How Federal Facilities Can Thrive in an Era of Billion Dollar Weather Events

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Webinar topic: Tornadoes
Tornadoes

Personal Experience
“Weather Aware” - Prepare
Pictures

GSA Facilities
Federal Buildings
Leases
Pictures

Natural Disaster Support
GSA is Primary Coordinator of Emergency Support Function #7 - Logistics Annex
Why this extreme weather event topic is important to GSA in Oklahoma and other states where tornadoes are common (tornado alley).

They have a significant impact on people and property, taking lives and costing billions in damage.
Are You Prepared?

- Be weather aware
- Have a weather radio
- Have a plan in place
  of where to shelter
Tornado Safety Tips

Practice and Prepare
Know where you’ll meet your family during the tornado (and after). Practice a tornado drill annually. Keep a weather radio in your storm shelter, along with safety supplies.

Seek Shelter
Go to your basement, a small interior room, or under stairs on the lowest floor of the house. If you live in a mobile home, get out and look for a stable building. If outside, find low ground—away from trees and cars—and lie face down with your arms protecting your head.

After the Storm
Stay away from downed power lines, and avoid flooded areas—power lines could be submerged and still live with electricity. Don’t enter seriously damaged buildings and avoid using matches and lighters in case of gas leaks.

Know the Signs
- Look for swirling clouds.
- Watch for quick wind shifts or stark calm after heavy rain.
- Listen for a loud roar or rumble that doesn’t fade.
When a tornado threatens, remember these basic guidelines:

**GET IN** - get as far inside a strong building as you can, away from doors and windows

**GET DOWN** - get to the lowest floor

**COVER UP** - use whatever you can to protect yourself from flying or falling debris
Below Ground Storm Shelter
In Ground
Above Ground “Safe Room”
May 3, 1999 Tornado
Moore, Oklahoma

- EF5 (301 mph)
- Highest wind speed ever recorded globally
- 36 fatalities
- $1 Billion in damage
May 20, 2013 Tornado
Moore, Oklahoma

- EF5 (210 mph)
- 24 Fatalities
- Hit two elementary schools
  - Briarwood
  - Plaza Towers
- $2 Billion in damage
May 2010 Tornado Choctaw, Oklahoma

- EF4 (166-200 mph)
- Multiple tornado clusters around the Oklahoma City metro area
- No fatalities, but at least 450 injuries
- $595 Million in damage
Tornadoes

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May 2013 Tornado
El Reno, Oklahoma
Widest Tornado Ever Recorded
2.6 Miles Wide
Produced the second highest wind speed ever recorded (290 mph)
Tornado was on the ground for 40 minutes
▪ Traveled 16.2 miles
▪ 8 fatalities (including 4 storm chasers)
▪ First tornado in U.S. to claim lives of professional storm chasers
▪ Most fatalities on or close to Interstate 40
El Reno, Oklahoma
8,873 Sq. Ft Lease

• All Space usable/untenable
• 90% of furniture, computers, copiers, and electronics was damaged and disposed
• Occupants:
  ➢ Bureau of Indian Affairs Law Enforcement
  ➢ Office of Special Trustees for American Indians
The Process Begins

