



Fire & Smoke Damage Restoration for Port Orchard Self Storage

This case study highlights ATI Restoration's ability to deliver rapid, thorough disaster response and recovery for a commercial storage facility impacted by significant fire damage.

Client Market Sector

Commercial & Industrial

ATI Restoration Services



Emergency Response



Fire/Smoke Damage Mitigation



Mold Remediation



Contents Cleaning



Reconstruction



Demolition



Overview

In February 2024, a fire caused by arson broke out at a self storage company in Port Orchard, WA, impacting over 100 storage units across both single-story and two-story buildings. The fire caused extensive structural and smoke damage, particularly in the two-story building, where the lower level suffered complete structural failure and support beam damage, while smoke pressurized into the walls and attic. The single-story building sustained severe roof and structural damage, affecting 30-40 units with smoke infiltration.

Project Size



100+ units affected (24,000 sq. ft)



\$2.8 million project budget

Before



After





"The communication between ATI, the insurance and us has been amazing. ATI has been super communicative about the process, what to expect, what stage they're at, and letting us know if they have any issues. It's been really easy."

- Storage Company Manager

Comprehensive Full-Service Recovery

ATI mobilized quickly beginning with debris removal and initial recovery immediately upon securing the contract. Crews managed mitigation, debris removal, and reconstruction with extended hours to accommodate tenant needs and expedite completion. Extensive demolition required removing 20–30 tons of structural beams using cranes. The two-story building underwent framing, painting, and floodlight system installation. By overseeing every aspect of the process, ATI provided a seamless, full-service solution addressing immediate damage and preparing the facility for long-term recovery.

Tenant Coordination & Communication

The fire impacted many self-storage tenants, including military personnel stationed overseas, making coordination complex. ATI worked closely with the onsite manager to facilitate tenant communication and assist with moving items from affected units. ATI's Project Director frequently visited the site to assess tenants' personal property, determine salvageability, and provide guidance on cleaning methods. This hands-on approach earned positive feedback, especially from tenants requiring extra assistance with their belongings.

Efficient Project Execution

ATI's approach to project management significantly reduced the restoration timeline, completing the work in fewer than 4 months compared to the average 8-month timeframe for similar projects. This was achieved through meticulous planning, with crews working weekdays, weeknights, and weekends, including most roof work being completed on weekends to maximize efficiency. Throughout the process, ATI maintained clear communication with the client and insurance representatives through weekly calls, ensuring alignment on progress and goals. By combining speed, quality, and proactive client engagement, ATI was able to minimize business disruption for the client.

Results



Ahead of Schedule: The two-story building restoration was completed in half the time compared to other jobs of a similar scope of work.



Within Budget: Despite extensive fire damage, ATI managed costs effectively, keeping the project within the \$2.8 million budget.



Enhanced Property Security: Floodlight and camera systems were installed to deter future arson incidents.



Client Satisfaction: The client expressed high satisfaction with ATI's seamless communication, expedited timeline, and commitment to quality.

Conclusion

ATI's swift, comprehensive solution restored operations before the heavy winter rains, minimizing disruption to the client's business. Completing the project ahead of schedule helped mitigate financial losses and secure the facility. This demonstrates ATI's commitment to delivering tailored solutions that restore properties while supporting clients and their tenants.



24-Hour Emergency Response
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