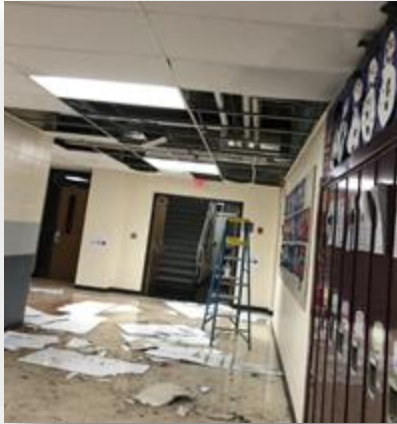




WASBO Spring Conference

Bay Lane Elementary Recovery of the Year 2023





Learning Targets



- Being prepared prior to a disaster
- Seconds count - How your team can help
- The critical roles of a restoration contractors, environmental engineers, insurance company & adjusters
- Maintaining learning continuity through a disaster

9 Days!

Baylane Elementary School



BAY LANE
ELEMENTARY

- Date of Construction 1968, Addition 1993
- Square Footage 145,300
- Largest Elementary School in the State (1,000)
- 2 story, masonry structure
- Spaces
 - 8 entrances
 - 66 Classroom
 - 2 gyms
 - Cafe with full kitchen
 - Library



Emergency Preparedness

Infrastructure

- Monitored Fire Alarm System
 - Non Sprinklered Building
 - CRG Mapping
 - Emergency Protocol
-
- ❖ Environmental Engineers
 - ❖ Good Property Insurance
 - ❖ Restoration Contracts with two Companies

