

(ATTACHMENT 1) ACTION ON MONTHLY FACILITIES MATTERS: FMS AWARD OF CONSTRUCTION AND PROFESSIONAL SERVICES CONTRACTS, MATERIAL PURCHASES, CONTRACT MODIFICATION, EXCEPTION TO BID, AND REPORT WITH POSSIBLE ACTION REGARDING AIR QUALITY RECOMMENDATION

AWARD OF CONTRACTS

The contract award recommendations for the March 2023 Regular Board meeting are listed below for your review. Adequate funding is available in the accounts as noted.

CONSTRUCTION CONTRACTS

2023 GREEN INFRASTRUCTURE UPGRADES - DIVISION 1
Milwaukee German Immersion Elementary School

Prime Contractor

Property Solutions Contracting
7243 West Concord Creek Drive
Mequon, WI 53092

Low Bidder, Base Bid of \$1,233,455.90 plus \$30,000.00 for Mandatory Alternate Bid #1 for an Overhead Structure for a total cost of \$1,263,455.90

HUB

Certified HUB Vendor?	No
Total # of Employees.....	10
Total # of Minorities.....	8
Total # of Women.....	1
Required.....	12%
Submitted.....	12%
\$ Value.....	\$148,014.70

COIN

Required.....	15%
---------------	-----

Student Engagement

Paid Employment (Required Hours)	100 Hours
Career Education Activity (Required Hours)	10 Hours

Funds are available for the green infrastructure upgrades project from account code MBM HA G53 GI EMTC (Project No. 7331). The project contract start date is scheduled for March 24, 2023 and completion date is August 25, 2023.

2023 GREEN INFRASTRUCTURE UPGRADES - DIVISION 2
Frederick J. Gaenslen K-8 School

Prime Contractor

Poblocki Paving Corp.
525 South 116 Street
West Allis, WI 53214

Low Bidder, Base Bid of \$1,031,587.00 plus \$89,603.00 for Mandatory Alternate Bid #1 for an overhead Structure for a total cost of \$1,121,190.00

HUB

Certified HUB Vendor?No
Total # of Employees.....195
Total # of Minorities.....76
Total # of Women13
Required.....10%
Submitted.....10.85%
\$ Value.....\$112,000.00

COIN

Required.....15%

Student Engagement

Paid Employment (Required Hours)100 Hours
Career Education Activity (Required Hours)10 Hours

Funds are available for the green infrastructure upgrades project from account code MBM HA G53 GS EMTC (Project No. 8176). The project contract start date is scheduled for March 24, 2023 and completion date is August 25, 2023.

2023 GREEN INFRASTRUCTURE UPGRADES - DIVISION 3

Alexander Mitchell Elementary School

Prime Contractor

Property Solutions Contracting
7243 West Concord Creek Drive
Mequon, WI 53092

Low Bidder, Base Bid of \$942,521.00 plus \$30,000.00 for Mandatory Alternate Bid #1 for an Overhead Structure for a total cost of \$972,521.00

HUB

Certified HUB Vendor?No
Total # of Employees.....10
Total # of Minorities.....8
Total # of Women1
Required.....10%
Submitted.....18%
\$ Value.....\$172,700.00

COIN

Required.....15%

Student Engagement

Paid Employment (Required Hours)100 Hours
Career Education Activity (Required Hours)10 Hours

Funds are available for the green infrastructure upgrades project from account code MBM HA G53 MI EMTC (Project No. 8174). The project contract start date is scheduled for March 24, 2023 and completion date is August 25, 2023.

2023 GREEN INFRASTRUCTURE UPGRADES - DIVISION 4
James Whitcomb Riley Elementary School

Prime Contractor

Eddy's Landscaping Services LLC
P.O. Box 342673
Milwaukee, WI 53234-2673

Low Bidder, Base Bid of.....\$833,000.00

HUB

Certified HUB Vendor? Yes
Total # of Employees..... 15
Total # of Minorities..... 15
Total # of Women..... 0
Required..... 12%
Submitted..... 73.58%
\$ Value.....\$613,000.00

COIN

Required..... 15%

Student Engagement

Paid Employment (Required Hours) 100 Hours
Career Education Activity (Required Hours) 10 Hours

Funds are available for the green infrastructure upgrades project from account code MBM HA G53 RI EMTC (Project No. 8175). The project contract start date is scheduled for March 24, 2023 and completion date is August 25, 2023.

