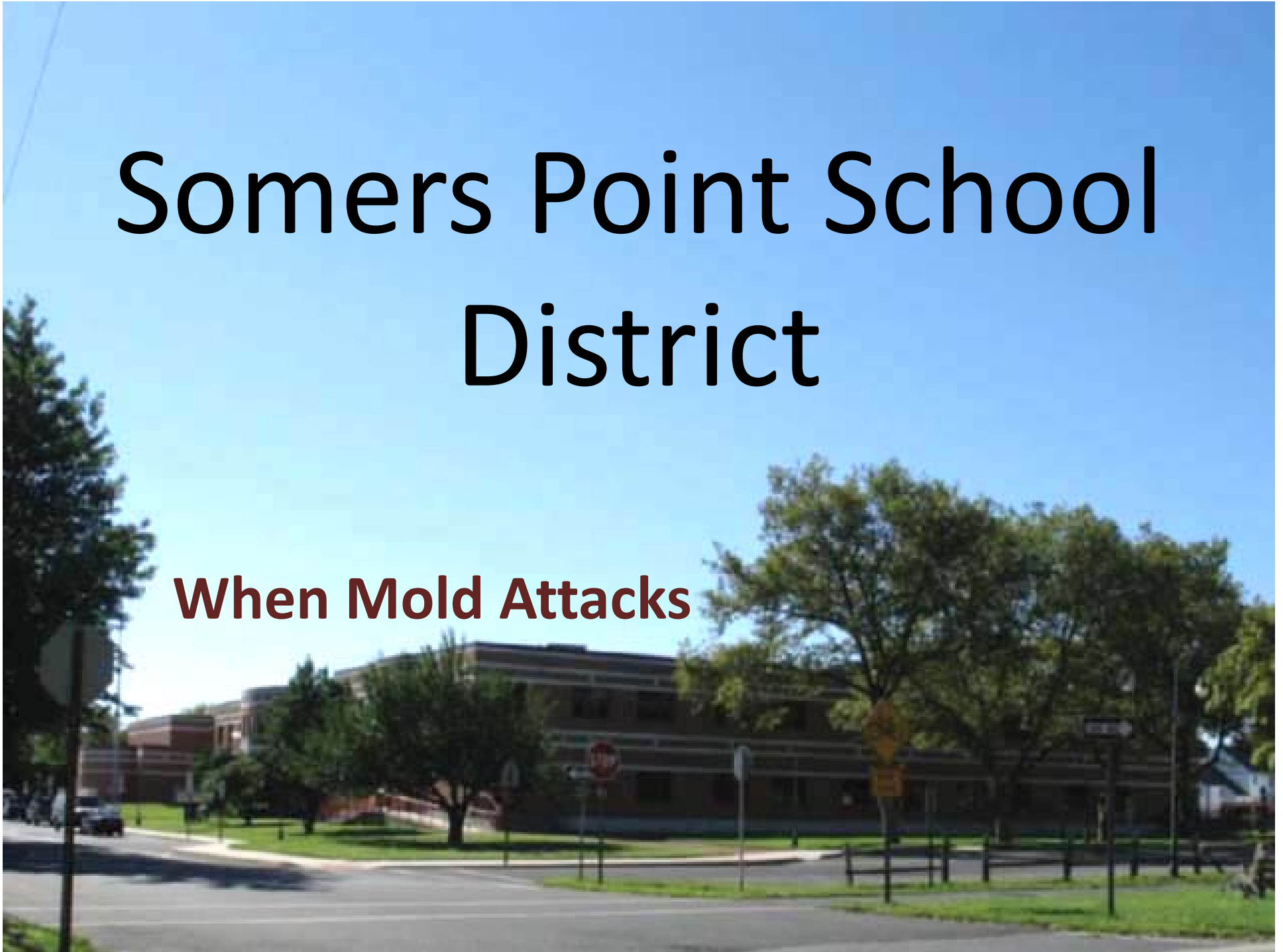


Somers Point School District

When Mold Attacks



Somers Point School District

- ***Suzanne Keller, MBA***
Business Administrator/Board Secretary
- ***Edward Doran***
Supervisor of Buildings and Grounds
- ***Jeff Kendall***
Night Supervisor of Buildings and Ground

