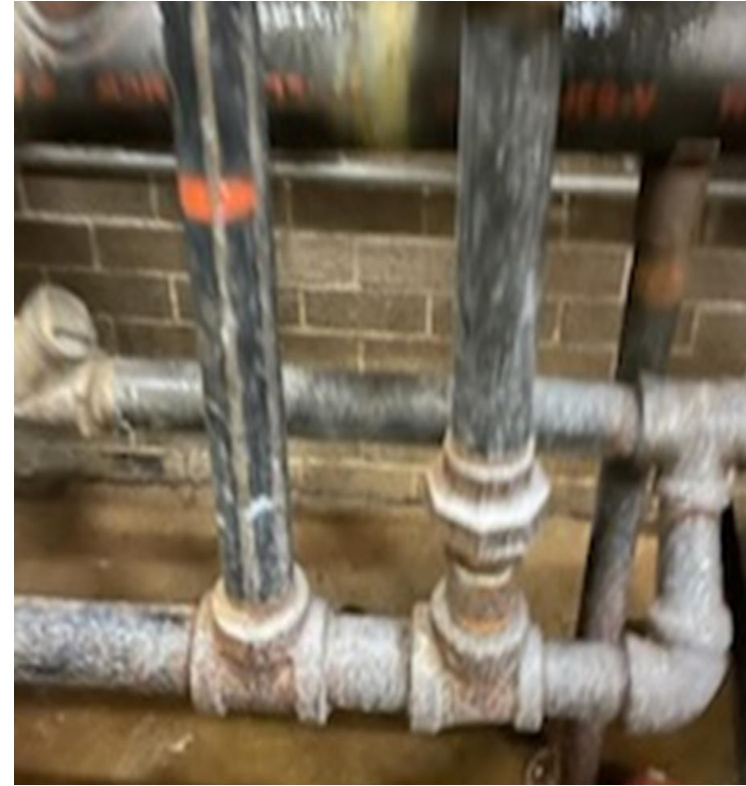
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## Damage Continued



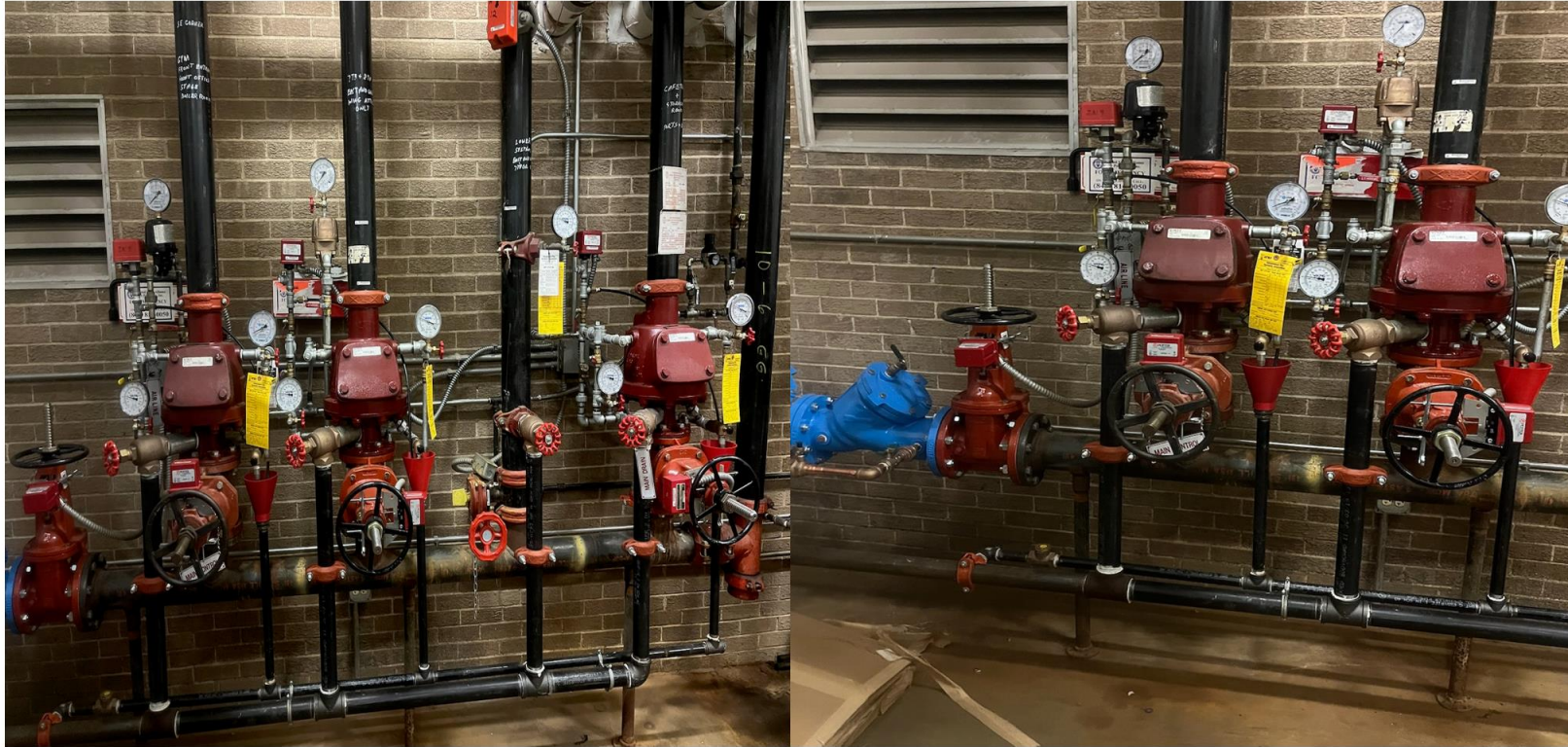
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# Restoration



