

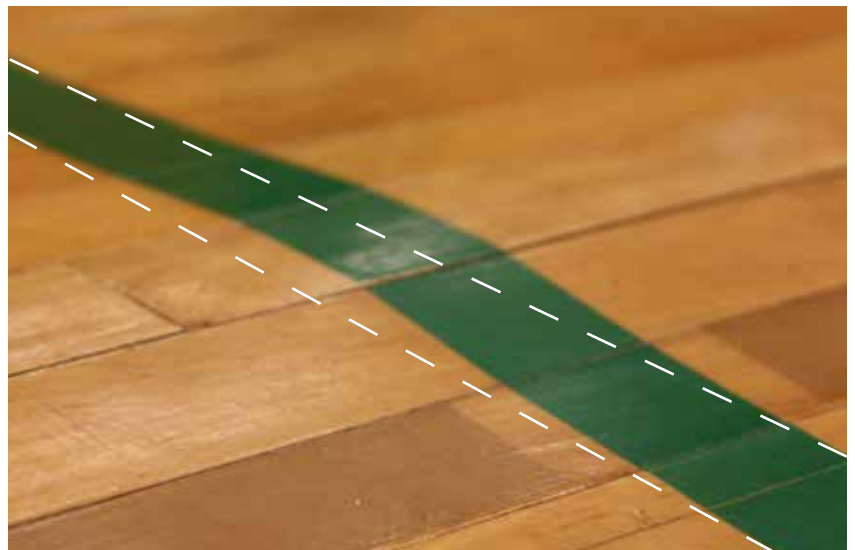
A | C | R CASE STUDY

Maintaining Operational Continuity

Water Damaged Gym Floor: *Advanced Strategies to Minimize Loss-of-Use.*

ACR has become well known for saving gymnasium and other large floors damaged by water losses, whether caused by weather related exposure or plumbing failure. When water damage has been discovered, it is common for facility managers to contact the flooring installer or distributor for guidance.

Unfortunately, based on the priorities of these sources, it is in their best financial interest to suggest tear out and replacement, posing a costly conflict of interest.



Over more than two decades, ACR has acquired the technology, skills and experience to apply highly specialized drying systems that can save a large number of damaged floors, and has performed this highly desirable procedure extremely well time and time again.



This case study profiles a partial floor recovery in which plumbing failure released water down the gymnasium wall and across the center of one half of the gym floor. The damage was highly concentrated and created a significant buckle as well as the typical individual board cupping.

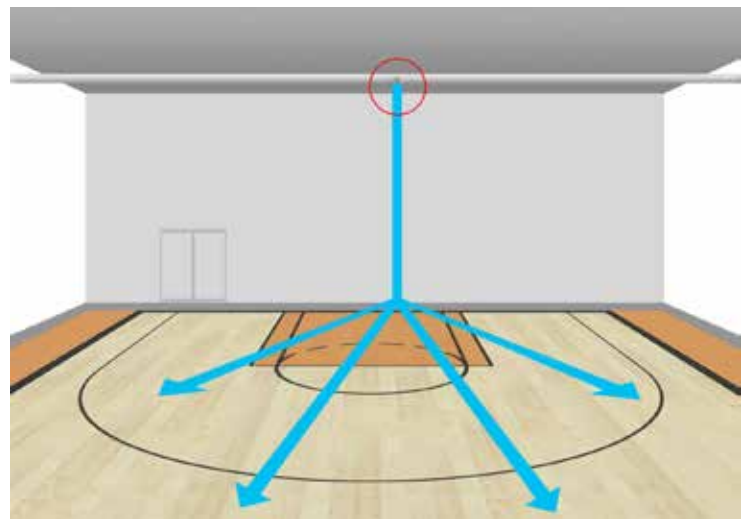
ACR has introduced an advanced technique using precise temperature control to increase the capability to remove moisture using our already efficient in-place custom drying systems. Prior to the addition of temperature control, most affected floors were expected to be dried in several weeks, still far better than the months required to tear-out and replace.

The recent improvements to ACR's restorative drying have reduced the drying time to just days. **This half floor was completed in just 5 days.**



The Path of Damage

In this case, a plumbing related failure released water down the wall, flowing under the center of the affected half of the gym. This water loss was more highly concentrated and directional, causing a higher range of damage into a smaller area.