Somers Point School District

- **Background:**

- 2012-2013 Operating Budget of \$14,665,294
- Approximately 1100 students (Preschool through 8th grade)
- Jordan Road School, constructed in 1966 with an addition in 1991, is a Kindergarten through 8th grade building with approximately 625 students.
- Dawes Avenue School, constructed in 1998, is a Preschool through 6th grade building with approximately 375 students.
- New York Avenue School, constructed in 1914 with an addition in 1922 and refurbished in 2005 has five full-day Preschool classes, with approximately 80 students and also houses the Central Office, Business Office, Child Study Team Office and the Community Education Recreation Office.

Somers Point School District

- Opening Day for the 2012-2013 School Year

- September 5th, 2012



- Mold Discovered at Jordan Road School (K-8)

- Thursday afternoon August 30th – ***6 days before school is to open.***



Somers Point School District

Three weeks of hell: 8-31-12 to 9-18-12

- August 31st
 - Mold discovered at Jordan Road School.
 - Contacted JIF, County Office and got Environmentalist on site the same day.
- September 5th
 - Remediation started (after Labor Day weekend)
 - Mold discovered in New York Avenue School
 - Mold discovered in Dawes Avenue School
 - Contractor wanted 3 week remediation but.....

Somers Point School District

Three weeks of hell: 8-31-12 to 9-18-12

- September 5th
 - Contact with OSHA, County Health Department, NJDOE (state and county offices) and EPA – for guidance and confirmation that this was an emergent situation for the staff, students, and community so that we could have support for school closure. All organizations and authorities were in agreement.
 - *School openings postponed until further notice*



Somers Point School District

Three weeks of hell: 8-31-12 to 9-18-12

Contractors included: AllRisk for building remediation; Core Mechanical for multiple HVAC unit remediation; Plumbing contractor for cold water pipe wrapping remediation; and Coastal Environmental, our environmental specialists and CIH advisors.



Somers Point School District

Three weeks of hell: 8-31-12 to 9-18-12

Original quotes received from both ServPro and AllRisk – only on Jordan Road School Primary Library – AllRisk received the job at a quote of **\$14,800**

As the days progressed, we learned the remediation would encompass the entire district comprising of the 3 building sites, with an approximate cost of remediation well over **\$1,000,000+.**

Somers Point School District

Three weeks of hell: 8-31-12 to 9-18-12

- September 18th
 - Schools reopened – **10 days lost**
 - Every calendar forced to change
 - Jordan Road School opened with the entire primary wing closed off with no access
 - Approximately 200 students from Jordan Road School attended a local church facility for class
 - Took days back from spring break and added days at end of school calendar in order to get the 180 student days

Somers Point School District

From terrible to horrible to resolved

10-15-12 to 6-11-13

- October 2012 – Payment to contractors of \$1,149,319 out of current budget.
- October 15, 2012 – ACE Insurance Company issues a Reservation of Rights letter that puts the claim at risk of not being paid.
- Freeze placed on budget spending generating extraordinary controversy.
- Multiple Board of Education meetings consumed by mold.



Somers Point School District

From terrible to horrible to resolved

10-15-12 to 6-11-13

- Real concern and initial preparation to pass a Bond to make payments.
- AJG in serious negotiations at highest levels of AJG and ACE Insurance Company to secure coverage without legal action.
- May 23, 2013 ACE agrees to partial settlement requiring mutual release.



Somers Point School District

From terrible to horrible to resolved

10-15-12 to 6-11-13

- May 2013 SPELL and all affiliated JIFS, ACCASBO JIF, BCIP JIF and GCSSD JIF) agree to contribute to loss beyond ACE agreement in support of members.
- June 2013 both ACE and SPELL checks are received and the current year budget survives a major attack.

Somers Point School District Takeaways

- Mold events are very expensive even if your district has insurance.
- Deductibles are significant and apply per building.
- Not everything you will and should do to manage the event is covered by insurance as some of what is done is clean up and some of what is done is preventive maintenance.
- It pays to regularly inspect all buildings and all areas of each building and to be very well prepared to take action immediately to arrest any water infiltration and/ or mold.