2023 GREEN INFRASTRUCTURE UPGRADES - DIVISION 5
Richard Kluge Elementary School

Prime Contractor

Poblocki Paving Corp.
525 South 116 Street
West Allis, WI 53214

Low Bidder, Base Bid of \$1,737,215.00 plus \$89,603.00 for Mandatory Alternate Bid #1 for an Overhead Structure for a total cost of \$1,826,818.00

HUB

Certified HUB Vendor? No
Total # of Employees..... 195
Total # of Minorities..... 76
Total # of Women..... 13
Required..... 12%
Submitted..... 12.05%
\$ Value.....\$209,675.00

COIN

Required.....15%

Student Engagement

Paid Employment (Required Hours)100 Hours
Career Education Activity (Required Hours)10 Hours

Funds are available for the green infrastructure upgrades project from account code MBM HA G53 KL EMTC (Project No. 7429). The project contract start date is scheduled for March 24, 2023 and completion date is August 25, 2023.

HEATING PLANT REPLACEMENT
Grant Gordon Learning Center

Prime Contractor

Belonger Corporation Inc.
2334 Stonebridge Circle, Unit D
West Bend, WI 53095

Low Bidder, Base Bid of..... \$2,310,000.00

HUB

Certified HUB Vendor? Yes
Total # of Employees.....28
Total # of Minorities.....4
Total # of Women2
Required.....15%
Submitted.....100%
\$ Value.....\$2,310,000.00

COIN

Required.....20%

Student Engagement

Paid Employment (Required Hours)800 Hours
Career Education Activity (Required Hours)10 Hours

Funds are available for the Grant Gordon Heating Plant Replacement project from account code FAR 00 MM2 LE ECNC (Project No. 4502). The project contract start date is scheduled for March 24, 2023 and completion date is August 23, 2023.

FIRE ALARM UPGRADES
Neeskara Elementary School

Prime Contractor

ALLCON LLC
12704 West Arden Place
Butler, WI 53007

Low Bidder, Base Bid of..... \$814,629.00

HUB

Certified HUB Vendor? Yes

Total # of Employees.....	39
Total # of Minorities.....	13
Total # of Women.....	6
Required.....	0%
Submitted.....	100%
\$ Value.....	\$814,629.00

COIN

Required.....	0%
---------------	----

Student Engagement

Paid Employment (Required Hours)	300 Hours
Career Education Activity (Required Hours)	0 Hours

Funds are available for the Neeskara Fire Alarm Upgrades from account code MBM 0A 9J3 FM ECNC (Project No. 8161). The project contract start date is scheduled for March 24, 2023 and completion date is August 18, 2023.

FIRE ALARM UPGRADES
Golda Meir Upper Years

Prime Contractor

ALLCON LLC
12704 West Arden Place
Butler, WI 53007

Low Bidder, Base Bid of..... \$288,102.00

HUB

Certified HUB Vendor?	Yes
Total # of Employees.....	39
Total # of Minorities.....	13
Total # of Women.....	6
Required.....	0%
Submitted.....	100%
\$ Value.....	\$288,102.00

COIN

Required.....	0%
---------------	----

Student Engagement

Paid Employment (Required Hours)	200 Hours
Career Education Activity (Required Hours)	0 Hours

Funds are available for the Golda Meir Fire Alarm Upgrades project from account code MBM 0A 9J3 FM ECNC (Project No. 8159). The project contract start date is scheduled for March 24, 2023 and completion date is August 11, 2023.

Total construction contract dollars awarded \$9,429,715.90

Total dollars HUB participation	\$4,668,120.70
% of HUB participation.....	50.79%
% Minority employees within company	47.36%
% Women employees within company	8.06%

PROFESSIONAL SERVICES CONTRACTS

The Administration requests that the Board approve the following professional services contracts:

RFP #23-004

Authorization to Approve Job Order Contracting Blanket Contracts - Various MPS Sites

A Request for Proposal (RFP) was issued by Facilities and Maintenance Services to obtain proposals from firms to provide Job Order Contracting Services in accordance with the terms and conditions of RFP-23-004, for the categories of General Construction, Mechanical, Electrical, Plumbing, Painting, Flooring and Landscaping. A Job Order Contract is an indefinite quantity construction contract pursuant to which the Contractor may perform an ongoing series of individual Projects at different locations.

Proposals were received for 4 of the 7 categories, and were evaluated on the basis of cost, responsiveness to requirements, experience, references and abilities to meet the needs of MPS.

Contracts will be issued on an as-needed basis in alignment with the pre-approved Adjustment Factor to be applied to the Unit Prices as set forth in the Construction Task Catalog.