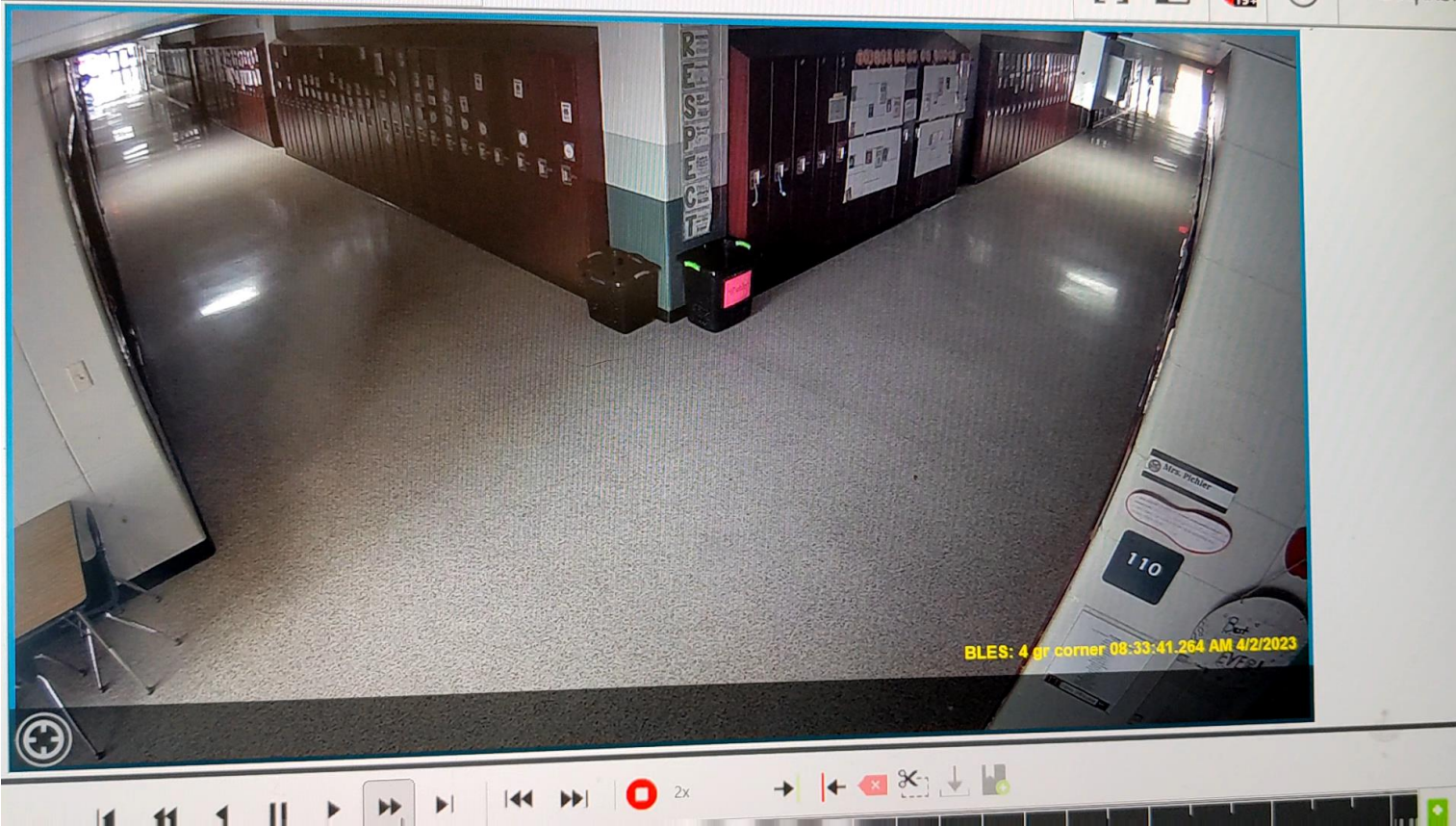




Following is a time lapse video showing the lower hallways of Bay Lane just as the fire was starting.

The vestibule is to the right, at the end of the hall.

The real-time duration is just over 12 minutes.





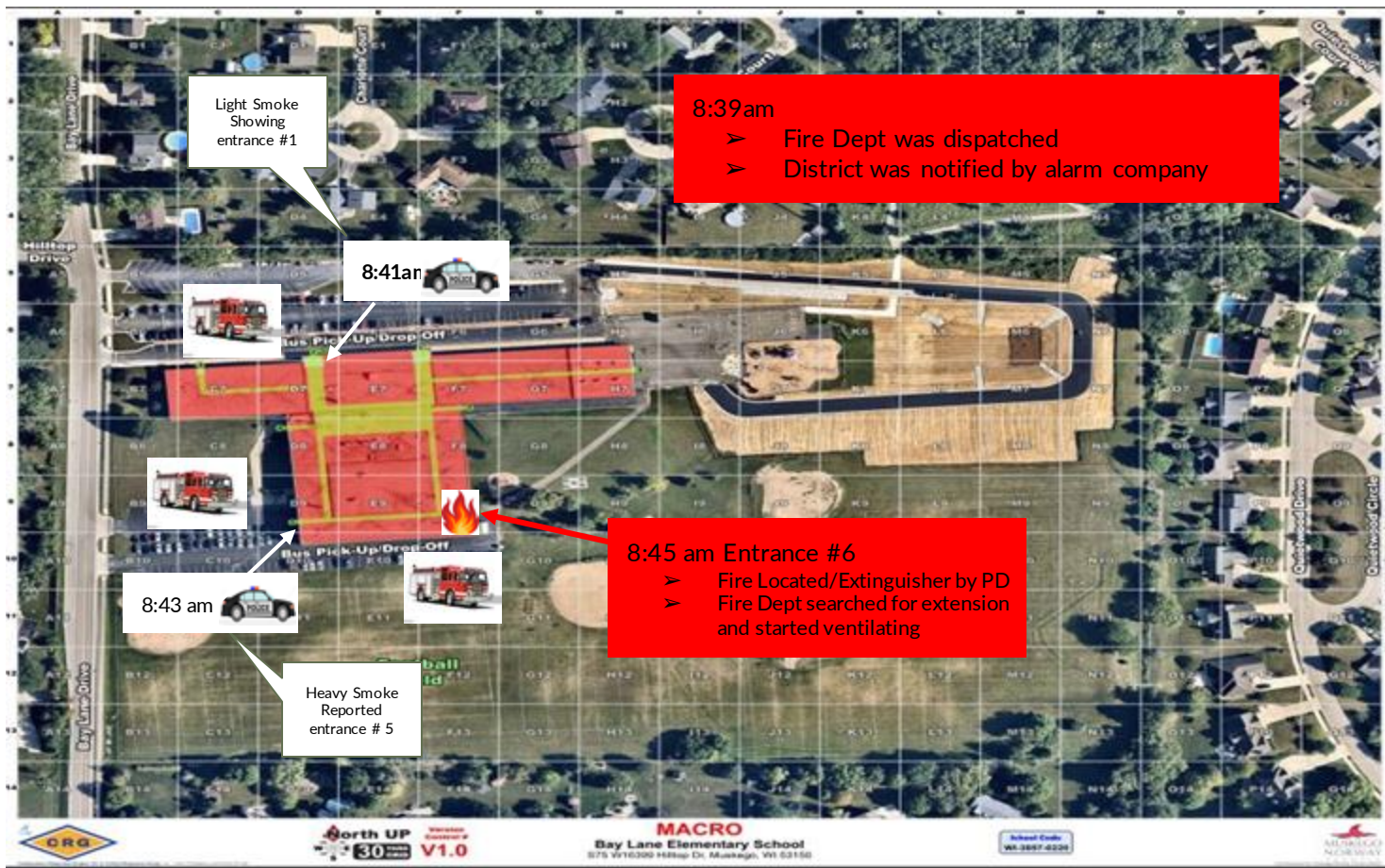
The next video is from the same incident.

