



Contact:

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TO: Board of Directors

FROM: Ruth Floyd, Executive Director of Business Services

SUBJECT: Property Water Damage - Emergency Work

DATE: February 6, 2024

TYPE: Action Required

Over the holiday weekend of January 13-15, 2024, four district properties sustained water damage due to frozen pipes despite district-wide implementation of cold weather protocols. Utsalady Elementary sustained significant damage in the office and surrounding areas due to a broken pipe in an exterior wall. A water mitigation company, First Onsite, was called in to assess the damage and, due to the emergency nature of the event, immediately began clean-up efforts.

Elger Bay Elementary also sustained water damage due to a burst sprinkler head. First Onsite provided emergency services at that site as well.

At Port Susan Middle School, where the water from a broken pipe was contained in the cafeteria area and one classroom that has tile floors with drains, maintenance staff were able to mitigate most of the damage. Additionally, a sprinkler line ruptured in the band room and caused water to be released into the wall. First Onsite was called to provide drying and restoration work there.

At Stanwood Middle School, district staff were able to make repairs to heater units before extensive damage occurred.

Preliminary estimates from First Onsite for mitigation are up to \$160,000 for Utsalady, \$40,000 for Elger Bay, and \$15,000 for Port Susan, not including tax. The insurance risk pool will do its own review of the claim and provide an estimate of coverage. Staff will also submit to insurance sprinkler line/pipe repairs, restoration, and non-emergency costs related to the incident.

Per RCW 28A.335.190, the Board must declare the existence of an emergency due to the cold weather event and waive the requirements for competitive bid requirements.

Recommendation: It is recommended that the Board approve the work of First Onsite for emergency mitigation and restoration measures associated with water damage sustained at district locations and waive formal bidding as required for work exceeding \$100,000.