“When Disaster Strikes…”

Preparing Your Budget, Staff, and Structure for a Future Disaster
When and Where?

- When and Where will disaster strike?
- No one really knows
- How do I prepare my structure?
- Can my structure be prepared?
- Is it expensive to prepare?
- How time intensive will it be?
- What are steps to be taken?
Education...

- Education is your business in more ways than one
- How many have a response plan?
  - Evacuation procedures
  - Fire Escape
- What about keeping the business of education in operation?
- Who plays a part in this role?
- The answers are simple
Fundamentals...

- Budget is always a concern
- Choose contractors ahead of time
- Guaranteed pricing is often an option
- Prevention is rooted in maintenance
- Proper maintenance leads to a better track record
A Watchful Eye

- Onsite facility engineers are invaluable
- Quick response and action
- How many have in-house custodial staff?
- You are already paying them, why not educate?
- The more educated the eyes are on your facility, the more effective they will be in disaster prevention
Get in the Mindset

- Staff should be in the mindset
- Explaining the implications of a disaster = POWERFUL
- Translate this into awareness and prevention
- How many small issues could be and are caught?
- Office and Classroom space should be disaster ready
- “Disaster Ready?”
Disaster Ready

- Servers and CPU’s elevated 2”-4” above floor
- Cords up and away from flooring
- Documents stored in an elevated area
  - Not stacked on floor
- Necessary maintenance performed
- Investigating unusual items
  - Water stained ceiling tiles
  - Unusually damp areas
  - Odd odors (typically musty)
  - Walk through of buildings and rooms performed before extended breaks
Disaster Ready = Prepared

- More preparedness doesn’t eliminate the disaster
- It does minimize the collateral damage
- The purpose of preparedness:
  - Minimize Damage from Disaster
  - Minimize Resulting Downtime
  - Better Educate those affected before they are affected
  - Get the mindset to catch within staff
- The result of preparedness is a more common sense approach to building maintenance
Water Damage

- By in large the most common type of Disaster
- Easily prevented/ Avoided
- Manifests in many forms
  - Clean Water
  - Sewage
  - Grey Water
  - Fire Suppression Chemicals
Water Damage Continued

• Structural concerns regarding drywall and insulation
• Many affected areas may be demoed based on the severity of the damage and cost effectiveness of drying

• CAUSES: FREEZING CONDITIONS, POOR INSULATION, FAULTY CONSTRUCTION, LOOSE FITTINGS, VANDALISM, AND JUST PLAIN ACCIDENTS
Water Concluded

- A common Sense approach - Maintenance
- Water intrusion, proceed with caution
- Roof membrane maintenance and inspection
- Electronics (Servers, Cpu’s, etc.) must be elevated
- Plumbing inspection (proper insulation and winterization)
- Fire suppression systems
- Employee education and awareness
- Proper marking/ mapping of shutoffs

WASBO
Mold Issues and Concerns

- Water Damage is Childs play
- Mold is serious business
- Common types
  - Cladosporium
  - Penicillium
  - Alternaria
  - Aspergillus

- [http://www.cdc.gov/mold/faqs.htm](http://www.cdc.gov/mold/faqs.htm)
- Great site from cdc on mold
- Not only is mold a potential health risk
- Structural damage…it is a hungry one
- Warring factions
How do I respond?

Structurally

- Mold is damaging and must be abated properly
- Not sufficient to simply “spray some bleach on it”
- Proper abatement eliminates many variables involved in litigation proceedings

Emotionally and Personally

- Educate yourself about the risks
- What type of construction is your property? Know the territory
- Have your property tested and document any abatement performed
- Scientific evidence is paramount
Humility Is Key

- Prevention, recovery, and stability
- Stability is offered by responding to any potential concerns about mold/ asbestos with the greatest sense of concern and urgency for the wellbeing of the inhabitants
- Speaking from experience – Nations first real Mold lawsuit
  Attorney’s comments

WASBD

"NOT EVERYTHING YOU SEE ONLINE IS TRUE"
"WAIT, SO YOU MEAN THERE ARE NO HOT SINGLES IN MY AREA DYING TO MEET ME?"

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On a “Lighter” Note…

- Fire damage is devastating to a commercial or residential structure
- By far the most difficult to recover from
- Prevention is key
- Achieved through proper inspection of fire suppression systems, removal of debris, landscaping properly around building…

- Have in place alternate office space/ temporary operations
- Education of inhabitants regarding best practices
- Policies in place regarding smoking
- Common causes for fires…
  - Potting soil “ashtrays”
  - Coffee pots left on and plugged in
  - Small appliances
  - Garments left on heaters
  - Fumes from paint/ chemicals
  - Poorly installed equipment
  - Etc.
Before the Fire

- Making decisions before disaster strikes
- Have relationships with contractors
- Make sure you interview and have pricing beforehand
- Preferred vendor lists…
- Understand the abilities of the contractor
- Educate staff on YOUR best practices
- Everyone on the same page is invaluable
Wind, smoke, and Asbestos

- **Wind** damage can affect structural stability
- Inspect at least bi-annually grounds and roof for potential risks
- **Smoke** – do not touch items that have been smoke damaged without gloves!!
- Many items can be salvaged if handled properly

- Time is of the essence
- Wood/ brick structures and surfaces will absorb odor
- **Asbestos** – proceed with caution!
- Respond with urgency – liability
- Set up containment/ quarantine the area
- Most troublesome when cut/stirred up
The difference between an educated staff and a staff that is not...$300,000 plus...

Thank you for your time, please feel free to contact us or any of our fellow DKI Member Companies with questions regarding disaster preparedness or disaster services in your area!

Bryce Lund  
Business Development Manager  
Burke’s Klein’s DKI (Eastern Washington/ Northern Idaho)  
Email blund@burkesdr.com  
Cell 208-659-2363