This camera is located, in the ceiling, just outside of the source vestibule, on the second floor. It is facing directly down.

This is also a time lapse. The real-time duration is 5 minutes.



Sunday, April 2nd



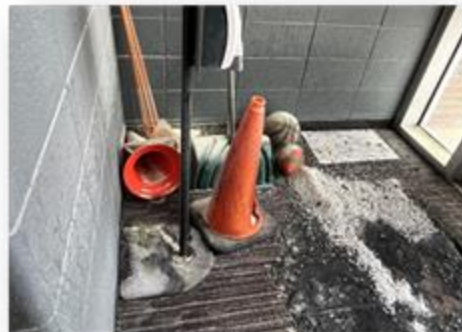


Initial Steps – Sunday AM

- Deactivate HVAC
- Inform Cabinet Team & BLE Principals
- Dispatch Kelmann Restoration & EMC Environmental
- Call Electrician & Alarm Inspector
- Head Custodians Respond With Equipment



BAY LANE
ELEMENTARY

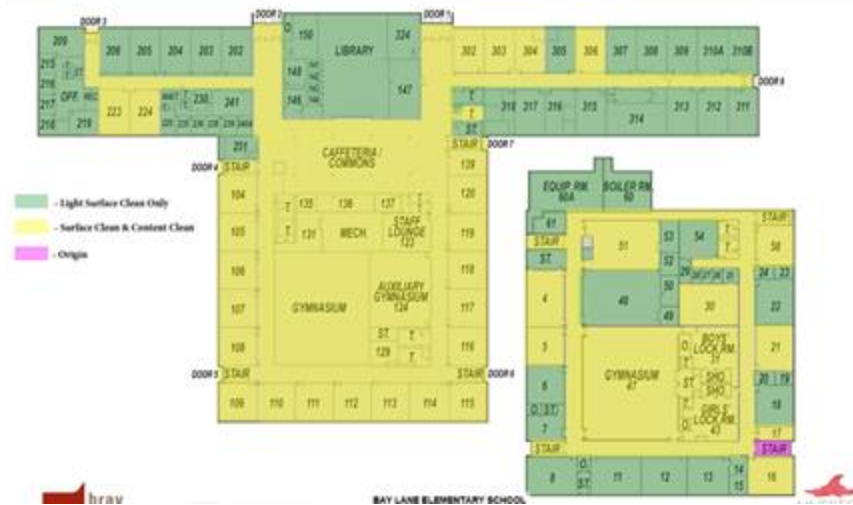


It was apparent that the electrical malfunction occurred within the vestibule light fixture. Burning electrical components dropped, causing items on the ground to ignite.

