

**(ATTACHMENT 1) ACTION ON MONTHLY FACILITIES MATTERS: FMS
AWARD OF PROFESSIONAL SERVICES CONTRACTS, CONTRACT
EXTENSION AND MODIFICATION, CONTRACT MODIFICATION, AND
MATERIAL PURCHASE RECOMMENDATION; REPORT WITH POSSIBLE
ACTION REGARDING AIR QUALITY**

AWARD OF CONTRACTS

The contract award recommendations for the October 2021 Regular Board meeting are listed below for your review. Adequate funding is available in the accounts as noted.

PROFESSIONAL SERVICES CONTRACTS

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

RFP #21-028 Authorization to Approve Contract Labor Contracts

In December 2018, the Board authorized the Department of Facilities and Maintenance Services to purchase contract labor services on a pre-approved basis for a variety of skilled trade labor categories. The ability to use a list of pre-approved contractors allows the Department of Facilities and Maintenance Services to provide timely services to schools and departments. These contracted services are necessary to meet the needs and expectations of the schools and are meant to supplement the current staff at Facilities and Maintenance Services. The need for contract labor is somewhat unpredictable and is dependent on the availability of grant funds, discretionary funding at the school and department levels, and on the District initiatives implemented throughout the year.

Contract labor is used for two main categories of work: New Projects funded by Schools, the District, or Departments; or infrastructure repair and maintenance funded by the DFMS operations budget.

A breakdown of expenditures by trade or technical area for January 1, 2021-August 5, 2021, is as follows:

Auto Mechanic	\$0
Building Laborer	\$3,711
Carpenter	\$288,418
Electrician	\$383,260
Glazier	\$11,371
Heat and Frost Insulator	\$0
Locksmith	\$1,211
Low Voltage Technician	\$19,342
Mason/Bricklayer	\$0
Painter	\$255,728
Plasterer	\$20,274
Plumber	\$109,529
Refractory Mason	\$552
Roofer	\$159,390
Sheet Metal Worker	\$306,951

Steamfitter

\$0

\$1,559,737

Funds to support the contract labor services are budgeted as part of individual projects or are funded by the individual school, department, or program. Services by the various contractors are not used until appropriate funds are identified and encumbered.

A Request for Proposal (RFP) for Contract Labor Services was released in September 2021 and requested services in 20 skilled trade and technical categories. As in previous years, the purpose of the RFP is to “pre-approve” firms that will provide labor on an as-needed basis depending upon the timing and scope of the project. The amount of contract labor services needed will vary from trade to trade and from one fiscal year to another.

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

The list of recommended contractors includes Historically Underutilized Businesses (HUB) contractors. Each contractor that has been recommended below has 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. Fifteen of the twenty positions have HUB firms recommended for participation.

Contract Amount: Contracts will be issued on an as-needed basis in alignment with the pre-approved rate schedule.

Requested Expenditure Authority: Not to exceed \$7,000,000.00

Contract Period: January 1, 2022 – December 31, 2024

Budget Code: **Various**

<u>Recommended Contractor</u>	<u>Trade/Technical Area</u>
ALLCON LLC	Electrician
Built 414 Electric, LLC	Electrician
Butters-Fetting Co., Inc.	Plumber Sheet Metal Worker Steamfitter
Dahlman Construction Co.	Building/Construction Laborer Carpenter
Decibel Associates, LLC	Low Voltage Technician
Doral Corporation	Machinery Maintenance Mechanic
Gordon Solutions, LLC	Asbestos Carpenter Carpenter Glazier

Grunau Company, Inc.	Electrician Plumber Sheet Metal Worker Steam Fitter
Hurt Electric, Inc.	Electrician
JLS Lock & Key	Locksmith
Kaschak Roofing, Inc.	Roofer
Milwaukee Plumbing & Piping, Inc.	Plumber
Pieper Electric, Inc.	Electrician
Service Painting Corporation	Painter
Winghart Inc.	Plasterer
Zien Service	Plumber Sheet Metal Worker Steam Fitter

The hourly rates for each contractor are:

ALLCON LLC	
Position/Trade: Electrician	
Proposed Hourly Rate	\$93.50
Proposed Overtime Rate	\$118.00
Proposed Hourly Rate (With Truck)	\$98.50
Proposed Overtime Rate (With Truck)	\$125.30

Built 414 Electric, LLC	
Position/Trade: Electrician	
Proposed Hourly Rate	\$87.91
Proposed Overtime Rate	\$113.65
Proposed Hourly Rate (With Truck)	\$96.29
Proposed Overtime Rate (With Truck)	\$127.41

