



# FIRE & SMOKE RESTORATION SERVICES

(877) 900 8030 // [cottongds.com](http://cottongds.com)



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# COMMERCIAL FIRE & SMOKE DAMAGE EXPERTS



**INDUSTRIES SERVED:** HOSPITALITY | MULTIFAMILY | EDUCATION | HEALTHCARE | GOVERNMENT | RETAIL

## FIRE & SMOKE DAMAGE RESTORATION SERVICES

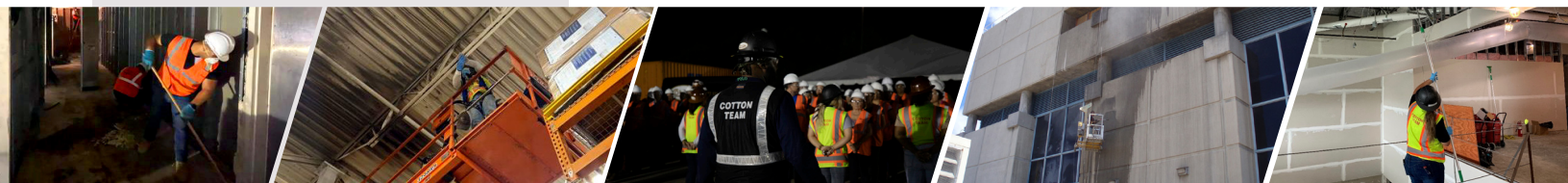
- 24-Hour Emergency Service
- Rapid Response and Mobilization
- Catastrophe Management
- Emergency Board-Up
- Removal and Disposal of Debris
- Content Cleaning, Manipulation, Inventory, and Storage
- Smoke and Soot Removal
- Deodorization
- Water Extraction
- Water Damage Restoration
- Cleaning and Decontamination of HVAC Systems
- Electronics and Data Recovery
- Installation of Shoring to Secure Building Structure
- Reconstruction
- Roofing
- Consulting
- Demolition and Debris Removal

From a small fire in the company break room to a catastrophic blaze that has devastated your facility, Cotton Global Disaster Solutions (GDS) has the turnkey services you need to get your building back in shape quickly and safely. Our services are completely comprehensive, meaning you don't have to worry about a thing when dealing with a fire that has consumed multiple facets of your business. From cleaning up debris, or performing a temporary board up to secure the property, to removing soot from surfaces, and even cleaning up content and recovering data from destroyed electronics, we take care of everything to ensure you recover smoothly and urgently.

## WHAT TO DO IF YOUR BUSINESS HAS EXPERIENCED FIRE DAMAGE

- Ensure all of your personnel, tenants, and customers are safe and far away from the damage
- Engage a full-service disaster recovery firm, like Cotton GDS, to assess the damage, develop a scope of work, liaise with insurers, and carry out necessary services
- Once it's safe to enter, secure affected property to protect salvageable content
- Monitor the affected area to keep unauthorized individuals from entering

With more than 25 years of experience in fire damage restoration, our specialists can offer you innovative recovery services that will return your property to pre-loss condition or better so that your business doesn't need to skip a beat. Get in touch with us now through our 24/7 emergency hotline to discover how our seasoned fire & smoke recovery experts can help you maintain complete business continuity through any kind of fire disaster.



**24/7 CONTACT //**

**PHONE (877) 900 8030 WEBSITE [cottongds.com](http://cottongds.com)**



# MULTI-FAMILY APARTMENTS TOWNHOMES & CONDOMINIUMS

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# PROPERTY SOLUTIONS YOU CAN RELY ON



**INDUSTRIES SERVED:** HOSPITALITY | MULTIFAMILY | EDUCATION | HEALTHCARE | GOVERNMENT | RETAIL

## SERVICES INCLUDE

### COMMERCIAL RESTORATION

- Water Damage Mitigation
- Fire & Smoke Restoration
- Mold Remediation
- Asbestos Abatement

