

Pitman Public Schools



- ▶ 5 buildings in district
 - ▶ Pitman Middle School build in 1922 (original High School)
 - ▶ Elwood Kindle Elementary School built in 1926
 - ▶ WCK Walls Elementary School built in 1926
 - ▶ Memorial Elementary School built in 1962
 - ▶ Pitman High School built in 1972

The district has a documented history of water containment issues throughout all buildings.

Walls School

❖ Let the lake flow>>>

- ▶ Built in 1926 (main building), two additions 1968 and 1997/98 three story building. First floor and basement below grade.
- ▶ Located in the middle of a neighborhood
- ▶ Below grade of a nearby lake that floods often.
- ▶ The front and back doors of this school are opened during heavy rains to allow the water to flow through because the water backups from the storm sewers
- ▶ Roof drains run internal in the walls
- ▶ Whole “house” fan as built in original HVAC solution



Examples of built in ventilation from 1926 schools



History Repeats Itself....District Wide

- ▶ Since 2014 Walls school has had 7 insurance claims for water damage totaling \$105,311 this does not include what the district paid out of general fund in excess of \$50,000 of repairs not covered by insurance.
- ▶ 13 incidents since 7/2014 district wide for water related claims totally \$356,993
- ▶ One mold claim in addition to those listed above \$2192.50
- ▶ All schools having water issues



- ▶ 2/2015- Pipe Break
- ▶ 3/2015 Pipe Issue/Roof/Water Damage related to storms
- ▶ 7/2015 Roof/Water damage
- ▶ 8/2016 Water Damage from heavy rains
- ▶ 1/2018- Sewage backup
- ▶ 9/2018- Water leak
- ▶ 12/2018 Water damage from storm
- ▶ **7/2016 - Contractor left roof uncovered during storm \$182,295 claim!**

What's That Smell....

❖ Sewer Backup 2018

- ▶ Secretary complains of the smell of sewage in the building.
- ▶ Custodian investigates and observes raw sewage all over floors and into hallways from the girls lavatory
- ▶ Facilities Director alerted right away
- ▶ Maintenance team deployed



Our Roots Run Deep.....

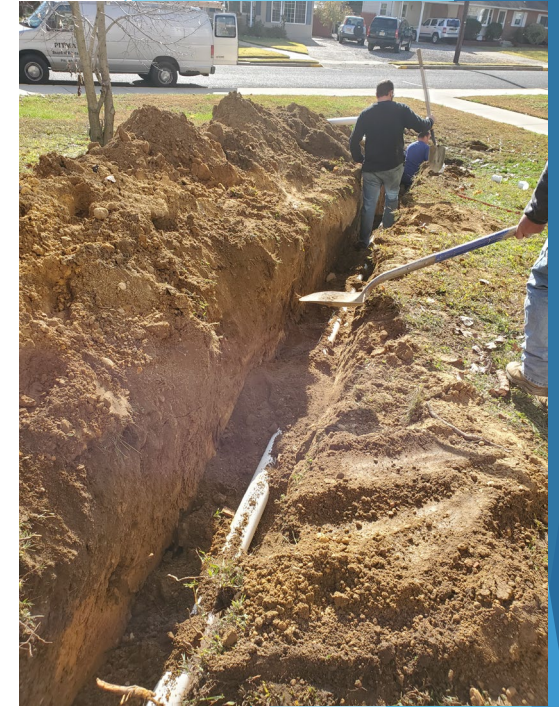
- ▶ Plumbers and Remediation companies called in to assess the situation after the district staff was unable to unclog the drain.
- ▶ Insurance claim filed same day
- ▶ It was found that the problem began at the street that roots from trees and time had a significant impact on the sewage line that were made out of terracotta.



2019 Solutions....

Water damaged classrooms

- ▶ Since that 2018 repair several classrooms in the adjacent areas of this repair sustained water damages. One claim was filed in excess of \$10,000.
- ▶ During heavy rains the custodians reported wet walls and ceiling tiles.
- ▶ These rooms were consistently monitored for IAQ as teachers complained of “smells”
- ▶ IAQ protocols followed to address concerns
- ▶ No mold was found and no claims were ultimately substantiated.
- ▶ In November of 2019 Mr. Burton and his staff dug up the area and found that additional terracotta roof drains had been damaged possibly from the 2018 work that had been done.
- ▶ No water claims have been filed since this repair was done.



Middle School Drainage

Drains crushed by tree roots



Classroom below grade



Pitman High School

❖ Brian gets initiated on his first day...

- ▶ Built in 1972
- ▶ Washing machine located in the nurses office.
- ▶ At some point overnight the hose to the washing machine broke and flooded the nurses office, guidance, principals office and hallway leading to main office, in addition to pouring out the front doors.



Incident Response

- ▶ Found water source and turned off the water to that area
- ▶ Started removing furniture and items that could be further damaged.
- ▶ Started to remove carpeting and sheetrock to address potential mold issues to add airflow into the area.
- ▶ Reported to insurance company that day. Filed mold claim out of abundance of caution
- ▶ Called in remediation company to run fans/dehumidifiers

Please Enter this Code into the Chat:

▶ Spell321

Lessons Learned-

- ▶ Work with district staff who have knowledge of past issues to solve current issues. How was it handled in the past? Is there anything you would or could have done differently?
- ▶ What budget items do you need to mitigate these things?
- ▶ What building projects may be necessary to mitigate these risks going forward?
- ▶ Routine inspections of key areas/appliances
- ▶ JIF safety inspections. A new set of eyes may be just what you need.

- ▶ **LISTEN TO YOUR PEOPLE!**
- ▶ Weigh out the risks when they come to you with a potential solution if it's not going to make the problem worse let them try.
- ▶ Sometimes the problem goes deeper than you think.
- ▶ Mitigating tree roots/things that may intrude upon those lines.