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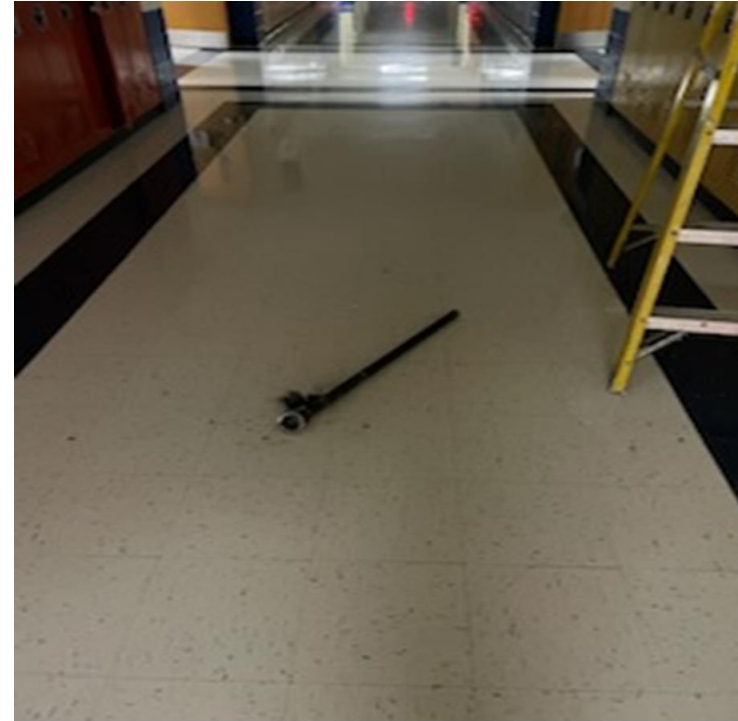
  