Expert Diagnosis

Moisture meter readings are taken across the entire surface to determine the nature of the water loss. It is very important that readings are interpreted properly, based on the environment and physical properties of the materials.

The gym floor is itself a system, and readings must include the complex underlayment and substrate, which also must be dried.



Revealing

As baseboard is removed, it is easier to see that the flooring is only the topmost component of the entire flooring system including the subfloor structure and base substrate, most often concrete. It is essential to understand the system as a whole in order to successfully dry a gym floor in-place.



Setting the Custom Restorative Drying System

With the guidance of ACR's **two** RIA Water Loss Specialists, the custom system is designed and built to contain this temperature controlled moisture removal.

This is the most advanced and effective hardwood floor drying technology available.



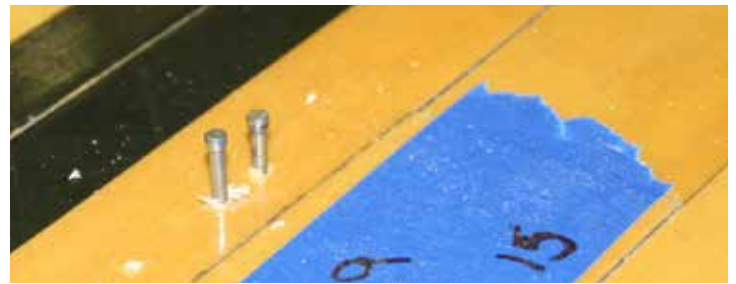




Up and Running

With the custom drying system set up and initiated, the push-pull air movement enhanced by temperature control begins to extract moisture from all levels of the flooring system simultaneously.

Because of the efficiency of this system, careful monitoring is required throughout the drying process.



Restoration vs. Replacement: A Startling Cost Comparison

A typical middle school gym floor is about 6300 square feet. The following comparison is based on job estimating using well known estimating software for the restoration industry, compared with the actual cost to dry an actual completed **full floor** in-place restoration.

TEAR-OUT AND REPLACEMENT:

- \$ MOVE THE BLEACHERS OUT
- \$ TEAR OUT THE DAMAGED FLOOR
- \$ DRY OR REPLACE THE SUBFLOOR
- \$ DRY CONCRETE SUBSTRATE
- \$ ALLOW NEW WOOD TO ACCLIMATE
- \$ INSTALL FLOORING
- \$ SEAL & STRIPE
- \$ MOVE BLEACHERS BACK IN

