

# Project Profile

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## Project Background – 1.2mm Gallon Water Damage Mitigation

<b>Client(s):</b>	Simon Property Group – Lenox Mall
<b>Month/Year, Project Type, Environment, Location &amp; Proj. Mgr.:</b>	Jan 2010 – Water Damage – Lenox Square Mall Basement – Food Court & Retailer Electrical Switch gear & Food Court Storage Area – Shawn Delgado, Senior Estimator & Senior Project Mgr., FCR
<b>Client or Location Profile:</b>	Simon is the largest real estate company in U.S. w/393 properties & annual sales of \$60 billion (U.S.) and 263 million square feet of gross leasable area North America, Europe & Asia in 77 Regional Malls, 18 Premium Outlets, 13 “Mills” Centers
<b>General Scope:</b>	Water Damage Mitigation in a Retail Mall Basement - Pump & extract up to 1.2 million gallons of water and reclaim up to 336,000+ gallons of water and red-clay mud from approximately 83,000 SF in a height restricted area which housed the retailer and food court main electrical switch gear and storage. Clean over 1-mile (5,300) linear feet of muddy walls. Salvage some contents in the mall storage areas.
<b>Total Project Cost:</b>	Total Reconstruction Pricing Unknown – Full Circle was utilized for extraction, clean-up, and drying. Other reconstruction to the water main, the wall, and other repairs were not included in our scope. They were contracted separately/directly and therefore, we do not have this information.
<b>FCR’s Fees:</b>	\$251,000
<b>FCR’s Role:</b>	<b>Primary Goal:</b> Reduce business interruption.  Water Damage Mitigation under severe time constraints, effectively extract, dry, dehumidify and clean affected areas, avoid microbial growth, effectively dry the switch gear enabling salvage of existing components or safe replacement.
<b>Description &amp; Origin:</b>	<b>Extensive Business Interruption:</b> Over 50 retailers and food court shut down during their 2 <sup>nd</sup> busiest month of the year since the electrical switch gear in the basement was filled with mud/water (1 to 6-feet of thick, slippery red Georgia clay). The basement was contaminated and inaccessible. The mud had been displaced by the force of the water during a water main break created a 30-foot diameter crater behind the outside concrete block wall as it broke through.

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## Equipment & Protocol:

Mitigation was conducted according to the IICRC S500 procedural standard & reference guide. FCR extracted via tanker trucks, truck mount extractors, and portable extractors. FCR also installed dehumidification equipment - state-of-the-art XL commercial dehumidifiers, (2) trailer-mounted desiccant dehumidification systems (Capable of 5500 cfm @ 120° / near 0% Humidity), air movement & filtration. Later, pressure washers and ride-on floor scrubbers were used to clean the affected areas.

## Challenges & Obstacles:

Severely restricted ceiling height due to low ceiling compounded by electrical supply lines and water pipes which were mounted below the already low ceiling. Laborers were hampered by sub-18-degree temperatures, outside and near the entrance to the basement. The volumes of the muddy clay needed to be removed by hand/manually due to the height restrictions, and the 600+ foot long distance from the affected area to the pump disposal trucks added to the difficulty. It took nearly 24-hours to pump the 1.2 million gallons of water for removal, which was accomplished via long hoses hooked to pump trucks that captured the water and whereby 336,000+ gallons of mud was also reclaimed. Once the water had been extracted the muddy clay was shoveled by hand and transported manually via wheelbarrow to the awaiting pump trucks outside.

**Noteworthy point regarding FCR's Capacity:** FCR was simultaneously dispatched to respond to a 2,800-Gallon Diesel Fuel Oil Spill originating at the roof-top of the 52-story Marquise Tower in downtown Atlanta which was already making its way to street-level via the roof drainage system.

## Results, True Value & Additional Value:

FCR responded immediately and brought the necessary resources and assets to bear enabling the electricians to repair/replace components of the switch gear as necessary thus reducing downtime and minimizing business interruption to over 50 retailers and the food court during their second busiest month of the year.

## Key Contact:

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