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## Damage Continued



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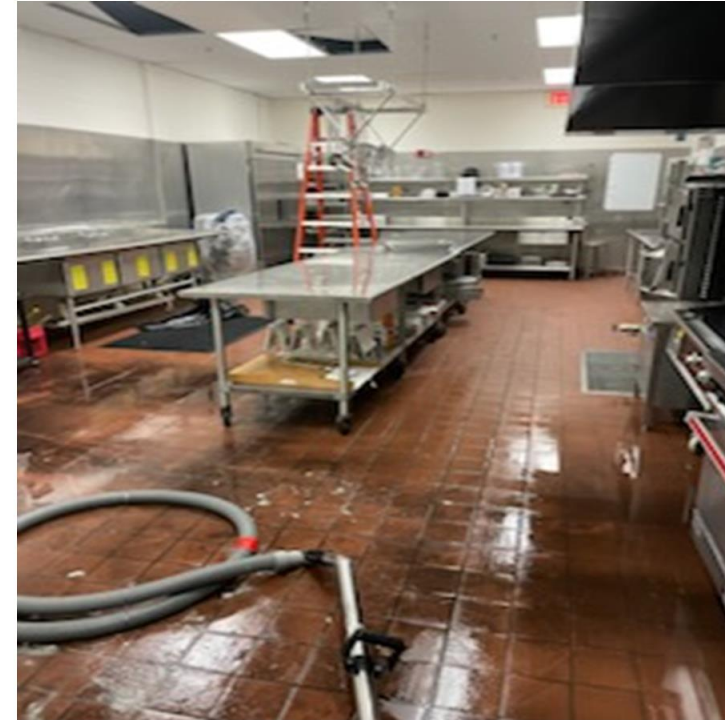
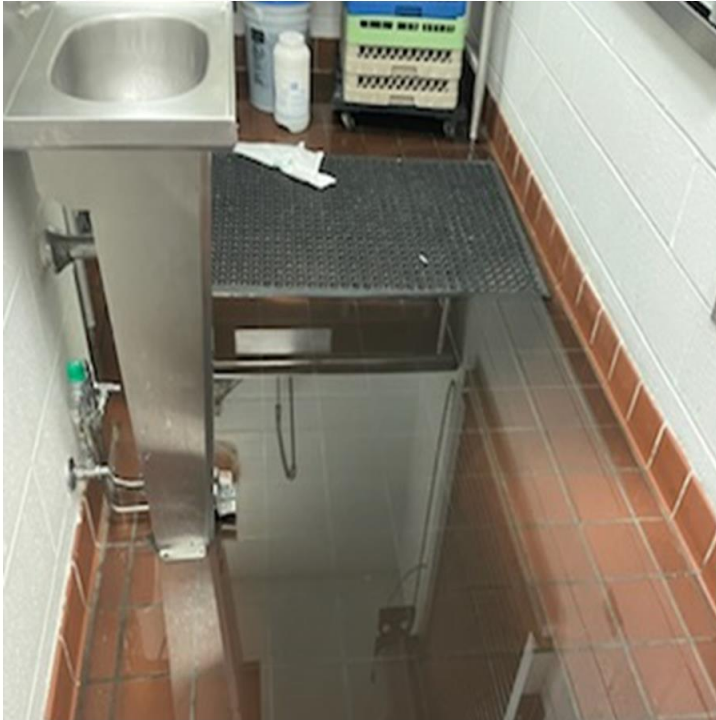
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## Thawing Out



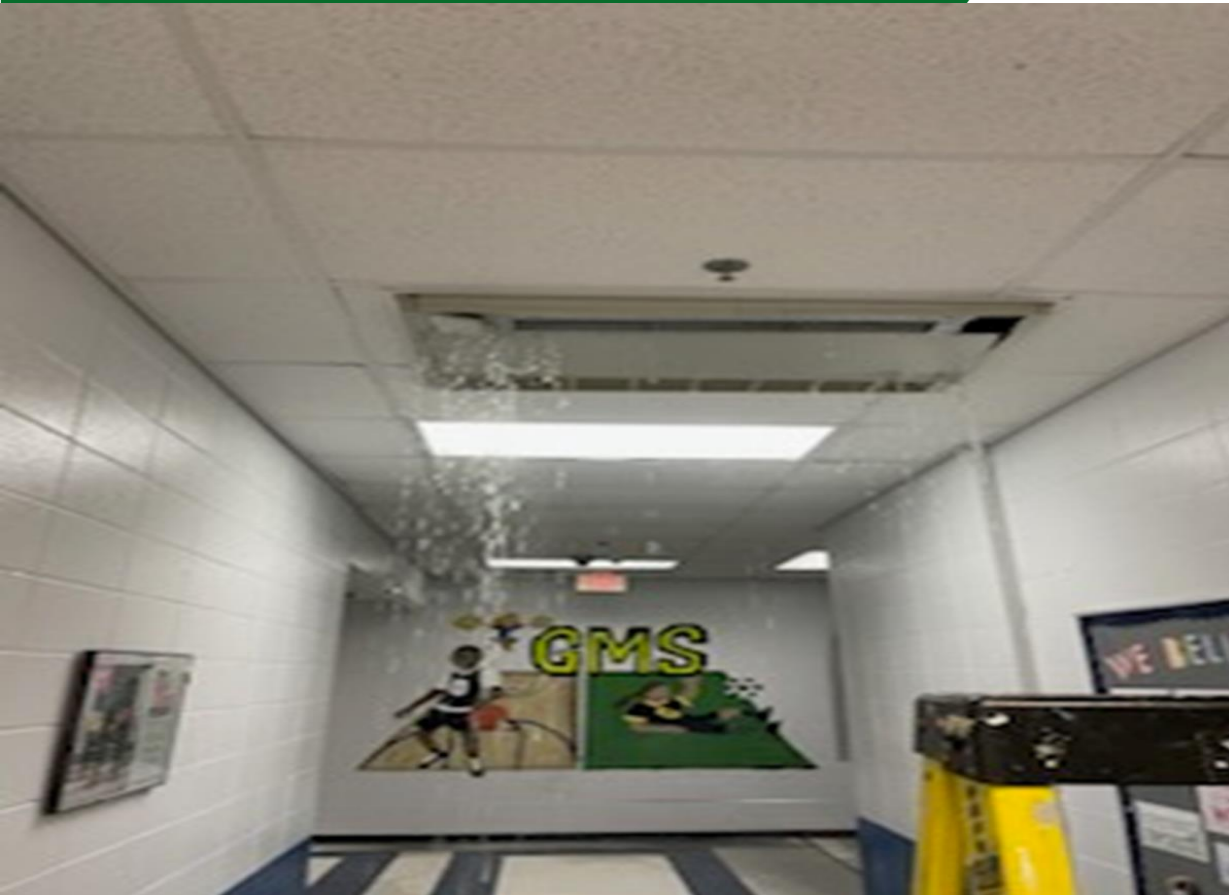
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# Thawing Out