While the physical fire damage was contained to a relatively small area, the smoke damage to the school was extensive. Below were the initial steps taken:

- The source area was immediately secured. This was a fire scene, and a cause and origin investigation would need to take place.
- The vestibule was placed under negative air pressure to prevent further odor from traveling into the school.
- An assessment was made by Kelmann Restoration and Environmental Management Consulting as to the extent and depth of smoke damage.
- An initial scope of work was developed and relayed to both the district and the district's insurance carrier's representative, LJ Shaw.

This is a color-coded, scope of work chart that visually defines the extent and concentration of smoke damage.



The following was determined:

- The level of soot infiltration was drastically different within different segments of the school.
- Levels of mitigation techniques would be unique to these segments based on EMC's findings.
- The HVAC system was not impacted.
- A re-opening in 8 days was feasible.
- One shift of approximately 85 cleaning technicians would be required. Teams would be comprised of 10-12 members.
- HEPA air scrubbers with charcoal filters and hydroxyl generators would be deployed to address the ambient smoke odor. The number of units was formulated utilizing industry standards.
- Most contents would be cleaned on site. Only textiles and some technology equipment were packed out for offsite cleaning.
- Ceiling tiles in the hallways and rooms directly adjacent to the origin area on both levels would be removed and replaced.
- Updates would be provided by Kelmann to communicate daily progress to all stakeholders.







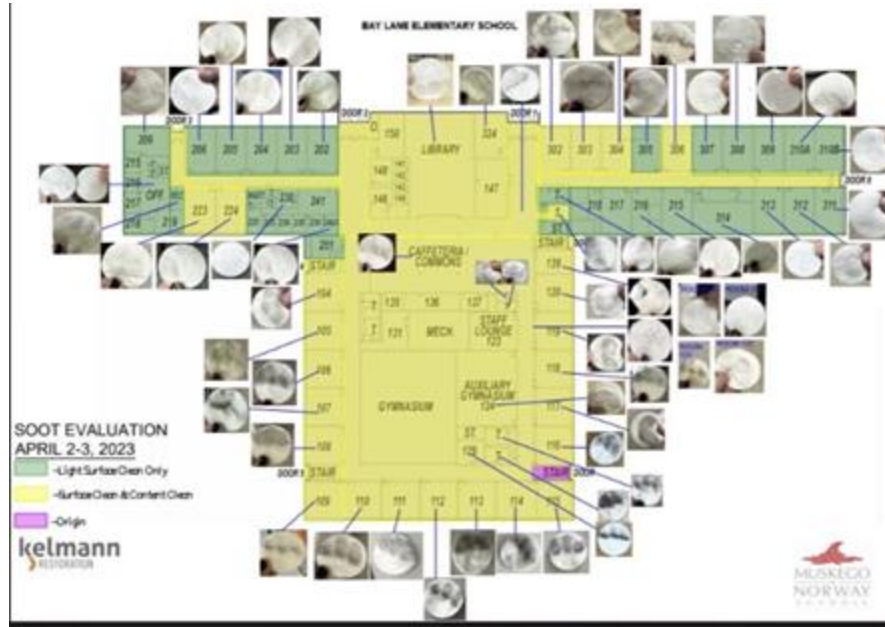


HEPA Air Scrubbers were deployed throughout the project to ensure safe indoor air quality.

Hydroxyl generators were also deployed to remove any latent smoke odor.



EMC - Environmental - Initial Assessment



Sunday Afternoon

- Decision made to cancel school for Monday as we continue to assess:
 - Consider Alternative Sites
 - Busing
 - Food Service
 - Day Care
 - Chromebooks/Internet Access
 - Capacity of Staff



Open Insurance Claim Process - EMC Insurance

Insurance Company's Role

Work with Insured and agent to identify immediate needs and responding coverages:

- Building and Personal Property, as well as Extra Expense coverage, Property of others
- Investigate cause of loss for possible recovery of claim payments, Insured's deductible and other out of pocket expenses (light bulb replacement)
- Coordinate the on-site inspection, Origin & Cause Investigation, evidence preservation
- Identify ways to expedite the investigation:
 - Scene documentation, preemptive gathering of samples and photographic documentation
- Collaborate with all parties involved, make sure we are addressing issues in alignment with the insured's needs and priorities
- Make sure the insured is aware of the people involved, and their roles.



