

MPS – Esser II Project

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

Date: 08/31/2023

To: Sean Kane, Milwaukee Public Schools District

Project Design Status:

Since the last project status update in May 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. Additionally, school specific meetings have been ongoing to keep the principals and building engineering staff informed on construction schedules and the details of the remaining Esser II work anticipated to be completed by September of 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 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, Board of Zoning Appeal and the Historic Preservation Committee (HPC) 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 was 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, has provided review and oversight of the IPD teams plan sets, and continued to work with those teams through the process of completion with bid packages. Nearly all of the scopes of work had been bid out by the end of May of 2023.

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 have been progressing towards the completion of the scopes.

Project Procurement Status:

The Esser II procurement process has been completed with the exception of some small flooring material quantities and window screen materials.

Project Construction Update

The Outdoor Classrooms are nearly complete, with the exception of a couple of schools, with the submission to the HPC 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.

MPS continued 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 be completed by the end of September of 2023. To date, 240,252 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 5.5 standard sized football fields. The abatement team has additionally removed approximately 4.2 miles of pipe wrap in advance of HVAC valve and equipment replacements and another 1,550 square feet of HVAC ductwork. This is roughly the walking distance from the MPS Administration building on Vliet Street to the Bronze Fonz statue in downtown Milwaukee.

IPD team's construction activities are ongoing throughout the district which included the replacement of outdated water fountains with new water bottle filling stations. To date, 480 bottle filling stations have been replaced with new units and an additional 50 installations are nearly complete. Flooring replacement activities also continue throughout the district. To date, 1,392,158 square feet of new flooring has been completed. In many locations, the new resilient flooring or refinished wood floor was completed in parallel with the removal of carpeting that had finished its lifespan. This scope is the equivalent to the area of approximately 29 football fields.

Three other areas that have seen a significant amount of progress over the summer include: the security/insect screen installations, the outdoor classrooms construction, and the mechanical upgrade projects which include unit vent replacements and the installation of new fan wall units. These remaining scopes will be finished by September as well.