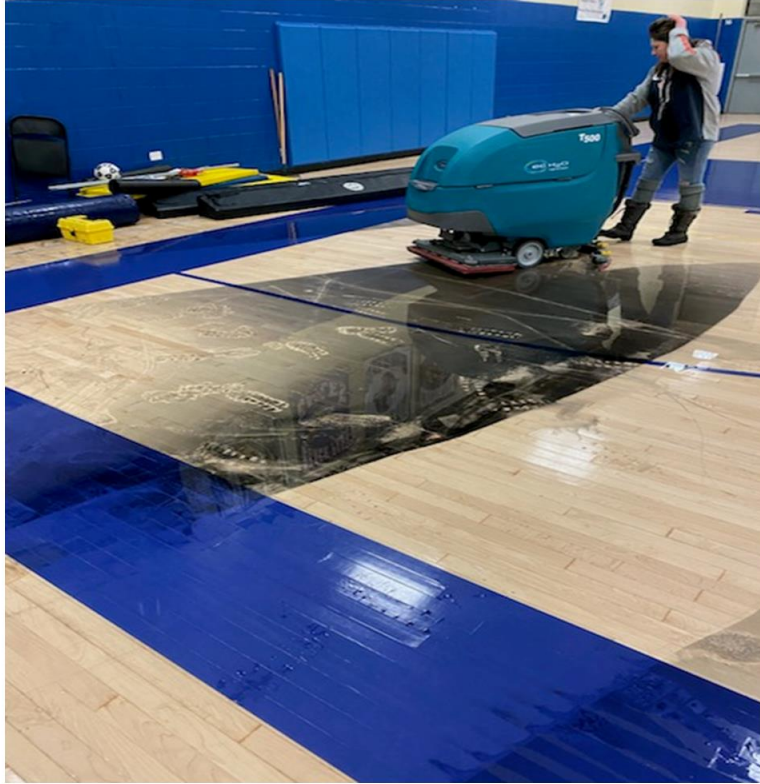


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## Thawing Out



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# Restoration



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# Restoration



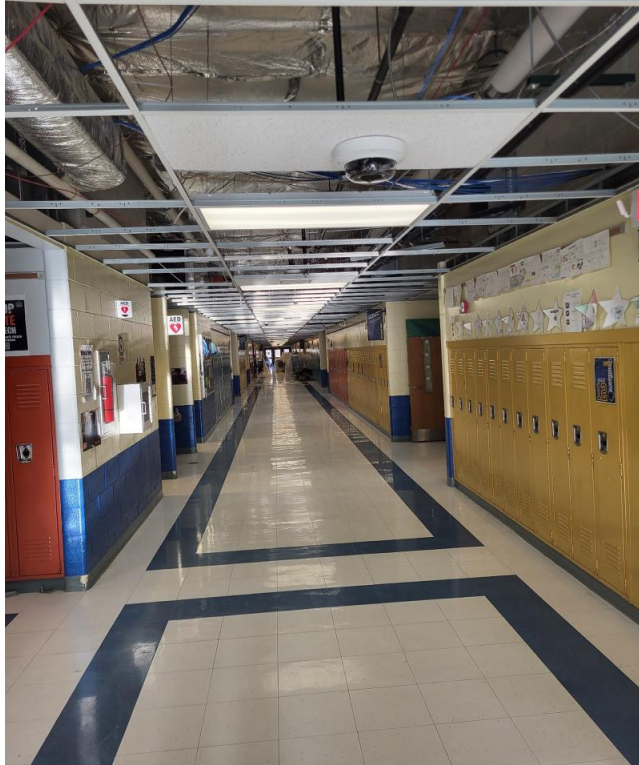
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# Restoration