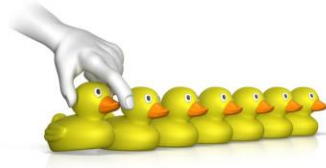


INDEPENDENT **ADJUSTING** FIRM

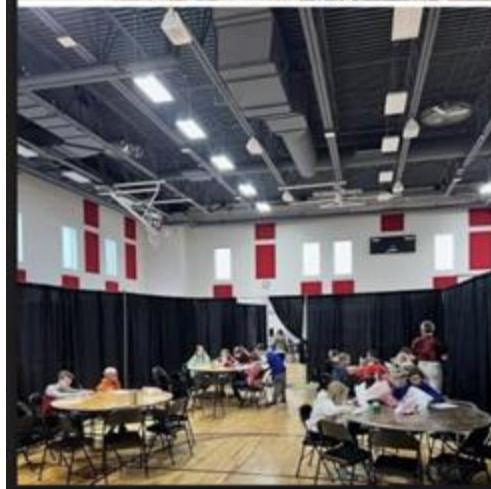
- Eyes and ears for the insurance carrier
- Determine what experts may be needed in the claim process
- Work with insured, experts and insurance carrier to document the damages, and create a plan of action
- Conduit between insurance carrier, insured and experts throughout the claims process
- Key to all claims: **COMMUNICATION, COMMUNICATION, COMMUNICATION**
- Negotiated/Industry Pricing/Experience