TOTAL COST: **\$ 240,000 +**
TOTAL RECOVERY TIME: **3 MONTHS**

RESTORATIVE IN-PLACE DRYING

- \$ DESIGN AND SET UP CUSTOM DRYING SYSTEM, MONITOR & REMOVE

TOTAL COST: **\$ 43,500**
TOTAL RECOVERY TIME: **14 DAYS**

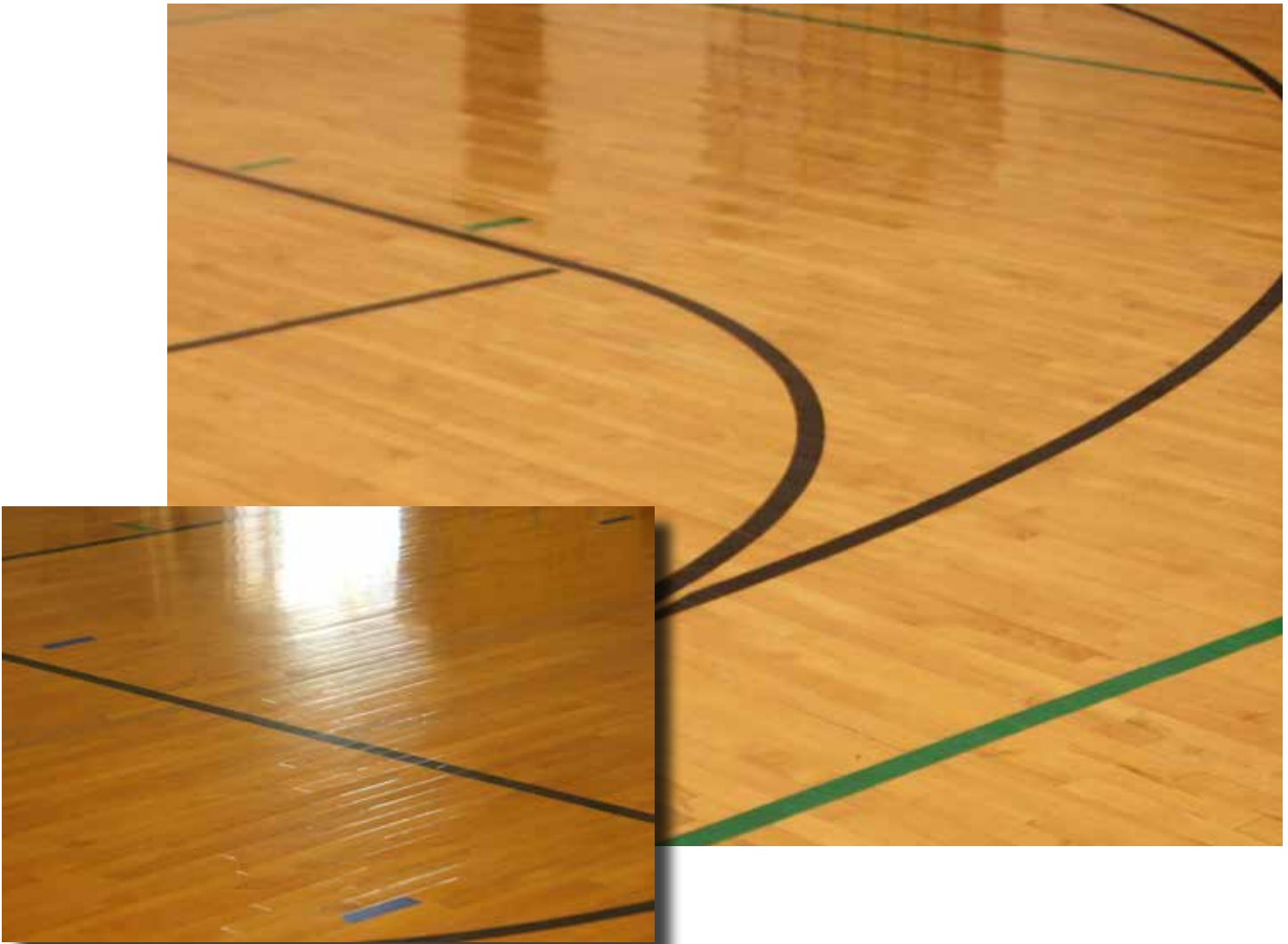
"It's not about the money...but it's about the money."

We hear so often that the savings to the organization was astounding, but the real savings was in the **reduction of loss-of-use**. Not only is it a huge undertaking to relocate classes and sporting events over the course of the months required to replace a gym floor, but the actual costs associated with accomplishing this are enormous. School districts, park districts, dioceses, colleges and universities simply do not have the option of cancelling. The resumed use of the restored gym floor is extremely urgent, at any cost, by any means.

The data for this full floor example clearly indicates two key savings:

OPERATIONAL CONTINUITY SAVINGS OF 84.6%

FINANCIAL SAVINGS OF 81.9%



Conclusion of the Project: A Clearly Positive Outcome

ACR's restoration successfully dried this half gym floor in-place in 5 days, as opposed to the several months it would have been if the floor had been torn out and replaced. Loss of use was minimized far beyond expectation.

The advantages of choosing this approach to restore the floor include the shortest possible recovery time, a savings of nearly **80%** over replacement, and all this took place with no interruption to the school's class and activity schedules. Operation Continuity savings was 5 days vs. a *minimum* of 2 months, saving **92.1%**.

More information is available at www.WetGymFloor.com.

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WetGymFloor.com
ACRrestores.com

24 Hour Emergency Call Center:

866.645.1165

- ❖ Water Damage Restoration
- ❖ Fire Damage Restoration
- ❖ Mold Remediation
- ❖ Trauma Scene/Biohazard



**FOR INNOVATION
IN RESTORATION**

