



TO: Board of Directors

FROM: Ruth Floyd, Executive Director of Business Services

SUBJECT: Property Water Damage - Emergency Work by External Contractor

DATE: January 17, 2023

TYPE: Action Required

Over the winter break, three district properties sustained water damage due to frozen pipes, despite maintaining heat in the buildings. The first was Port Susan Middle School, where the water from a broken pipe was contained in the kitchen area that has tile floors with drains. Maintenance staff were able to mitigate the damage.

Utsalady Elementary School sustained significant damage in the office and surrounding areas due to a broken sprinkler head. A water mitigation company, First Onsite (formerly Bales Restoration), was called in to assess the damage, and due to the emergency nature of the event, immediately began clean-up efforts. Building cleaning and drying at Utsalady are complete and remediation has begun.

The Transportation Facility also sustained significant water damage in the main building, and to a lesser extent in the shop, due to a burst pipe on the north side of the building. First Onsite was called there for emergency services as well. Building cleaning is complete at Transportation but drying is still in progress and remediation has begun.

Preliminary estimates from First Onsite have been submitted to the insurance provider for evaluation and processing. The estimated cost for Utsalady Elementary School is \$141,000.00. The estimated cost for Transportation is \$93,000.00. The insurance risk pool is doing their own review of the claim and will provide an estimate of their coverage in the days ahead. There will be other non-emergency costs associated with the incident submitted to insurance as well.

Per RCW 28A.335.190, the Board must formally waive the requirements for public bid in the case of emergency.

Recommendation: It is recommended that the Board approve the work of First Onsite as emergency mitigation and restoration measures associated with water damage sustained at Utsalady Elementary School and the Transportation Facility and waive formal bidding as required for work exceeding \$100,000.00.