

MPS – Esser II Project

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

Date: 05/31/2023

To: Sean Kane, Milwaukee Public Schools District

Project Design Status:

Since the last project status update in February of 2023, 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. Additionally, school specific meetings have been ongoing to keep the principals and engineering staff informed on construction schedules and the details of the remaining Esser II work anticipated to be completed by September 2023. 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 bid documents and plan sheets for each of the scope phases.

In addition to general project oversight, MPS design related activities in 2023 has focused primarily on abatement planning and design. The team continues to coordinate with the City of Milwaukee on the zoning and code language impacts that will affect the Esser II scopes of work and other projects that are targeted for City Plan Review and permitting submissions. The team has also been working to assist the IPD teams in shortening permit timelines where they are able to, by continuing to coordinate with City of Milwaukee Department of Neighborhood Services (DNS) staff monthly in order to identify any plan review and permitting concerns that arise on individual projects that can be addressed in advance to streamline system wide applications more efficiently. The MPS Environmental team and Owner’s Representative continues to coordinate with the IPD teams to identify project specific abatement needs, locations and quantities, and has been coordinating with schools for completion of identified work and scheduling move management services. The anticipated goal of this process has been to ensure that the identified abatement 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 to avoid any avoidable delays in completion of the Esser II construction scopes.

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. With the exception of a couple minor scopes of work, the bidding process has largely been completed.

Each of the teams has approached the timing of the completion of various design phases; which include the bottle filling stations, outdoor classrooms, capital project HVAC upgrades, unit ventilators, and temperature control systems, window and security screen replacements, carpeting and flooring, in a slightly different sequence. Each of the teams has been progressing towards the completion of drawing sets and scope specifications for inclusion in bid packages for release to bidding by subcontractors.

The Outdoor Classroom design process has been completed, 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 was completed in the first quarter of 2023 with the final orders having been placed with Ferguson by MPS, and the outdoor classroom structure orders have also been completed with 100% of the procured structures having been delivered to the IPD teams. 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 continue to finalize bid package scoping and award of subcontracts for materials, equipment and labor, wrapping up nearly 100% of the projects procurements with the goal being to complete all remaining construction by September 2023.

Project Construction Update

MPS continues to coordinate abatement removal activities across the district in advance of, and where necessary, in parallel with the carpet/flooring replacement and capital HVAC improvement projects. This effort will continue in the immediate future and should be completed by early August 2023. To date, 151,951 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 over 2.64 fields in size. The abatement team has additionally removed approximately 2.9 miles of pipe wrap in advance of HVAC valve and equipment replacements. This is roughly the walking distance from the MPS Administration building to American Family Field and halfway back again.

The IPD teams construction activities ongoing throughout the district involves the replacement of outdated water fountains with new water bottle filling stations. That continues to be scheduled to take place during the school year, with a goal of being as minimally intrusive as possible to school staff and students. To date, 393 bottle fillings stations have been replaced with new units, with an additional 152 in progress. Flooring replacement activities also continues through the district, and to date 428,552 square feet of new flooring has been completed, in many locations in parallel with the removal of carpeting that had finished its lifespan. This completed work is the equivalent to the area of approximately 7.5 football fields, or just over a third of the entire square footage of American Family Field.

As construction progresses through the summer, it is anticipated that all ESSER II scope related to air quality will be completed on time that includes scheduled HVAC testing and balancing, capital improvements for mechanical systems, replacement of identified water bottle stations, installation of missing bug screens, removal of existing outdated carpeting and completion of outdoor classroom construction.