Monday

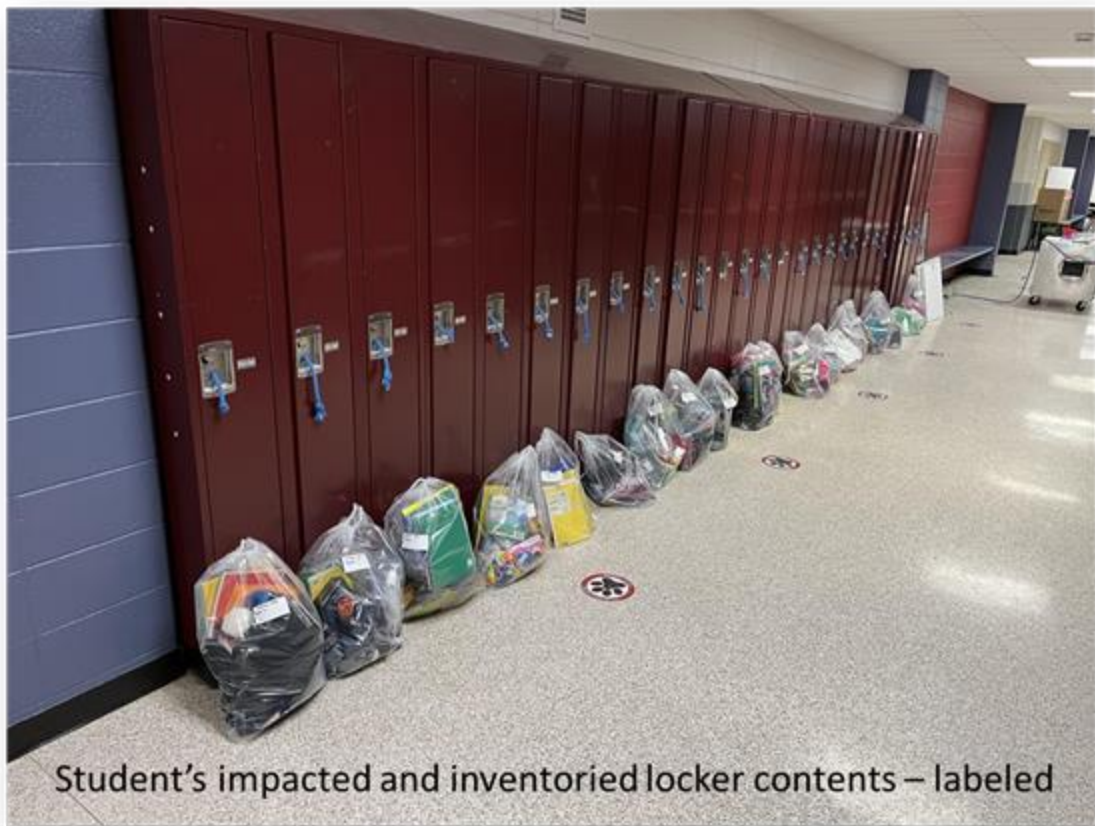


- BLE staff meeting to plan for in person/virtual learning
 - 4K remain remote for the week
 - Remote learning on Tuesday
 - Wednesday, Thursday and future days would be an option - remote at home OR at alternative sites (MHS, LDMS, MLMS)
 - Sent survey home - select remote option and lunch
- Order Temporary Classrooms - All Star Rentals
- Cancel After School Activities at all sites

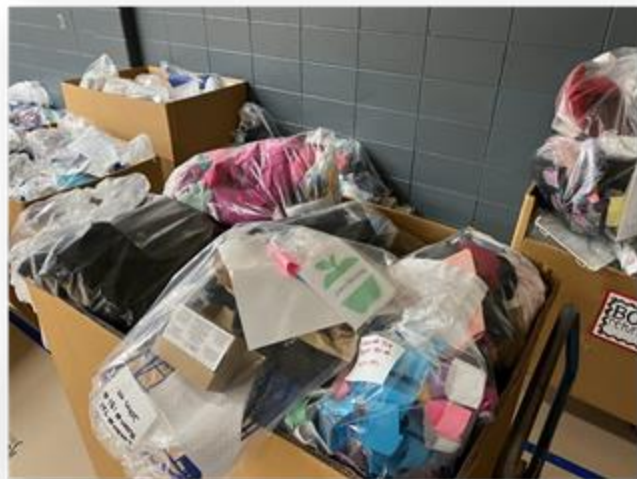


Worked Friday and through weekend to change ALL bulbs





Student's impacted and inventoried locker contents – labeled

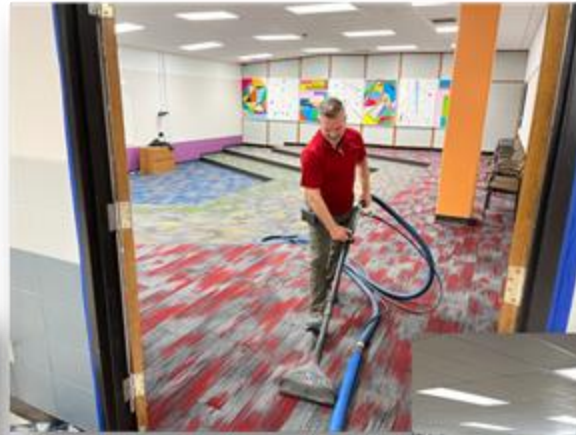


More of the impacted, inventoried and labeled student locker contents. The district instructed Kelmann to dispose of it after consultation with insurance and parents.