### DISASTER RECOVERY

- 24-Hour Emergency Service
- Rapid Response & Mobilization
- Catastrophe Management
- Emergency Power

### CONSTRUCTION

- Emergency Board-Up
- General Construction
- Capital Improvements
- ADA Compliance

### ROOFING

- Temporary Roofs
- New Roof Installation
- Roofing System Replacement
- Inspections & Maintenance

Owners and managers of apartments, townhomes, and high-rise condominiums know that a prompt and effective response to maintenance issues is essential in order to preserve their property’s value and maximize the quality of life for residents. With Cotton Global Disaster Solutions on call, all stakeholders can be confident of expert attention to all property-related matters.

From small routine repairs and maintenance to disaster restoration and major construction projects, Cotton GDS’s trained professionals ensure that work is completed safely, on time, within budget, and with minimal disruption to residents and management.

### COMPREHENSIVE SERVICES

Cotton GDS’s comprehensive services include fire and smoke restoration, water mitigation, turnkey construction, environmental remediation, certified roofing solutions, capital improvement projects, ADA compliance, and more. It’s 24-hour emergency response also guarantees that urgent situations receive immediate expert attention.

Cotton GDS can provide a complete turnkey service from start to finish of a project, bringing faster completion and freeing managers from the need to communicate with multiple contractors. Cutting-edge techniques and equipment, coupled with Cotton GDS’s renowned capacity, guarantee quality at each stage of every project, no matter how large or small it may be.

### MULTI-FAMILY FACILITIES WE SERVE

- Apartments
- Student Housing
- Condominiums
- Townhomes
- Independent Senior Living
- Mixed-Use Developments
- High-Rise Buildings
- Mid-Rise Buildings
- Military Housing
- Subsidized Housing

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# NATURAL DISASTER RESTORATION

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# 24-HOUR EMERGENCY RESPONSE

## OUR TURNKEY PARTNERS



LOGISTICS

- Mobile Crew Camps
- Restroom & Shower Trailers
- Mobile Offices
- Fabric Structures



ENVIRONMENTAL SUPPORT SERVICES

- Containment & Cleanup
- Spill Remediation
- HAZWOPER Trained
- On-site HSE Personnel



CULINARY

*The Art of Catering*

- Mobile Kitchens
- Remote Site Catering
- Food Delivery
- Food Safety Certified Staff

Natural disasters can occur without a moment's notice, leaving your property and workers exposed to destructive winds, rain, or seismic waves. Cotton Global Disaster Solutions understands that damage caused by unexpected catastrophes can cause severe setbacks in the supply chain. That is why, as one of the top leaders in commercial disaster recovery, Cotton GDS is always ready to jump into action with strategies designed to restore your operations as quickly as possible.

### DISASTERS COTTON GDS HAS RESPONDED TO:

HURRICANES | TROPICAL STORMS | TORNADOES | FLOODS | EARTHQUAKES  
WILDFIRES | DERECHOS | WINTER STORMS

## COTTON'S DISASTER RESPONSE

### 24-HOUR SITUATIONAL AWARENESS

- Geo plotting clients' complete property portfolio via the impending event
- Advanced monitoring of emergency services radio traffic and social media platforms
- Risk management alert tracking that includes curfews, road closures, and impacts to airports or infrastructures
- Mapping of forecasted floodplain impacts in near time
- Utilizing proprietary techniques, cutting-edge software, and state-of-the-art facilities to track weather forecasts

### POST-EVENT RESPONSE [WITHIN 24 HOURS]

- Damage assessment on property
- Emergency board-up
- Roof tarping
- Generator installation
- Water extraction
- Debris removal & cleanup

### NATURAL DISASTER RESTORATION

- Moisture mapping
- Structural drying & dehumidification
- Document restoration & content drying
- Content manipulation & inventory
- Roof repairs & replacements
- Structural repairs & reconstruction
- Mold remediation

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# WILDFIRE PREPAREDNESS

**A GUIDE FOR COMMERCIAL PROPERTIES**

# WILDFIRE PREPAREDNESS CHECKLIST

Cotton Global Disaster Solutions understands that any interruption of business continuity as a result of a loss can magnify the impact of any devastating event beyond the initial damage. While it's impossible to completely avoid being affected by natural hazards such as wildfires, making comprehensive preparations now can help reduce the threat of a wildfire and expedite your business' recovery.

