

**Glenbrook High School District 225
Business Office**

To: Dr. Mike Riggle

From: Kim Ptak

Re: GBN Fieldhouse Floor

Date: March 8, 2016

Recommendation

It is recommended that an insurance claim be submitted in the amount of \$232,275 to replace the interior, court area of the Glenbrook North fieldhouse floor. The district's deductible is \$1,000. The floor was last replaced the summer of 2011 and has a 15-20 year expected life.

Incident

On Wednesday November 23, 2015, a Glenbrook North custodian was cleaning the fieldhouse floor with a "ride on" Tennant sweeper. During this routine cleaning, the machine began dripping battery acid onto the floor. The liquid was clear on contact and only darkened over time. It appears the batteries overflowed into the collection pan during the battery charging process. The collection pan filled up and dripped onto the floor during the cleaning.

Extent of damage

There are spots throughout the fieldhouse, however the majority of damage is in the interior, tan court area where the custodian created several "circles" during the cleaning process. This area represents approximately 2.5%, or 1,000 s.f. of the floor. There are other random spots on the infield as well as the green track. The spots on the green track are not as noticeable and are sporadic in nature. Several recommended cleaning products were tried on the floor, however since the discoloration is a result of battery acid melting into the synthetic surface the spots cannot be removed or lightened. The damage is primarily cosmetic in nature and does not present a hazard of any kind.

Options considered

1. Patching

Since the majority of the damage represents only 2.5% (1,000 s.f.) of the total floor, patching was considered. After discussing this options with several flooring companies, this option is not

being recommended. The synthetic floor is a rolled product and a newly manufactured floor would likely not match the dye-lot. Additionally the floor has a wood grain finish which is no longer an option with the manufacturer. The various flooring companies we spoke to have had color issues in the past and dissatisfied customers as a result of patching larger areas. Additionally, patching can produce additional seams in the floor which, over time, could result in gap and height concerns.

2. Painting

Another option considered was lightly painting over the damaged area, similar to how the floor striping is painted onto the floor. This option is not being recommended because the floor is a synthetic product which moves with climate changes. The paint would not move with the floor which could result in blistering over time.

3. Urethane Overlay

Another option considered was applying 2MM of a urethane over pour over the entire 20,000 s.f. interior area. This application could not be used on the running track which would result in the interior area being 2MM higher than the track. Rubber transitions could be used, however could create a maintenance and tripping hazard. The other option, to avoid this height difference would be to remove the track and install a new track that is 2MM higher. This would cause issues at the doorways. Cost: \$310,000

4. Interior Replacement - **OPTION RECOMMENDED**

The interior area is 20,000 s.f. or approximately 50% of the total fieldhouse floor. The majority of noticeable damage is in this area. The interior tan area, up to the green running track, could be removed and effectively replaced at a cost of \$232,275. The track has a longer life expectancy than the interior court area, so there would not be a concern with overall life-cycle differences. This option also would not be as disruptive as a full replacement. Cost: \$232,275

5. Full Replacement

The cost to fully replace the fieldhouse floor is \$475,890. This is not being recommended because the track remains in good condition and the cosmetic damage is very sporadic and not as noticeable due to it's dark green color. Cost: \$475,890

Insurance Coverage

The first \$1,000 of damage would be the responsibility of the District. The next \$249,000 of damage would be covered by the District's self-insurance pool, SSCRMP. Anything above \$250,000 would then be covered by Traveler's, SSCRMP's third party property insurance provider. Since this claim is less than \$250,000, Traveler's would not be involved.

SSCRMP charges it's participants, District 225, 207, 211 and 214 an annual property premium. This premium covers premiums paid to third party insurance providers, SSCRMP administrative costs and funds a reserve to cover the portion of losses not covered by third party insurance. The current built-up reserve is approximately \$4M. This claim will not impact the District's future premium allocation which is approximately 10% of the overall SSCRMP pool.

The SSCRMP administrator received several quotes for the work.

GBN Floor



Tennant Sweeper



Tennant Batteries

