



Case Study

Case Study: Les Standford Chevrolet Dearborn, MI

Average Loss Amount: \$240,824.30

Type of Loss: Lead abatement and fire remediation at car dealership.

OVERVIEW

In January 2018, Cousino Restoration responded to an emergency fire damage call at a busy car dealership in the Detroit suburb of Dearborn, Michigan. A fire had occurred in the main bay of the service department, causing fire, heat, and smoke, damage to the service department and nearby bathrooms and locker rooms.

Furniture, tools, and expensive equipment were also involved. The service department was a profitable and necessary part of the dealership, and all the typical challenges and complexities associated with a fire response project were present.

However, this fire posed an additional challenge: the industrial paint in service area was lead-based. As the heat of the fire rose to the metal ceilings, it released the lead into lead-based fumes and particles, which landed on the topside surfaces of cabinets, piping, ducting, and commercial electrical conduit. Bulk and wipe sampling revealed the lead concentrations exceeded permissible limits, triggering OSHA and EPA lead abatement protocols.

Cousino Restoration assembled and coordinated a multi-disciplinary lead abatement and fire cleaning and restoration team, using extended shifts over 14-18 straight days. This strike team completed the abatement within just a few weeks and the remaining punch list within another 10-14 days.

WORK PERFORMED

- **Project Design and Project Planning** – Planned and designed a commercial facility lead abatement and fire restoration project for a busy car dealership in Dearborn, Michigan, without shutting down the dealership or its service department.
- **Containment & Project Performance** – We supplemented the local Michigan branch workforce with a sizable lead abatement and fire restoration crew, and erected lead remediation containment that permitted operations to continue in most of the dealership. HEPA air-scrubbers, negative air pressure, and PPE were used to maintain a safe and compliant working environment, after which abatement technicians cleaned and remediated all affected areas of lead dust and fire/smoke contamination.
- **Restoration** – After the lead dust hazard and fire/smoke odor were successfully remediated, Cousino Restoration completely restored the service department and other affected areas back to their pre-loss condition, using various construction and mechanical trades.
- **Analytical** – Worked with IH to perform daily monitoring so that our crews remained under the permissible exposure. Pre and post lead samplings.
- **24/7 Response Capability** – As with nearly all our projects, this one required emergency response to unexpected property damage.
- **Trained, Qualified, ER and Cleanup Personnel, Equipment and Materials** – This project required project managers and field staff trained and experienced in lead abatement and fire/smoke odor response and remediation, as well as direct ownership (not rental) and use of lead abatement cleansers, fire and smoke odor cleansers, encapsulation application equipment, building dry out fans, and HEPA air scrubbing/HEPA structural vacuuming equipment.
- **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 were needed.

Restoration Starts Here.

UNIQUE CHALLENGES

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

- Unexpected fire in the main service bay of busy car dealership released lead dust throughout the service area, and nearby bathrooms and locker room. The heat and pressure of the fire helped distribute the lead-contaminated dust to areas it wasn't present in originally.
- The client needed to maintain dealership sales and body shop operations throughout the project, requiring effective containment measures while lead was removed and fire scene restored.
- Maintain containment, negative pressure, and other health and safety measures while dealership operations continued.

ACCOMPLISHMENTS

- Completed complicated \$240,824.30 emergency fire restoration and lead abatement project at a Dearborn, Michigan car dealership in 3-4 weeks.
- Balanced insurance carrier's low claims-cost goals with need for safe and proper work measures to stay within client's budget.
- No safety or health incidents.

PROJECT HIGHLIGHTS

- Assembled and guided multidisciplinary team of fire restoration workers concurrent with lead abatement professionals and contractors to successful project conclusion.
- Insurance carrier funded the project and aggressively worked to limit scope and price, but we were able to overcome this challenge with superb project.