To assist your teams as they prepare for the unexpected, Cotton's wildfire recovery experts have prepared the following checklist. If you have any questions or would like to schedule a consultation, contact our 24-hour hotline and a representative will respond immediately - **877.900.8030**.

## PRE-SEASON PLANNING

Perform a Structure and Wildland Fire Hazard Assessment to evaluate your facilities' potential to be ignited by an approaching wildland fire.

Create a wildfire emergency plan that incorporates:

- An internal fire team to support first responders.
- Analysis of business resiliency to fire losses.
- Continuity of business plan to ensure sustained operations during and after a loss.

Develop a Vegetation Management Plan to identify important variables that might influence a fire such as topography, building location, potential fuel treatments, and environmental concerns.

Identify your Defensible Space – the area between a building and an approaching wildfire where plants and trees can be managed to reduce the wildfire threat.

Understand your Fire Hazard Severity Zone – the combination of landscape and fire history in the region – when approaching new construction projects and building materials.

Institute an evacuation plan for employees, contractors, and guests with an identified gathering location.





## PREVENTIVE MAINTENANCE

Maintain your open Defensible Space throughout the season to inhibit the spread of potential wildfires.

Manage the accumulation of combustible debris in all outdoor spaces and limit landscaping materials to those that are noncombustible.

Limit yard storage to non-combustible material and ensure it is located at least 100 ft. from your facilities.

Implement duct-type smoke detectors where possible in all air intakes.

Ensure exterior building surfaces are protected by:

- Replacing combustible features, such as wall cladding and glazing, with noncombustible material.
- Building new exteriors with ignition-resistant materials.
- Protecting possible ignition sources with coverings or fire-resistant coatings where replacement is impossible.

Support emergency fire services by maintaining proper site entrances, clearly identifying water sources, and maintaining access to water sources for emergency vehicles.

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## IMPENDING WILDFIRE

Activate your wildfire plan and notify your designated fire team.

Implement data and record backups while moving essential material and original copies to a safe, offsite location.

Shut down or close off building air intakes to protect from smoke and windblown embers.

Seal gaps and building openings or implement self-closing mechanisms where permanent blockage is impossible or unsafe to do so.

Move any remaining yard storage inside or further away from the facility when not possible to relocate.

Relocate valuable assets, equipment, or inventory offsite but in an accessible location in case they are needed for recovery.

Power down all unnecessary utilities except for essential fire protection infrastructure.

Cease operations in a calculated manner to avoid danger without compromising machinery, inventory, or revenue.

Continue monitoring local and regional news in addition to government websites to stay alert for potential wildfire activity and aware of local weather conditions which might affect the spread of the fire.

Prepare alternative means of communication such as battery-powered radios, satellite phones, and cellular phones with backup power in case of outages.



## DURING A WILDFIRE

If you, or one of your team members, personally witness the development of a wildfire, immediately report your findings to all relevant local authorities.

Update team members and stakeholders as often as possible regarding property safety or emergency communications.

Continue monitoring local news and government authorities for developments.

Adhere to the recommendations of your local authorities when considering evacuation.

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## AFTER A WILDFIRE

Do not return to the property until you have received confirmation from authorities that it is safe to do so.

Do not attempt to enter any structurally damaged facilities.

Always assume any downed electrical wires are live and pose a threat of electrocution.

Avoid any smoldering debris, charred foliage, hot embers, or potential hot spots on the ground that pose a risk of burning.

