



## **Building Committee – 10.3.16**

Chair - Beth Wilson – absent  
Treasurer - TBD -  
Secretary - Jody Luck – present  
Deana Siekmann - WLS Director – present

1. Call to Order – 5.:30 pm
2. Roll Call/ -
3. Financial Report Review- will review quarterly (April, July, October, and January)
4. Building Improvements
  - A. Review Backyard Project –

JA granted a 24-month easement. Easement needs to be signed by WLS and WLS BC. Easement changes made by JA to include language that WLS and WLS BC must return easement to original status at end of 24 month period.

- B. Insurance Claims and Building Damage –

### Claim #1 Lower West End

9.6.16 – Lower west end of school suffered damage as contaminated water breached the school through floor drains in 6 bathrooms and 1 hallway. Plumber was called in and worked for several hours to locate and free blockage. At 6 pm, it was determined school would be cancelled for 9.7.16 as plumber was still working to identify and free blockage.

9.7.16 – Liberty Mutual was notified of situation and opened claim. ServPro of Scott Count/Chaska was called at 10 am to come assess for mitigation. Initial crew of 3 individuals arrived at approximately 2 pm to complete initial assessment and advised to call them when plumber freed blockage. Liberty Mutual adjustor called mid-afternoon and stated she would come out in a couple of days to assess mitigation and ServPro was the preferred vendor of Liberty Mutual. Plumber successfully freed blockage at 5 pm. ServPro was called at 5:15, left message.

9.8.16 - ServPro arrived about 10 am with a crew of 3, a contractor that was recommended and consulted by ServPro – Todd Kreuzer from Integrity Design, and a member of ServPro Wright County to assess. That team determined that an industrial hygienist would be hired to assess and outline scope of work to be performed. Hygienist would be called with hopes to be at WLS on Friday 9.9.16.

9.9.16 – ServPro and Hygienist arrived about 11 am to assess and perform tests. Report was to be completed over weekend and sent to ServPro to analyze and prepare scope of work to begin on Monday. Liberty Mutual Adjuster called to inquire on process and upon receipt of knowledge that mitigation had not begun, stated she would be following up with ServPro.

9.12.16 – ServPro arrived at about 9:30 am with a crew of approximately 6 people. They had not yet received hygienist report and were unsure of scope of work. Some mitigation work was initiated. Liberty Mutual adjustor arrived at around noon. She worked with ServPro to access hygienist report at 1:40 pm. ServPro continued to work. Insurance adjustor was onsite throughout Monday afternoon. Todd Kreuzer came to WLS to outline his projected scope to include flooring, drywall and retiling bathrooms. At 6:15 pm, crew lead of ServPro asked for access to water main as plumber would need to shut off soon to remove cabinet in LE Room #9 and cap off plumbing for demolition. It is unclear what time this actually happened. Deana left building after parent event at 8:00 pm and ServPro and plumber were gone. Some fans were left in place to dry out rooms. It is not clear how many. Deana was asked to sign document acknowledging placement of equipment but actual number of pieces was not completed by ServPro so Deana refused to sign until that was completed. The document was not returned to Deana that night or ever.

9.13.16 – ServPro team arrived after 9 am following water main break. Two individuals worked on water removal from west end and placement of fans to aid in drying. To other individuals worked on mitigation on east end. Insurance adjustor arrived at about 10 am and ServPro crew lead was not here. Two individuals working on west end were looking for him as well and reported he was not answering his phone. He returned about 1 pm with a couple additional fans. At 3 pm, ServPro crew lead and one other individual were only mitigators left. Todd Kreuzer was here and advised me that bathroom walls on west end were wet according to his assessment but ServPro stated they were dry. After consultation with the insurance adjustor, Deana met with ServPro crew lead and inquires on status of mitigation. He said that his team said the walls were dry and that the mitigation was done on the west end. Deana asked him to recheck walls and to check shelving contents in Room #8 and #9. Walls were found to be wet and contents were not sanitized. Deana asked about the process and reasons for the inaccurate mitigation. Deana requested that the scope of work be correctly identified and addressed immediately. Insurance adjustor asked for

Minnetonka ServPro to be called in and they arrived around 7 pm. They assessed the situation, marked walls for removal and placed equipment for drying.

9.14.16 – Minnetonka ServPro was onsite at 8:15 am and worked on both west end and east end mitigation. It was stated that the amount of drying equipment onsite was not adequate prior to the evening of 9.13.16. ServPro Scott County/Chaska was not onsite. Minnetonka ServPro worked until after 6 pm.

9.15.16 – Minnetonka ServPro was onsite at 8:15 am and worked on both west end and east end mitigation. Todd Kreuscher continued to identify subcontractors' timelines with goal of being done by 10.2.16 with west end. Todd Kreuscher and Deana disagreed on demolition and rebuild in 6 bathrooms. Subcontractor/business partner concurred with contractor about need to demo all of tile and rebuild. Deana consented. Minnetonka ServPro worked until after 6 pm.

9.16.16 - Minnetonka ServPro was onsite at 8:15 am and worked on both west end and east end mitigation, completing all mitigation by 2 pm. Todd Kreuscher delivered tiling materials to WLS. Drywall and tiling team would be working through weekend. Requested verbally an estimate from contractor.

