

MPS – Esser II Project

Air Quality Report/Summary of Project Activities – through February 2023

Date: 03/05/2022

To: Sean Kane, Milwaukee Public Schools District

Project Design Status:

Since the last project status update in November of 2022, MPS, the Owner’s Representative, and the Integrated Project Delivery (IPD) teams continued meeting regularly, on a weekly basis, in project status update meetings, and with school staff as necessary to coordinate specific items of work identified to be completed in the near term, as well as longer term planning. Those meetings continue to provide the IPDs, and the MPS team an opportunity to raise issues or questions, address critical items and resolve any outstanding scope related action items. In conjunction with the ongoing team meetings, each of the IPD teams have finished Schematic Design, 95% and 100% bid documents and plan sheets for each of the scope phases.

In addition to general project oversight, MPS design related activities in 2022 has focused primarily on abatement planning and design, and coordinating with the City of Milwaukee on the zoning and code language impacts that will affect the outdoor classroom scopes and other projects that are targeted for City Plan Review and permitting submissions. The MPS Environmental team continues to coordinate with the IPD teams to identify project specific abatement needs, locations and quantities. This process aims to ensure that the identified work required to facilitate the flooring replacement and capital projects is bid out and completed in advance of the IPD teams proceeding on schedule with their planned work.

The Owner’s Representative team, led by the Concord Group (CG), alongside MPS Department of Facilities & Maintenance Services (DFMS) personnel, is providing review and oversight of the IPD teams plan sets, and continues to work with those teams through the process of completion of bid packages and the release of those scopes of work to the subcontractor market.

Each of the teams approached the timing of the completion of various design phases; which include the bottle filling stations, outdoor classrooms, capital projects for Heating, Ventilation & Air Conditioning (HVAC) upgrades, unit ventilators, temperature control systems, window and security screen replacements, and carpeting and flooring, in a slightly different sequence. Each of the teams have completed the drawing sets and scope specifications for inclusion in bid packages for release to bidding by subcontractors.

The Outdoor Classroom design process continues after a review of bids being received and adjustments being made, with the City of Milwaukee currently reviewing plan review submissions from the IPD teams in advance of obtaining permits and initiating construction of these spaces across the district.

The Outdoor Classroom design process has been wrapped up, with the exception of a couple of schools, with the submission historical district related documentation needs required at the State of Wisconsin, Federal and/or local municipal levels. City of Milwaukee staff are currently reviewing plan review submissions from the IPD teams in advance of obtaining building permits and initiating construction of these spaces across the district.

Project Procurement Status:

The procurement process of bottle filling stations has been completed with the final orders having been placed with Ferguson by MPS, and the submission of the outdoor classroom structure orders is nearly completed with the vast majority of required structures having been delivered to the IPD teams. The final small subset of structures ordered are targeted to be in hand in March 2023. Some additional early procurement packages for major HVAC equipment replacements have been issued with the goal of reducing the impact that long lead time items have on project completion.

The IPD teams continued to release bid packages and award subcontracts for materials, equipment and labor, wrapping up nearly 100% of bidding and the teams anticipate awarding the remaining pieces of the contracted work shortly to ensure that all subcontractors are in place to complete all construction by September 2023.

Project Construction Update

MPS coordinated abatement removal activities across the district in parallel with the carpet/flooring replacement projects and will continue in the immediate future and continues planning stages and active removals of abatement materials required for Capital replacement projects. To date, 116,051 square feet of flooring has been removed and abated in advance of replacement flooring being installed. This is broadly the equivalent to an area that would encompass just under 2.5 football fields in size. The abatement team has additionally removed approximately 1.7 miles of pipe wrap in advance of HVAC valve and equipment replacements.

Construction activities are ongoing by all of the IPD teams. Current ongoing work involves the replacement of outdated water fountains with new water bottle filling stations. That work continues to take place during the school year, with a goal of being as minimally intrusive as possible. To date, 282 bottle fillings stations have been replaced with new units, with an additional 121 in progress and 142 to be installed. Flooring replacement activities have also continued over the last several months, and to date 340,662 square feet of flooring construction has been completed. This completed work is the equivalent to the area of approximately 7.1 football fields.

IPD Testing and Balancing of school HVAC systems is currently ongoing at various school sites across the District, with the remainder to follow as soon as feasible. That work continues to be coordinated with school engineering and administrative staff. Additional construction activities anticipated to continue during the next 4 months are localized flooring and piping insulation abatement, the installation of window and security screens, carpet and resilient flooring installation as we are able to coordinate with the schools. Preparation for the outdoor classroom related site work is currently ongoing at sites that have the design and bidding activities completed.

For work that is anticipated to take place during the remainder of the school year and the upcoming Spring Break, MPS, CG, and the IPD teams will be meeting with schools on an individual basis to minimize disruption and inconvenience to school staff and students, identifying acceptable start dates for move management, removal of existing finishes, replacement of finishes and ancillary cleaning, and the date the students and staff can reoccupy spaces.