Remove soot from the air intakes of any essential equipment that needs to be restarted in order to prevent it from being ingested by the building or machine engines.

Conduct thorough documentation of all damages using photo, video, and receipt cataloging, and reach out to your insurance company immediately for assistance.

Secure your restoration partner as urgently as possible in the case of severe damage.

## HELPFUL RESOURCES

[\*Wildfire Information Sheet\*](#)

[\*National Fire Protection Association\*](#)

[\*Business Continuity Planning Checklist\*](#)

[\*Build an Emergency Kit\*](#)

[\*Fire & Smoke Damage Restoration Solutions\*](#)



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# WAREHOUSE MANUFACTURING

LOSS EVENT: FIRE DAMAGE

24-HOUR CALL CENTER: 877.511.2962

## PROJECT OVERVIEW

When a loading dock outside a warehouse caught fire, the client experienced extensive fire and water damage covering approximately 200,000 square feet of floor space. Cotton was immediately called in to perform full-service fire and water restoration services that would meet FDA approval for sanitary conditions.

Once on-site, Cotton performed initial incident assessments and established strategic remediation plans in order to reduce the client's business interruption and return the facility to operational status quickly and efficiently. The FDA remained on-site during the remediation process to inspect and approve zone completions. Cotton was able to complete remediation and restoration efforts within 60-days by having personnel working 24/7 to expedite recovery solutions.

## THE **COTTON** DIFFERENTIATOR

- Restored facility to **PASS FOOD GRADE MANUFACTURING** production standards
- **NO OSHA RECORDABLES** or significant injuries
- The project was completed **IN LESS THAN 60-DAYS**
- Cotton personnel worked in shifts, **AROUND THE CLOCK** to reduce business interruption
- Worked closely with **INSURANCE ADJUSTER** to assure seamless invoicing

## TURNKEY SERVICES PROVIDED

- Secured and hauled debris from damaged trailers
- Cleanup of exterior work areas to remove any debris
- Performed pressure washing of the exterior of the building where soot was present
- Cleaned, deodorized and relocated any salvageable inventory or product
- Hand cleaned structural beams and corrugated metal paneling utilizing a combination of HEPA vacuums, dry chemical sponges and industrial degreaser
- Detailed cleaning of exterior of equipment and structural framing
- Installed HEPA filtered air scrubbers as needed
- Set up dehumidifiers throughout affected areas
- Cleaned interior & exterior surfaces of exhaust fan and housing
- Cleaned sealed concrete floor utilizing degreaser
- Setup containment and utilize negative air pressure as needed to minimize cross contamination of previously cleaned areas
- Removed and properly disposed of ceiling tiles
- Installed new ceiling tiles in all affected areas upon completion of cleaning

DISASTER RECOVERY | CONSTRUCTION | ENVIRONMENTAL RESTORATION | ROOFING | LOGISTICAL SUPPORT | CULINARY SERVICES

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## PERFORMANCE HALL

LOSS EVENT: FIRE SUPPRESSION SYSTEM RUPTURE



24-HOUR CALL CENTER: 877.511.2962

### PROJECT OVERVIEW

When freezing temperatures ruptured the fire suppression system of a university’s music education center, approximately 700,000 gallons of water destroyed the state-of-the-art facility, which had taken over two years to build. The acoustic floating floor system, a multi-level system with void space in between, became flooded and had to be cut out and replaced. Additionally, the facility’s 525+ seat performance hall was also flooded and experienced irreparable damage to the stage floor and over \$3 million worth of millwork.

In conjunction with project engineers, Cotton’s restoration and construction teams worked side by side to expedite the completion of the project. For the next 16 months, they carefully and rapidly restored what was salvageable and reconstructed what was not, all without interrupting the school year. Most notably, Cotton was able to remove, rebuild and reinstall all components of the millwork – a job only 3-4 contractors in the country are qualified to do – in only nine months when most others would take several years.

