



# **Glenbrook North Back Gyms Floor Update**

Monday, July 26, 2021

# Background

- On Saturday, June 26, 2021, around 11:15 AM, the cleanout valve of a PVC drain pipe traveling from the center roof drain, through the gym and out to the northeast retention pond burst due to excessive water pressure.
- We estimate that the pipe was installed in the mid-1990s, and was properly maintained.
- While the investigation is ongoing, our buildings and grounds team, construction management firm, plumbing contractors, and insurance claim representatives cameraed the line and confirmed that it was not clogged at the point of entry (roof) or exit (sewer), and did not have excessive build-up in its path.
- It is assumed that the intense weather experienced that week resulted in an excessive amount of weather pressure that ultimately caused a cleanout valve to burst open.
- Upon bursting, a significant amount of water fell onto the competition gymnasium floor over a period of 15 minutes and also seeped into the gymnastics gym and penetrated the vapor barrier.



# Cleanout Valve on PVC Pipe that Burst



# Investigation Findings

- Belfor, the disaster recovery firm through SSCRMP, cleaned the area and used commercial dehumidifiers to dry the affected areas. Due to the large amount of water that was absorbed into the floor, portions of the gym floor were removed to assess the damage below the floorboards.
- After removing portions of both the competition gym and gymnastics gym floor, it was determined that water had penetrated through the vapor barrier of approximately 60% of the competition gym floor and 10% of the gymnastics gym floor. As a result it was recommended that the full competition floor be replaced and the impacted area of the gymnastics gym (10%) be replaced and the entire floor be sanded and stained.
- The reason for this action is the strong likelihood of mold developing under the floor, causing additional structural and environmental damage. Without removing the vapor barrier the water cannot be effectively removed.
- The insurance company (SSCRMP) and the reinsurance company (Travelers) both agreed that immediate demolition is necessary and the proper course of action. As a result, the project was approved at the following costs:
  - \$1,000 deductible to be paid by Glenbrook;
  - \$250,000 to be paid by SSCRMP; and
  - Any remaining amount to be paid by Travelers
  - Total cost is \$261,000



# Impact of the Floor Replacement

- The back gyms are heavily used by our student athletes for practices and contests, as well as by our physical education classes. Below is the estimated timeline for facility use to be restored:
  - **Gymnastics Gym (D102)**
    - 5,400 sf
    - Work will begin on Wednesday, July 21st
    - Work estimated to be completed on Friday, August 13th
  - **Competition Gym (D104 / D106)**
    - 10,700 sf
    - Materials estimated to arrive by Friday, August 20th
    - Work estimated to be completed by Friday, October 15th
- Activities will be relocated from the back gyms to the field house. A temporary, portable hardwood gym floor (48' x 96') will be rented to accommodate the fall volleyball season.
  - Will be placed in one of the three fieldhouse courts
  - Arrives on August 2nd, and will be removed around October 22nd
  - Will be used as a volleyball, basketball, and fitness station for physical education classes
  - The cost of the rental (\$45,948) will be paid for by Travelers





# Progress Update

## Sub-flooring Installation



## Vapor Barrier