Restoration / Cleaning Continued

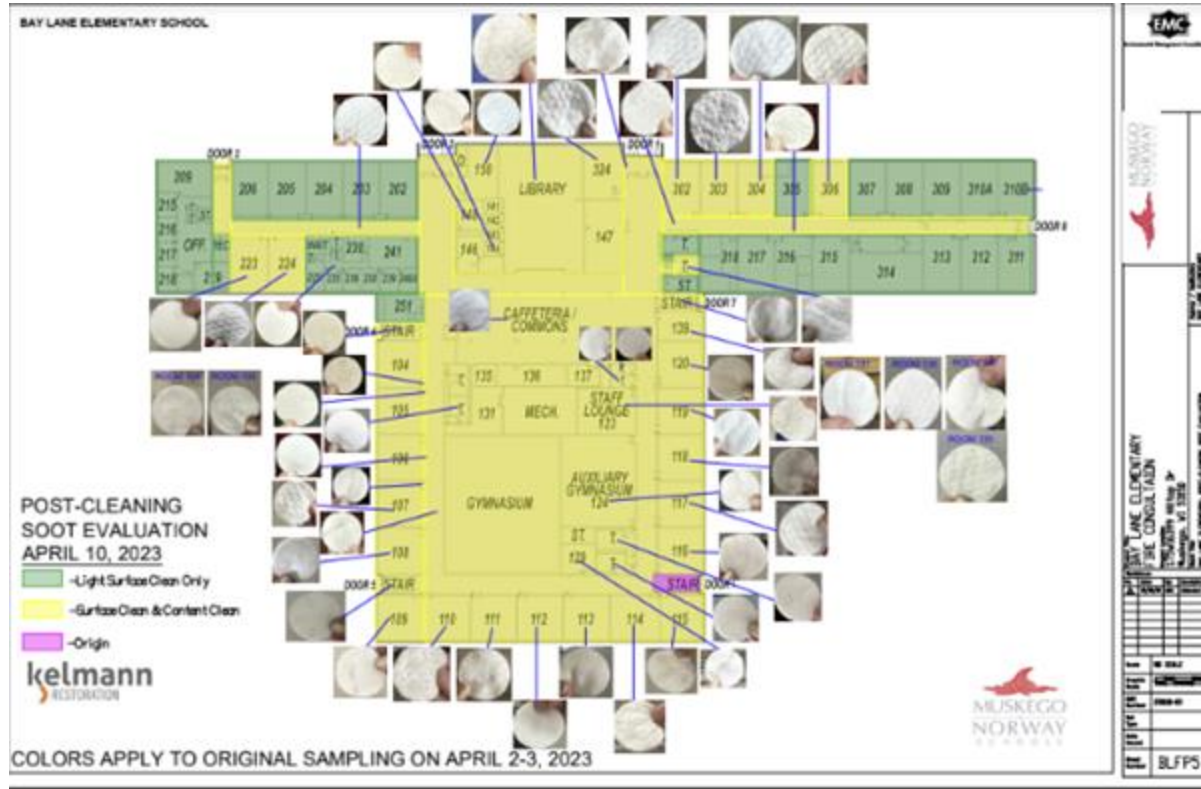




Restoration / Cleaning Continued



EMC - Final Inspection



LJ Shaw/EMC - Secure Site of Fire





**TESS CORNERS
VOLUNTEER FIRE DEPARTMENT**

W144 S6731 TESS CORNERS DRIVE
MUSKEGO, WISCONSIN 53150



Jeremiah Johnson

To whom it may concern:

Bay Lane School had a walk thru on Thursday April 6th 2023 at 1300pm. This was to review a plan to reopen the school April 11th, 2023. After the review it was determined that if the following was done they would open on schedule:

1. The following rooms will remain closed until the stairway at door 6 opens.
Rooms: 18,21,16, 13.
2. A fire drill will be reviewed with the teachers.
3. A fire drill will be conducted on Tuesday afternoon on April 11th.
4. Students that need a wheelchair for daily movement will not be on the lower level.

Martin Rukavina



EMC Insurance- What Worked Well

- Adjuster (Nicole Clark) maintained lines of communication with the insured's personnel and vendors, and agent, working closely with them to create a positive outcome.
- Open discussions about priorities, needs and expectations allowed all of us to focus efforts most effectively, and adjust our plans as needed, to reopen the school and complete the project as quickly as possible
- The district's pre incident planning reduced the recovery time
- Having an existing relationship with an experienced restoration contractor allowed for faster response
- Excellent documentation of the smoke spread from security cameras and the easy where the smoke travelled through swab sampling and diagrams helped us make a quick assessment of the situation and understand the extent of cleaning required.

Internal Debriefing

Things that went well

- Fast response from our team
- Communication
- Staff member that was on fire dept

Key items we implemented from the fire

- HVAC disable button available on our HVAC software
- Master key for all building leads and Police Dept
- Taking more pictures/videos of the incident
- Classroom doors and hall doors closed on a nightly basis
- Easier access to our Emergency Plans



MUSKEGO NORWAY

Electrical

Location

The Main Electrical panel is located in the generator room off of the cafeteria by the elevator.

Bay Lane Middle School
Middle School

Legend:
Circuit Breakers
Main Electrical Panel



The 2023 Emergency Fire Restoration of Bay Lane Elementary School

2023 WASBO Recovery of
the Year Award Winner



Wisconsin Association Of
School Business Officials



Thank – You!



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