- Assess the damage
- Structural Engineer Evaluates
- FOH investigates and determines if tenant space is tenable/habitable
- Do we stay or do we go?
■ GSA determines if premises are completely destroyed (lease will terminate immediately) or partially destroyed (GSA Leasing Division determines if reduction in rent applies)
■ In this case the tenant space was not tenable/habitable – the Lease was terminated
- GSA Contracting gets involved
- GSA Property disposal gets involved
- Agency develops SF81 and space requirements and delineated area for the new lease
- Agency coordinates data/electrical/phone in temp space
- Agency sends Reimbursable Work Authorization (RWA)
- FPS/BIA Law Enforcement Secures Space until move out
- Contractors specializing in storm clean up will stop by to solicit contracts
- Agency is instructed not to make arrangements directly with lessor for temp space, move of furniture, records, etc.
- Lessor locked us out of the building - GSA stepped in and made the lessor unlock to GSA
Agency moves to alternate location (Anadarko, OK.)
- FOH gives final clearance before lessor begins repairs/build back
- Lessor makes repairs
- Structural Engineer re-evaluates
- FOH re-inspects and makes the determination if tenable/habitable
- Agency returns
- FOH evaluations/inspections continue throughout the entire process.
Bureau of Land Management
Lease in Moore, Oklahoma
11,488 Sq Ft
Followed similar procedures as El Reno
- Assessing damage, determining whether to stay or go, repairs.
- Moved agency to Federally-owned building until new lease was complete
- It was first determined that the tenants could be moved to empty workstations while repairs were made.
- Plastic Visqueen was used to separate the work area and protect tenants.
- New Roof was installed.
- Continued to have moisture and mold problems around windows, doors, and walls behind the vinyl wallpaper after repairs were complete
- Lease was past the firm term and contained cancellation clause
- Agency ended up moving to Federal Space until new lease was in place
Lessons Learned

- Have Occupancy Emergency Plan (OEP) and Continuity of Operations (COOP) information up-to-date
  - Back up all data in case documents are damaged
  - Provide clear instructions as to where workers should and should not shelter for safety reasons
  - Shelter in place (preferably with TV or Radio available)
  - If the public address system is working, provide periodic updates
Lessons Learned

• If building is damaged implement OEP & COOP and resume functions at alternate location
• Communicate with lessor to understand government’s rights to agency’s space
• Include storm shelters in new requirements
• Consider adding safe rooms to existing workspace
• Implement early dismissal
• Implement telework
• Establish a Disaster Preparedness Checklist
Tornadoes

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All emergency and major disaster declarations are made solely at the discretion of the President of the United States. A Presidential disaster declaration or an emergency declaration triggers financial and physical assistance through the Federal Emergency Management Agency (FEMA). Federal support is provided through fifteen (15) Emergency Support Functions.
GSA Leads and Coordinates:
- Emergency Support Function #7 – Logistics Annex
Scope includes coordination of resource sourcing; acquisition; delivery of supplies, equipment, and services; resource tracking; facility space acquisition; transportation coordination; and management and support of information technology systems services and other administrative services.
DISASTER PREPAREDNESS CHECKLIST
PLEASE TAKE ONE FOR YOUR FAMILY, & SHARE SOME WITH YOUR NEIGHBORS.
(SIDE 1)

TOOLS
- Flashlight(s) (keep one by bed)
- Portable, battery-powered radio
- Extra batteries
- Loud whistle (signal for help)
- Multi-purpose pocketknife
- Goggles
- Dust face masks
- 8' rope
- Roll of baling wire
- Duct tape
- Fire extinguisher
- Candles
- Waterproof matches
- Crescent wrench (turn off gas)
- Crowbar
- Handsaw
- Sledgehammer
- Screwdriver, pliers, hammer
- Garden hose (spraying & firefighting)
- Can of fluorescent spray paint

COOKING
- Manual can opener
- Paper plates & eating utensils
- Pots & heavy-duty aluminum foil
- Camp stove & fuel (Do Not use indoors)

PERSONAL ITEMS
- Cash
- Copies of key personal documents
  - Birth certificates
  - Property deeds
  - Credit cards
  - Insurance policies, etc.
- Plastic tape
- Pen
- Paper
- Sealing and hearing aids

HOME & FAMILY PREPARATION
- Create a family communications plan, including an out-of-state person to contact.
- Learn how and where to shut off utilities
  - Electricity
  - Gas
  - Water
- Strap water heater to studs in wall or floor
- Secure heavy furniture, especially bookshelves, to wall studs
- Provide strong support & flexible connections on gas appliances
- Install clips, brackets on cabinet doors

Brought to you courtesy of Vashon Disaster Preparedness Coalition.
“Good preparation makes good neighbors.”

For further information, before and during a disaster, consult:
VashonBePrepared.org
Neighbors Helping Neighbors