

Primary School Flood

At this school there was a substantial leak from the pipe under sink unit to Classroom 6.

Water was escaping under mains pressure potentially over the whole weekend prior to being discovered by the Caretaker on Monday morning.

At this time, the escaping water was 3 inches deep within the Year 6 Classroom and had migrated into the adjoining cloakroom / toilet block and corridor. All floor coverings in these areas were saturated although teachers at the school had attempted to extract the water during the day.

MDF Skirting boards were showing signs of damage along with low level plasterboard to these areas.

We received the instructions at 11.40am and immediately deployed technicians to the site to undertake mitigation works arriving at 1.35pm.



Mitigation works carried out

All polyprop carpet tiles were uplifted from Year 6 Classroom, along with floor coverings to part of the corridor, cloakroom and Altro non slip flooring from the Toilets / Disabled Toilets adjoining Year 6 Classroom.

MDF Skirting boards were removed from Year 6 Classroom, lying water extracted and affected areas sanitised prior to installation of mitigation drying equipment.

The school had provided a skip on site and we were authorised by the Head Teacher to dispose of the floor coverings into the skip.

The concrete screed was drilled to the floor areas of the Year 6 Classroom, corridor and toilets, in order to establish if the water had migrated into the insulated cavity floor.

All readings taken indicated that the cavity was saturated and standing water was still present at this time, as evidenced in the attached photographs.

To enable us to fully understand the spread and migration of the water within the cavity floor, we arranged to return the following morning to undertake further investigations and moisture readings within adjoining classrooms / cloakrooms to establish spread and carry out moisture mapping.



Further attendance

Following these works it became apparent that water had migrated into all four classrooms within this floor slab, along with associated cloakrooms, toilets and corridor with standing water seen when drilling through the screed.

The school has now shut for the Summer Holiday and was due to reopen on the 2nd September prior to this incident. Following the previous similar incident, mobile Portacabin classrooms and toilets were placed in the main front car park, so school attendance could continue during the works.

With this in mind we scheduled a plan of works that would enable the school to reopen by w/c September 7th, subject to urgent approval of the proposed schedule and costs.

We attended a meeting with key school staff, surveyor and Loss Adjuster where we received formal approval to proceed.



The phases of works are detailed below:

Phase 1

- Site delivery of storage containers to house classroom contents temporarily
- Removal of all classroom contents into storage containers
- Delivery of skips
- Uplift and disposal of all floor coverings in affected areas
- Scabble of floor screeds throughout affected areas
- Installation of '**Corroventa WS4 ES Water Separators**' to extract all lying waters from the void
- Application of '**Formula 429 + Antimicrobial Disinfectant**' to clean / sanitise the floor void

Phase 2

- Installation and commission of injection drying systems consisting of '**Corroventa T4 ES Turbines**' and '**A4 ES Absorption Dehumidifiers**' to the floor cavity carefully drilling holes into the floor with use of thermal imaging cameras to map out underfloor thermal heating pipework.
- Whilst drying is ongoing, we will undertake regular site visits to assess moisture levels and reposition drying equipment as required
- Drying anticipated completion date was 30th August, but was completed on 28th, and all equipment was decommissioned from site and handed over to reinstatement contractors.



Phase 3

- Seven days allowed for reinstatement works prior to re-opening. To include replacement floor coverings, skirting boards, Kitchen sink unit (Year 6 Classroom) and low level plasterboard repair / redecoration throughout floor to ceiling.
- Return contents from storage containers into classrooms as required. Completion of a full builders clean and sanitisation.
- Off-hire storage containers.



Summary

The works carried out on this claim enabled the school to have minimal disruption and to welcome the children back as planned at the start of the new school year.

The alternative to our specialist drying method would have been traditional strip outs of the suspended floor, which would have been far more costly and time consuming.

On comparing the cost of injection drying versus stripping out and reinstating the insulated floor slab, an 80% saving was achieved.

More importantly to the school, we completed the works to a strict schedule within the summer holidays and achieved the deadline set for reopening.

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