### THE COTTON DIFFERENTIATOR

- Students were able to return to the computer and piano labs in **14 DAYS**
- New flooring system **EXCEEDED THE PERFORMANCE** of the original
- Senior Project Manager’s **INNOVATIVE SCAFFOLDING SYSTEM** allowed several crews to work simultaneously
- **ZERO INJURIES OR ACCIDENTS** occurred during the process

### TURNKEY SERVICES PROVIDED

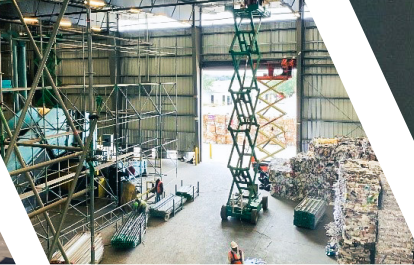
- Performed careful demolition of impacted areas while still providing a safe space for staff and students during the school year
- Used industrial-grade drying equipment to remove moisture from the building’s surfaces
- Installed extensive protection measures, including protective plywood flooring atop all terrazzo floors in the project areas
- Completed restoration in the school’s computer and keyboard/piano labs in 14 days
- Cut concrete slabs and acoustic mats, leaving a 24 in. perimeter of the original material in place, eliminating the need to entirely remove all wall framing, mechanical, and electrical systems
- Utilizing trailer-mounted desiccant systems, returned moisture levels to an acceptable level
- Drilled and dowelled new concrete, installed reinforced steel, and repoured concrete, leaving it to harden for three weeks before retesting
- Created a scaffolding plan to add shoring below the existing stage and scaffolding above it to access areas for repair and millwork replacement nearly 48 ft. above the stage floor
- Replaced the stage’s hardwood flooring before the scaffolding was set up to prevent potential delays
- Removed waste and cleaned all surfaces before reopening the building for an international symposium

DISASTER RECOVERY | CONSTRUCTION | ENVIRONMENTAL RESTORATION | ROOFING | LOGISTICAL SUPPORT | CULINARY SERVICES

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# RECYCLING PLANT

EVENT: FIRE & SMOKE DAMAGE



24-HOUR CALL CENTER: 877.511.2962

## PROJECT OVERVIEW

After an unexpected fire, a recycling plant in Central Texas tasked Cotton Global Disaster Solutions with restoring its facility to its pre-loss condition as quickly as possible. While walking the loss site, the Cotton team verified and documented that the fire had burned sections of the building and that the water used by the fire trucks had contaminated the interior recyclable materials, their sole income asset. The smoke and water also destroyed machinery, insulation, exhaust fans, and lighting equipment. After completing the walk-through, Cotton worked with the client's CEO and insurance carrier to customize a 4-phase Scope of Work, which included the expeditious removal and disposal of impacted materials and the sort and separation of salvageable materials. Most importantly, it allowed for the plant to remain fully operational throughout the project.

## THE COTTON DIFFERENTIATOR

- SAME-DAY RESPONSE allowed for expeditious recovery
- WORKED WITH CLIENT'S CEO AND INSURANCE CARRIER to design plan
- CUSTOMIZED SOLUTIONS allowed for ZERO BUSINESS INTERRUPTION
- Remained ON SCHEDULE despite material delays

## TURNKEY SERVICES PROVIDED

- Designed a 4-phase Scope of Work that included demolition, cleaning, restoration, and construction.
- Provided all labor, materials, and equipment to complete the task.
- Completed a full wipe down and sanitization of a 97,500 sqft. plant, including machinery.
- Installed HEPA filtered air scrubbers.
- Utilized HEPA vacuums and dry chemical sponges to clean surfaces, such as the walls, roof decking, bar joist, fluorescent lighting, and water lines.
- Cleaned and disinfected flooring, including concrete.
- Performed deodorization throughout the affected facility.
- Removed and replaced vinyl-backed insulation on 40 ft ceiling deck, 3 XL exhaust fans, multiple lights, support steel girders/rafters, and an engineered door.
- Provided on-site HSE professionals for the duration of the project.
- Managed two 12-hour shifts (24 hours a day) daily to expedite a full recovery.
- Collaborated with the client's insurance carrier and consultants for an efficient claims process.