9.19.16 – Drywall and tiling crew working on bathrooms in Room #9 during day and in Room #8 and #13 after hours. Submitted second request for estimate from contractor via email. Received estimate from flooring team and timeline. Vinyl floor in Room #8 will be pieced together with a couple of new boxes and 1.5 leftover boxes WLS owns from original installation. Vinyl flooring in Room #8 will be different product as availability of existing vinyl floor will not be until mid-November. Closest option for carpeting and vinyl will be installed in Room #9 during Sept. 28-30. Vinyl in hallway will be matched with existing product but not until available in mid-November.

9.20.16 - Drywall and tiling crew working on bathrooms in Room #9 during day and in Room #8 and #13 after hours. Received estimate from Todd Kreuscher with some errors and overages. Received estimate from insurance adjustor. WLS will hit cap of \$50000 for claim and will pay some expenses out-of-pocket.

9.21.16 – Drywall and tiling crew working on bathrooms in Room #9 during day and in Room #8 and #13 after hours. Deana discussed areas of estimate that needed corrections as well as areas WLS will perform including moving contents, painting and final cleaning. Estimate was revised for these as well as insertion of remodel plumbing bill.

9.22.16 – Drywall and tiling crew working on bathrooms in Room #9 during day and in Room #8 and #13 after hours.

9.23.16 – leak found running along cabinet that was remounted to wall in Room #9. Reported to Todd and his team examined. Removed cabinet and found no plumbing wetness and wall was dry. Puddles of water on the old tile. Suggested tilers accessed water and splashed. Cleaned up and removed old tile. Will dry out and reassess on Monday 9.26.16.

### Claim #2 Lower East End

9.13.16 – Deana determined that there was no water flowing to pipes through building at 8:30 am. A call to ServPro Scott County/Chaska was made to request they return to turn back on water after turning it off to work on 9.12.16. They claimed the water was on. Approximately 8:40 am, it was discovered that water was pouring into the lower level east end from a pipe in the utility room. A call was immediately placed to a plumber and WLS maintenance head was called in. Staff began trying to keep water flowing to drains and moving items to prevent damage. School was cancelled and the Office deployed strategies to alert families of the sudden closing. ServPro Scott County/Chaska was called again and requested for immediate assistance. Wan arrived and turned off the spigot at 8:55 am. Plumber arrived at 9:15 and determined a water main blew. He called the City of Chaska to come turn off water to building and he began to repair. He discovered through the course of the day that the initial shut off of the water was not accompanied by turning off the water heater pump, causing it to fail. ServPro Scott County/Chaska arrived about 9:30 and began water removal.

9.14.16 – Minnetonka ServPro was onsite at 8:15 am and worked on both west end and east end mitigation. Minnetonka ServPro worked until after 6 pm.

9.15.16 - Minnetonka ServPro was onsite at 8:15 am and worked on both west end and east end mitigation. Minnetonka ServPro worked until after 6 pm. Deana contacted contractor who worked on WLS building in 2014 to request a bid.

9.16.16 - Minnetonka ServPro was onsite at 8:15 am and worked on both west end and east end mitigation, completing all mitigation by 2 pm. Ray Topolov was onsite to assess damage to prepare an estimate.

9.19.16 –

9.20.16 – Received estimate from Ray Topolov and forwarded to Insurance Adjustor who had a couple of questions and would contact Ray.

9.21.16 – Received notice from insurance adjustor that estimate was within parameters of her estimate. Consulted with Ray about timeline which will begin on 9.26 or 9.27 with completing approximately 10.7.16. This claim will be under limit with only out-of-pocket being the deductible and plumbing costs to fix the water main which is not coverable by insurance.

9.22.16 –

9.23.16 – contacted Steinkraus again about finishing exposed cleanout in backyard.

### Issue #3 – Backyard

At this time, this is not a claim with insurance. More consultation with insurance adjustor is occurring.

9.9.16 – An area of seepage was found near the landscape boulders on the playground. Pictures were taken and sent to Dave Sonka, landscape designer for analysis.

9.12.16 – Dave Sonka reported that it appears it is due from a plumbing breach. The area of the playground was quarantined off and a plumber called. Plumber analyzed plans and determined no pipe was there. He analyzed area and said it didn't appear to be contaminated but upon direct inspection of the water, stated that it did have an odor stronger than predicted. He called the city who corroborated that plans do not indicate a pipe there. Plumber called for a specialty locator service to come.

9.14.16 – MiTech Locator couldn't find specific source of seepage but outlined a general area and depth. Plans were made for Landscapes Unlimited and a specialty plumber to be onsite on 9.15.16 to find the source and fix it.

9.15.16 – River's Edge Plumbing was onsite with Landscapes Unlimited to dig up the area of the backyard where the seepage was occurring. About 4.5 feet below the surface, a pipe was discovered with a crushed clean-out pipe. Regular plumber was called and arrived at 6 pm to clean out new pipe and existing pipe to prevent further blockage. It was replaced and the landscaping returned. Entire playground was closed.

9.16.16 – Playground remained closed as landscape clean up needed to be done.

9.19.16 – Playground areas were cleaned and sanitized.

9.22.16 -

## 5. Other Items

## 6. Scheduling

A. Next WLS BC Meeting: October 24, 2016, 5:30 pm