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# Building a Recovery Plan



“If you fail to plan, you are planning to fail!”  
— Benjamin Franklin

There are many things to think about prior to a disaster that can make your recovery process easier and limit interruption to your facilities operation. Be prepared and your building will survive!

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## Building a Recovery Plan

*I am often asked .....*

*"When should I call you?"*

*This is When!*

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# Building a Recovery Plan

## ***WHO'S ON THE TEAM?***

### ***Who's leading the team?***

- At the time of the call know your role
- During the emergency – who does what?
- After the emergency and during the restoration - defined roles



# Building a Recovery Plan

## Have An Emergency Preparedness Plan In Place

- Have an action plan and develop the team and their roles
- Have employees take copies of the plan home so they have access to it if a disaster has incapacitated your facility
- Plan for redundancies
- Meet with a Restoration Contractor
- Develop a relationship with contractors





# Building a Recovery Plan

## KNOW YOUR BUILDING

Know where each is:

- Electrical Switch Gear Shutoffs
- Water Main Shutoffs
- Natural Gas Main Shutoffs
- Fire Suppression Main Shutoffs



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# Building a Recovery Plan

## Is There a Hazardous Materials Survey Available?

Where are the following?

- Asbestos Containing Material Locations
- Lead
- Records for Remediation



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# Building a Recovery Plan

## Why a Restoration Company vs. a GC?

- Skilled in water, fire, mold mitigation services
- Experienced in settling losses with your insurance
- Experts managing the insurance terminology
- Pay schedule negotiating on the behalf of the municipality

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# Building a Recovery Plan

## Use the Following Questions To Start A Dialogue and Outline A Plan

- **Who Is In Charge?**
  - One person should be designated as the point-of-contact, along with a second-in-command
- **Who is responsible for communication with the insurance company?**
  - Risk Manager?
- **Who will dispatch the disaster recovery company?**
- **Who reports to work?**
  - Create a tier system, Tier 1 being critical employees such as Dept. Heads
- **How will you communicate with employees during the catastrophe?**
  - Email, text threads, phone chain?

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- **What vendor partners will you call in the middle of the night?**
  - How will you get in contact with them?
- **Who will contact suppliers/vendors to redirect or cancel shipments of supplies?**
  - It will be important to avoid deliveries in the middle of a disaster, when you may not be ready or able to accept them
- **Establish a relationship with local first responders.**
- **How will you handle the media?**
  - Who is allowed to communicate with the media?

- **Can your facilities be relocated within the city?**
  - What would you need to do this? Talk to neighboring districts, businesses and commercial property owners ahead of time about temporary space. Having a plan in place to limit the interruption of student education will be key.
- **Do you have “before” photos/videos of your facility?**
  - Photos and videos are some of the best documentation to show what the facility looked like before a disaster. They also will help you recall information later during the claims process. Take time to document your facility with photos and store them off-site.
- **Maintain an inventory list.**
  - You should have a list of your inventory for the insurance company. You will need not only product inventory, but a list of all contents in the building such as furniture, fixtures, equipment, computers, etc. This is another reason “before” photos are helpful.
- **Know where to find your buildings plans/blueprints.**
  - If you have these available, make sure you store a copy off-site and/or have an electronic version. These are extremely helpful in speeding up the recovery process.



# 2024 RECOVERY PROJECT OF THE YEAR



MIDWEST  
*Facility Masters*  
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# QUESTIONS

T<sub>1</sub>

H<sub>4</sub>

A<sub>1</sub>

N<sub>1</sub>

K<sub>5</sub>

S<sub>1</sub>

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# Presenters:

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