Butters-Fetting Co., Inc.	
Position/Trade: Plumber	
Proposed Hourly Rate	\$114.91
Proposed Overtime Rate	\$172.37
Proposed Hourly Rate (With Truck)	\$132.80
Proposed Overtime Rate (With Truck)	\$193.95
Position/Trade: Sheet Metal Worker	
Proposed Hourly Rate	\$116.76

Proposed Overtime Rate	\$173.00
Proposed Hourly Rate (With Truck)	\$129.26
Proposed Overtime Rate (With Truck)	\$188.64
Position/Trade: Steamfitter	
Proposed Hourly Rate	\$116.76
Proposed Overtime Rate	\$173.00
Proposed Hourly Rate (With Truck)	\$129.26
Proposed Overtime Rate (With Truck)	\$188.64

Dahlman Construction Co.	
Position/Trade: Building/Construction Laborer	
Proposed Hourly Rate	\$95.31
Proposed Overtime Rate	\$125.11
Proposed Hourly Rate (With Truck)	\$139.31
Proposed Overtime Rate (With Truck)	\$169.11
Proposed Hourly Rate With 1-Ton Dump Truck	\$139.31
Proposed Overtime Rate With 1-Ton Dump Truck	\$169.11
Proposed Hourly Rate with 5-Yard Dump Truck	\$152.01
Proposed Overtime Rate with 5-Yard Dump Truck	\$181.81
Proposed Hourly Rate With Tandem Dump Truck	\$182.01
Proposed Overtime Rate With Tandem Dump Truck	\$211.81
Position/Trade: Carpenter	
Proposed Hourly Rate	\$103.56
Proposed Overtime Rate	\$135.03
Proposed Hourly Rate (With Truck)	\$147.56
Proposed Overtime Rate (With Truck)	\$179.03

Decibel Associates, LLC	
Position/Trade: Low Voltage Technician	
Proposed Hourly Rate	\$70.00
Proposed Overtime Rate	\$105.00
Proposed Hourly Rate (With Truck)	\$70.00
Proposed Overtime Rate (With Truck)	\$105.00

Doral Corporation	
Position/Trade: Machinery Maintenance Mechanic	
Proposed Hourly Rate	\$116.00
Proposed Overtime Rate	\$164.00
Proposed Hourly Rate (With Truck)	\$146.00
Proposed Overtime Rate (With Truck)	\$194.00

Gordon Solutions, LLC	
Position/Trade: Asbestos Carpenter	
Proposed Hourly Rate	\$95.87
Proposed Overtime Rate	\$116.88
Proposed Hourly Rate (With Truck)	\$105.87
Proposed Overtime Rate (With Truck)	\$126.88
Position/Trade: Carpenter	
Proposed Hourly Rate	\$84.37
Proposed Overtime Rate	\$104.74
Proposed Hourly Rate (With Truck)	\$95.67
Proposed Overtime Rate (With Truck)	\$114.74
Position/Trade: Glazier	
Proposed Hourly Rate	\$90.15
Proposed Overtime Rate	\$119.15
Proposed Hourly Rate (With Truck)	\$104.43
Proposed Overtime Rate (With Truck)	\$131.25

Grunau Company, Inc.	
Position/Trade: Electrician	
Proposed Hourly Rate	\$102.56
Proposed Overtime Rate	\$136.73
Proposed Hourly Rate (With Truck)	\$111.56
Proposed Overtime Rate (With Truck)	\$145.73
Position/Trade: Plumber	
Proposed Hourly Rate	\$104.15
Proposed Overtime Rate	\$140.06
Proposed Hourly Rate (With Truck)	\$113.15
Proposed Overtime Rate (With Truck)	\$149.06
Position/Trade: Sheet Metal Worker	
Proposed Hourly Rate	\$103.42
Proposed Overtime Rate	\$132.94
Proposed Hourly Rate (With Truck)	\$113.29
Proposed Overtime Rate (With Truck)	\$141.94
Position/Trade: Steam Fitter	
Proposed Hourly Rate	\$108.74
Proposed Overtime Rate	\$146.89
Proposed Hourly Rate (With Truck)	\$117.74
Proposed Overtime Rate (With Truck)	\$155.89

Hurt Electric, Inc.	
Position/Trade: Electrician	
Proposed Hourly Rate	\$94.17
Proposed Overtime Rate	\$127.21

Proposed Hourly Rate (With Truck)	\$101.00
Proposed Overtime Rate (With Truck)	\$138.00

JLS Lock & Key	
Position/Trade: Locksmith	
Proposed Hourly Rate	\$68.00
Proposed Overtime Rate	\$102.00
Proposed Hourly Rate (With Truck)	\$68.00
Proposed Overtime Rate (With Truck)	\$102.00