DISASTER RECOVERY | CONSTRUCTION | ENVIRONMENTAL RESTORATION | ROOFING | LOGISTICAL SUPPORT | CULINARY SERVICES

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# MULTIFAMILY REFERENCES



## LARGE NOTABLE PROJECTS

### THE PARAMOUNT APARTMENTS

Houston, TX

Improvement Value: 13.6MM

Approximately 110 Units Affected

Content Removal, 4' Demolition, Cleaning, and Drying in all affected units and common areas, Debris and mud cleanup, power wash all sidewalks, parking lots, etc.

### BRAZOS TOWERS AT BAYOU MANOR

Houston, TX

Improvement Value: N/A  
(Tax Exempt)

Approximately 4'-5' of Water in the Basement Level Water extraction from Basement Level. This area consisted of a maintenance area, mechanical rooms and equipment, wood shop, make shift meeting/lounge area, multiple storage areas and a parking garage. Content Removal, Demolition, Cleaning, and Drying in all affected areas.

### THE VILLAGE APARTMENTS OF BAYTOWN

Baytown, TX

Improvement Value: 3.7MM

Approximately 80 Units Affected

Content Removal, 4' Demolition, Cleaning, and Drying in all affected units and common areas

## COTTON CAPABILITIES

- Fire & Water damage recovery.
- 24-hour emergency service fixed cost estimate.
- USA Management & Consulting.
- Fire/Smoke deodorization.
- Emergency board up.
- Structure and content cleaning.
- Debris removal.
- Dehumidification.
- Desiccant and refrigerator drying units.
- Rapid response and mobilization.
- 24-hour on site management.
- Daily monitoring and recording of moisture levels.
- Forensic Services.
- Reconstruction Services.
- Pack-out, moving and storage.
- Carpet cleaning.
- Deodorization.
- Electronic Recovery.
- Cleaning and decontamination of HVAC systems.
- Dedicated Roofing Division.

### MAIN OFFICE

5443 KATY HOCKLEY CUT-OFF RD  
KATY, TX 77493

### PHONE

877.511.2962

### WEBSITE

COTTONGDS.COM



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# HIGH-RISES & CONDOMINIUM REFERENCES



## LARGE NOTABLE PROJECTS

### PINNACLE

Tara McBride  
Regional Manager

(407) 543-6465

[tmcbride@pinnacleliving.com](mailto:tmcbride@pinnacleliving.com)

### INTRACOASTAL TOWERS

Maria Hamilothoris  
President

(954) 609-9161

[intracoastaltower@gmail.com](mailto:intracoastaltower@gmail.com)

### DAVIDSON HOSPITALITY GROUP

Beth Smith  
Risk Manager

(404) 216-7964

[bsmith@davidsonhotels.com](mailto:bsmith@davidsonhotels.com)

### MARGARITAVILLE HOLLYWOOD BEACH RESORT

Bruce Holdsworth  
Chief Engineer

(513) 667-2806

[bholdsworth@mhbr.com](mailto:bholdsworth@mhbr.com)

### THE WOODLANDS RESORT

Jose Canales  
Director of Facilities

(281) 475-7145

[jose.canales@woodlandsresort.com](mailto:jose.canales@woodlandsresort.com)

## COTTON CAPABILITIES

### COMMERCIAL RESTORATION

- Water Damage Mitigation
- Fire & Smoke Restoration
- Mold Remediation
- Asbestos Abatement

### DISASTER RECOVERY

- 24-Hour Emergency Service
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840 W SAM HOUSTON PKWY S 5TH FLOOR,  
HOUSTON, TX 77024

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