



Case Study

Case Study: Barksdale Air Force Base | 424 Kenney Ave. Barksdale AFB, LA 71110

Average Loss Amount: \$1,193,279.67

Type of Loss: Lead abatement and water remediation of over 100 buildings

OVERVIEW

In late Winter of 2021 Mother Nature sent a massive polar vortex through the deep south, icing power lines, overwhelming power grids, and freezing pipes from Texas to Georgia. Concraft was called to assist at Barksdale Air Force Base in Louisiana, where over a hundred military housing buildings had suffered varying degrees of water and mold damage from burst frozen pipes. Within 12 hours, Concraft was on base with over 60 workers, over 1000 pieces of equipment (fans, dehumidifiers, and HEPA air scrubbers), and countless gallons of biocides, lead remediation cleansers, and other miscellaneous consumables necessary to complete this project.

The damages were widespread and disruptive to Base operations. Concraft balanced the needs of multiple stakeholders (Base Command, airmen and their families, insurance companies, and more), who often had competing interests.

The unexpected presence of lead in the paint and plaster of these older military buildings complicated what was already a widespread emergency water damages project. Implementing the appropriate required safety measures slowed production but ultimately resulted in a superior outcome for everyone.

WORK PERFORMED

- **EMERGENCY PROJECT DESIGN & PLANNING** – On emergency basis, Cousino Restoration planned and designed a complicated and diverse water damage mitigation and lead remediation for a military base.
- **PROJECT PERFORMANCE (EMERGENCY REMEDIATION PHASE)** – Working with the Base, their property management company, and its insurance carrier CNR immediately evacuated all standing water, removed unsalvageable plaster, flooring, and other soft building materials, applied biocides, cleaned and mitigated all surfaces, and dried out the structure using commercial drying equipment and HEPA air-scrubbers.
- **PROJECT PERFORMANCE (RESTORATION PHASE)** – After all mitigation work was successfully completed and the project cleared for rebuild, one by one the buildings were turned over to the client so that their contractor could begin to make necessary repairs.

CONTRACT MANAGEMENT

- **24/7 RESPONSE CAPABILITY** – Project design and damage mitigation efforts were emergent in nature and required heavy staffing to meet deadlines.
- **TRAINED, QUALIFIED ER AND CLEANUP PERSONNEL, EQUIPMENT AND MATERIALS** – This project required project managers and field staff trained and experienced in (1) emergency water damage response and remediation, (2) working on a military base that is subject to a wide range of internal and external processes and rules, and (3) construction knowledge related to old buildings and their structural and mechanical systems. It also required commercial grade water evacuation and drying equipment, HEPA air-scrubbing equipment, various biocidal chemicals and sanitizers, lead abatement cleansers, and eventually, skilled trades.
- **SITE DOCUMENTATION AND CONTRACTOR'S OWN ACCOUNTING** – Because this project was funded by a cost-conscious private insurance carrier, and because abatement was paid for on a cost-plus/time and materials pricing basis, careful tracking of project labor and other costs was needed.

Restoration Starts Here.

UNIQUE CHALLENGES

Many complexities and unique challenges were presented in repairing this building. Some of them include:

- Age of the buildings and their mechanical systems, and piecemeal construction over 100 years.
- Multiple layers of flooring and wall coverings trapped water and contaminants, complicating demolition, dehumidification, and decontamination efforts.
- Multiple stakeholders, including insurance carrier who sought to limit scope but we were able to overcome this challenge with superb project documentation

ACCOMPLISHMENTS

- Completed large emergency building water mitigation and lead remediation to over 100 affected buildings in 31 days.
- Worked hand in hand with their construction company to minimize the disturbance and downtime to the facilities.
- No safety or health incidents

PROJECT HIGHLIGHTS

- Assembled and guided multidisciplinary stakeholders, consultants, and contractors to successful project conclusion.
- Balanced insurance carrier's low-claims-cost goals with need for safe and proper work measures to stay within client's budget.

