



MPS – Esser II Project

Summary of Project Activities – through June of 2022

Date: 6/1/2022

To: Sean Kane, Milwaukee Public Schools District

Project History:

On June 4, 2021, after due consideration and investigation, Milwaukee Public Schools (MPS) Department of Facilities and Maintenance Services (DFMS) issued a competitive Request for Proposal (RFP) to retain the services of one or more teams to provide Integrated Project Delivery Services for ESSER II Relief Funds.

MPS is utilizing the ESSER II Relief funds to provide air quality and building improvements. That scope was identified to include, but was not limited to; Testing and Balancing (TAB) of mechanical systems, mechanical system upgrades, associated plumbing and electrical work, exterior sitework to develop and install outdoor classrooms, replacing windows, carpet and flooring. These renovations are intended to directly improve air quality and ventilation throughout the District's buildings. Existing water fountains at identified locations are intended to be replaced and mitigate the spread of germs by installing water bottle filling stations. Outdoor classrooms will be constructed to encourage outdoor learning.

Upon completion of the appropriate review process of the submitted RFP responses, four (4) Integrated Project Delivery (IPD) teams were selected to provide site investigation, design and construction services for the scopes identified. The teams selected included Selzer-Ornst, Performance Services, Nicholas Construction, and VJS-JCP.

Project Status:

Following the identification of overall project goals and critical objectives in 2021, the scopes included a delineation, overall program schedule requirements, facility investigations, and a review of MPS' Deferred Maintenance List of projects. After checking potential new Capital projects, in the planning, scheduling and budgeting phases, the IPD teams completed their site investigations and had moved into the Design Development phase at the beginning of 2022. This phase was entered following the issuance of contracts to the IPD teams for their designated school sites. The contract costs were based on the detailed site investigation and an estimating analysis that occurred in the last quarter of 2021.

Since the start of 2022, MPS, the Owner's Representative, led by the Concord Group, and the IPD teams have been meeting regularly, on a weekly basis, in progress meetings. Those meetings provide the IPD teams 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 been engaged in the drafting of Schematic Design (SD), 95% and 100% drawings and plan sheets for each of the scope phases.

In addition to general oversight, MPS design related coordination activities in 2022 have focused primarily on asbestos abatement scope and working with the City of Milwaukee on the zoning and code language that will

impact the outdoor classroom scopes. The MPS Environmental team has been working diligently with the IPD teams since January to identify project specific abatement needs, locations and quantities, to ensure that the work required to facilitate the flooring replacement and capital projects to be bid out and completed in advance of the IPD teams proceeding with their planned work.

The Concord Group team alongside DFMS personnel, has provided review and oversight of the IPD team’s design process and plan sets, and shepherding those teams through the process of creating complete bid packages.

Each of the teams are approaching the timing of the completion with various design phases; which include the bottle filling stations, outdoor classrooms, capital projects for HVAC upgrades, window and bug screen replacements, carpeting and flooring replacements, in a slightly different sequence. The development of drawing and plan sets, and the slight difference in sequencing will likely work to MPS’ benefit in preventing significant overlap in the same phases of work proceeding concurrently in a marketplace that is currently lacking availability of certain construction trades.

The outdoor classroom design process continues, and the MPS team met with the City of Milwaukee staff in May to present the structural shop drawings and streamline the plan review and permitting process on behalf of the IPD teams, and procurement and bidding activities related to that project scope are expected to move forward in June of 2022 following the completion of the coordination activities with the City of Milwaukee.

Initial release of complete bid packages began in April 2022 and will be ongoing through at least the third quarter of 2022. The first bottle filling bid package was awarded in April 2022, and work has begun on the installation of that equipment in a number of schools. An overview of the design and bid package release progress is below:



5.19.22

IPD Contractor	Testing and Balancing NTP	Capital HVAC NTP	Building Automation NTP	Demand Controlled Ventilation NTP	Bot. Filling Station NTP	Outdoor Classroom NTP	Exterior Window Replacement NTP	Bug Screens NTP	Exterior Doors NTP	Carpet NTP	
	PHASE 01	PHASE 02	PHASE 03	PHASE 03	PHASE 05	PHASE 11	PHASE 06	PHASE 07	PHASE 03	PHASE 03	
PENDING	72	19	3	4	29	51	4	69	2	86	344
SD	0	0	0	0	0	56	0	0	0	0	56
95%	28	2	0	0	20	28	0	29	0	4	112
100%	21	0	0	0	14	0	0	0	0	13	48
Bid Released	21	0	0	0	67	0	0	0	0	14	102

MPS is currently coordinating abatement activities across the district in parallel with the carpet/flooring replacement design. Bidding will continue in the immediate future and in the initial planning stages for abatement on Capital replacement projects. Construction activities have been initiated by several of the IPD teams. Current ongoing work involves the replacement of outdated water fountains with new water bottle filling stations, which will be taking place at least throughout the rest of the year. IPD Testing and Balancing of school HVAC systems is currently anticipated to start at various school sites in June 2022 with the remainder to follow as soon as feasible. The other construction activities that will begin during the next three (3) months are the installation of window and bug screens, carpet and resilient flooring installation. Preparation for the outdoor classroom related site work will also look to begin late summer of 2022.