



Ebert, Brad <bebert@kiel.k12.wi.us> Thu, Aug 1, 11:45 AM
to Tess O'Brien-Heinzen

----- Forwarded message -----

From: **Achter, Charles** <cachter@kiel.k12.wi.us>
Date: Tue, Jul 30, 2024 at 3:51 PM
Subject: Fwd: Mold Issue
To: Ebert, Brad <bebert@kiel.k12.wi.us>, Mackenzi Schwarz
<mschwarz@kiel.k12.wi.us>

Charles Achter
Kiel Area School District
Business Manager
[920-894-5114](tel:920-894-5114)
ext. 2114

----- Forwarded message -----

From: **Monica Schraml** <Monica.Schraml@m3ins.com>
Date: Fri, Jan 26, 2024 at 10:15 AM
Subject: RE: Mold Issue
To: Achter, Charles <cachter@kiel.k12.wi.us>
CC: Sheila Lefebber <sklefeber@kiel.k12.wi.us>, Katie Johnson
<Katie.Johnson@m3ins.com>

Hi Charles,

We were able to get additional detail from the EMC underwriter (see below).

First, I want to mention that EMC would like responses to the attached recommendation letter from Andy's visit.

Here are the details of the additional concerns that are driving the decision to not continue insuring the buildings after 1/1/25. **ALL 3 BUILDINGS!!!!!!**

BUT ONLY IF THE NEGLECTED MAINTENANCE ITEMS ARE NOT ADDRESSED?

WHY WEREN'T THEY ADDRESSED BEFORE?

Middle School:

- Water seepage/mold – Items would have to be addressed to stop the water seepage. Mold would have to be remediated. **CAN BE FIXED**
- Roof assessment is fair with the majority being replaced in 2001. Oldest roof cover is 1993 and 1999 and were rated as poor with less than five years life expectancy. Only a very small section rated as good. 95% of the roof is older than 15 years. **SO NO PROBLEMS**
- Electrical assessments recommend replacing all 8 panelboards from pre-1993. **CAN BE FIXED**
- Aluminum wiring – main panel feed from the transformer is aluminum. **CAN BE FIXED**
- Additional electrical outlet needs in various older sections of the buildings. **CAN BE FIXED**
- Plumbing systems are poor. **CAN BE FIXED**
- Overall building appears to be beyond useful age. **NOT ACCORDING TO THE ARCHITECT'S REPORT.** The majority of the building is 70 years or older. **70 YEARS IS NOTHING FOR A SOLID BRICK BUILDING**

High School:

- Roof assessment is poor with the oldest roof surface is 1999. 80% is older than 15 years. Small percentage of the total roof was replaced in 2020.
- Electrical - 15-20 panel boards date back to 1968 and 1970.
- Overall ceiling conditions are fair – both acoustical tile and concrete ceilings are in poor condition. There are ceilings potentially containing asbestos that are in poor condition.
- Overall condition of the pool and pool area is poor.

Elementary:

- Roof assessment is poor with the oldest roof surface is 1993. 90% is older than 15 years.
- Electrical - 8 panel boards date back to the original construction in the 1960s.
- Plumbing runs through crawls spaces that are not currently heated.

Keep me posted on the progress to address these as I will be in discussions with other markets in the coming months. Let me know if you would like to schedule a call or would like me to attend any of the committee meetings.

Thanks, Monica

Monica Schraml, CIC CPCU CRM CSRM

Client Executive

O: [608-288-2890](tel:608-288-2890) | M: [608-345-8062](tel:608-345-8062)

she/her