Funds to support the Job Order Contract Services are budgeted as part of individual projects or are funded by the individual school, department or program.

The Contractors recommended below have been reviewed and approved by Contract Compliance Services. Information relative to actual participation by the HUB firms will be included in the annual HUB report to the Board.

Requested Expenditure Authority for the Job Order Contracting program: Not to Exceed \$24,000,000 over the 3-year term:

Contract Period: March 24, 2023 – March 23, 2026

Budget Code: Various

Recommended Contractor

Trade/Technical Area

FH Paschen, SN Nielsen & Associates, LLC
 Robe, Inc.
 Bear Construction Company
 Dardon Construction

General Construction
 General Construction
 General Construction
 General Construction

ALLCON, LLC	General Construction
Vertex Electrical	Electrical
Roman Electric	Electrical
ALLCON, LLC	Electrical
Belonger Corporation, Inc.	Mechanical
Bear Hartwig JV	Plumbing

RFQ #6518

Tree Removal and Pruning Services - Various Sites

A Request for Quote (RFQ) was issued by Facilities and Maintenance Services to obtain a firm to provide Tree Removal and Pruning Services at Various Sites.

Selected Firms: CutNGo Trees, LLC
Dorshak Family Tree & Landscape, Inc.
M&M Tree Care, LLC

Requested Expenditure Authority: Not to exceed \$300,190.00.

Contract Period: March 24, 2023 - March 23, 2024

Budget Code: STS 00 RFI RC ECNC

MATERIAL PURCHASE

EXTERIOR DOOR REPLACEMENT

Bruce School

Prime Contractor

Quality Door & Hardware
P.O. Box 668
Wisconsin Rapids, WI 54495-0668

Base Bid of \$115,385.47

Funds are available for the Exterior Door Replacement project account code FCM 00 ECE BU ECNC7 (Project No. 8418).

COOLING SYSTEM REPLACEMENT

Special Services Center

Prime Contractor

C-D-P, Incorporate/Vertiv Corporation
505 North Cleveland Avenue
Westerville, OH 43082

Base Bid of \$295,208.00

Funds are available for the Cooling System Replacement project account code MBM 0A 9J3 FM ECNC (Project No. 8457).

CONTRACT MODIFICATION

Authorization to Increase a Contract with Outdoor Home Services Holdings LLC d/b/a TruGreen

The Administration is requesting approval to increase the expenditure authority with Outdoor Home Services Holdings LLC d/b/a TruGreen, by an additional \$50,000 per year for a total expenditure authority not to exceed \$100,000 for each year of the contract.

The vendor was chosen pursuant to RFP #22-001, blanket contract BC1001231, with a term of March 25, 2022 through March 24, 2025.

Budget Code: Various

EXCEPTION TO BID REQUEST

Recommended for the Board's approval at this meeting is the following sole-source (exception to bid) contract for Siemens Industry Inc.

The Administration recommends that the Board authorize the sole-source (exception to bid) contract, for Siemens Industry Inc., \$635,182.20.

Funds are available for the Desigo Server Upgrades 2023 project account code MBM 0A 8M3 FM ECNC (Project No. 7561).

The exception from the requirement of a competitive procurement process for this contract has been granted on the basis that the services under this contract are considered one-of-a-kind and competitive vendors do not exist (Administrative Policy 3.09(7)(e)(1)(b)(i)).

AIR QUALITY REPORT

At its March 23, 2021 Special Meeting, the Milwaukee Board of School Directors adopted the Administration's Reopening Plan with a number of provisions, including monthly reports regarding air quality, with priority given for classrooms and schools without window access to outside air. At its February 17, 2022 Accountability, Finance & Personnel Committee Meeting, the monthly report changed to quarterly.

The Department of Facilities and Maintenance Services (DFMS) continues to monitor mechanical systems throughout the district and perform any necessary repairs to make sure MPS buildings are safe and clean.

The Administration will continue to pursue measures in assuring good air quality in MPS buildings and report to the Board monthly. The report will include updates on procuring consultants and status of findings during the site investigations as part of their scope, steps toward procuring contractors to perform testing and balancing and identify any deficiencies in

mechanical systems, and then evaluate potential deficiencies and establish a remediation plan if necessary. This defined process equates to performing a ventilation audit.

DFMS is continually working with the Integrated Project Delivery contractors along with the contracted Owner's Representative in finalizing scopes at each school building. Attached is a report of project activities through February of 2023.