Kaschak Roofing, Inc.	
Position/Trade: Roofer	
Proposed Hourly Rate	\$82.80
Proposed Overtime Rate	\$124.20
Proposed Hourly Rate (With Truck)	\$150.00
Proposed Overtime Rate (With Truck)	\$200.00

Milwaukee Plumbing & Piping, Inc.	
Position/Trade: Plumber	
Proposed Hourly Rate	\$102.00
Proposed Overtime Rate	\$150.00
Proposed Hourly Rate (With Truck)	\$115.00
Proposed Overtime Rate (With Truck)	\$165.00

Pieper Electric, Inc.	
Position/Trade: Electrician	
Proposed Hourly Rate	\$92.00
Proposed Overtime Rate	\$126.00
Proposed Hourly Rate (With Truck)	\$99.50
Proposed Overtime Rate (With Truck)	\$134.00

Service Painting Corporation	
Position/Trade: Painter	
Proposed Hourly Rate	\$92.00
Proposed Overtime Rate	\$119.00
Proposed Hourly Rate (With Truck)	\$92.00
Proposed Overtime Rate (With Truck)	\$119.00

Winghart Inc.	
Position/Trade: Plasterer	
Proposed Hourly Rate	\$105.00

Proposed Overtime Rate	\$135.00
Proposed Hourly Rate (With Truck)	\$135.00
Proposed Overtime Rate (With Truck)	\$170.00

Zien Service	
Position/Trade: Plumber	
Proposed Hourly Rate	\$90.00
Proposed Overtime Rate	\$116.00
Proposed Hourly Rate (With Truck)	\$98.50
Proposed Overtime Rate (With Truck)	\$136.83
Position/Trade: Sheet Metal Worker	
Proposed Hourly Rate	\$90.00
Proposed Overtime Rate	\$116.00
Proposed Hourly Rate (With Truck)	\$98.50
Proposed Overtime Rate (With Truck)	\$136.83
Position/Trade: Steam Fitter	
Proposed Hourly Rate	\$92.96
Proposed Overtime Rate	\$118.96
Proposed Hourly Rate (With Truck)	\$101.46
Proposed Overtime Rate (With Truck)	\$131.29

CONTRACT EXTENSION AND MODIFICATION

Authorization to Approve a Professional Services Contract Modification and Extension Agreement for Natural Gas Procurement and Supply Services.

A professional services contract for natural gas procurement and supply services was approved by the Milwaukee Board of School Directors at their regular monthly Board meeting that took place on May 26, 2016. The contract was extended in March of 2019 utilizing the option for (one) three-year extension.

In order to ensure that natural gas price locks can be executed under the current terms of the contract, for future deliveries beyond the current term, the proposed modification and extension allows for services to continue while the District solicits proposals.

Firm Selected: Constellation New Energy - Gas Division, LLC; formerly known as Constellation Energy Services - Natural Gas, LLC

Transportation cost per dekatherm (Dth) = \$1.02

Estimated Expenditure Authority Requested: \$7,000,000 per contract year.

Total transportation, daily balancing and basis cost is NYMEX + \$1.02/dekatherm (Dth). The fixed contract volume per year is 857,700 dekatherms for the next one (1) year and nine (9) months and is estimated not to exceed \$7,000,000 per year based on historical usage and consideration of worst-

case scenarios. MPS shall be responsible for payment of actual volumes which may be higher or lower based on actual use by MPS and will be purchased or sold at prevailing market rates.

Contract Period: July 1, 2022 through March 31, 2024

Budget Code: BLD 00 UTL XX EGAS GAS

CONTRACT MODIFICATION

Authorization to Increase a Contract with ABM Industry Groups, LLC, and Clean Power, LLC, for Supplemental Cleaning Services.

The Administration is requesting approval to increase the expenditure authority with ABM Industry Groups, LLC, and Clean Power, LLC, by an additional \$4,000,000 per year for a total expenditure authority not to exceed \$6,000,000 for the final year of the contract. The additional funds will be used for supplemental cleaning services required for COVID-19 related cleaning and sanitizing services.

The vendors were chosen pursuant to RFP #388029 with a contract term of August 30, 2019, through August 29, 2022.

Budget Code: BLD 00 BLO DW ECTS

MATERIAL PURCHASE

HVAC FILTERS Various MPS Sites

Prime Contractor

JJ Supply Partners
5233 Thatcher Road
Downers Grove, IL 60515

Authorization to approve a blanket contract for the purchase of HVAC filters for Various MPS Sites.

Blanket Contract Amount: \$1,000,000.00

Term: November 1, 2021 – October 31, 2024

Budget Code: Various

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.

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. DFMS is contracting consultants to update documentation necessary to

complete testing and balancing of the mechanical systems along with outside contractors and in-house staff performing the task.

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.