

MPS – Esser II Project

Summary of Project Activities – 2021

Date: 12/16/2021

To: Sean Kane, Milwaukee Public School District

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 Qualifications (RFP) to retain the services of one or more teams to provide Integrated Project Delivery Services for ESSER II Relief Funds.

MPS planned to utilize the ESSER II Relief funds to provide building improvements. That scope was identified to include but wasn't not limited to; renovations to and Testing and Balancing (TAB) of mechanical systems, mechanical system upgrades, plus associated plumbing and electrical work, exterior sitework to develop outdoor classrooms, repair or replacing windows, screens, doors, carpet and flooring. These renovations are intended to directly improve ventilation throughout the buildings. Water fountains, and shared lockers at identified locations are intended to be replaced where possible, to reduce the risk of potential virus transmission by installing bottle filling stations. Outdoor classrooms will be constructed to encourage outdoor learning within open-air environments.

Upon completion of the appropriate review process of the submitted RFP responses, 4 IPD teams were selected to provide investigation, design and construction services for the scopes identified. The teams selected included Selzer-Ornst Construction Company, Performance Services Inc, Nicholas Construction, and VJS Construction Services / JCP Construction.

On June 29, 2021, MPS also determined to issue an RFP for Owner's Representative (OR) Services. The goal of this RFP was to identify and select a consultant firm to provide MPS DFMS with professional project management services to assist MPS in implementing and managing the building improvements to the district facilities being designed and constructed by the Esser II IPD teams.

A project kickoff meeting was held with representatives from MPS and the OR on August 6, 2021. During this meeting the overall project goals and objectives were identified, and the plan to address the critical path items during the remainder of 2021. Those critical items included scope delineation, overall program schedule requirements, organizing building investigations, MPS' Deferred Maintenance List, potential new capital projects,



the preferred communications plan, and program budget. MPS and the OR reviewed the MPS building list, reached a consensus on the division of the scope of work among the IPD teams and assigned each team a list of district buildings.

Following the project kickoff, throughout September and October, MPS, the OR, and the IPD teams began meeting regularly to understand expectations of MPS' needs with respect to site investigations process, reporting of findings, conducting on site investigations and submitting that information to MPS and the OR for review and compilation into the overall project scope, and procurement strategies. As part of this process, the IPD teams also provided initial budget estimates for the work identified in the Site Investigation Reports. The majority of site investigations were completed by early November. Some clarification information was requested from the IPD teams to help inform the final budget and assist MPS and the OR in reviewing the proposed scopes to determine what items could properly be included in the Esser II program scope and not. From a procurement standpoint, MPS determined that it was more cost effective to procure the bottle filling stations as an Owner Furnished-Contractor Installed item than to have each IPD team procure their own. Those bottle fillings stations were procured near the end of October 2021, and are anticipated to be delivered in late January-early February 2022.

In conjunction with the IPD teams site investigations, and the procurement activities, between September and December of 2021, MPS and the OR were working with the Selzer-Ornst IPD team to develop a basis of design, framework, for the outdoor classroom portion of the program. Additional research was conducted into permitting and historic requirements that could impact the installation of outdoor classrooms. Additional coordination with the City of Milwaukee was done to ensure that the IPD teams were consistently approaching the scope with respect to permitting format, and ancillary requirements and expectations were addressed and met. Information being developed during this process will be shared with all the IPD teams to ensure they are all operating from the same basic set of initial schematic design documents and related basis of design, needs, assumptions, and cost expectations upon completion of the initial review. Turnover of this information to the IPD teams is expected on December 20, 2021.

As time is of the essence for completion of the program scope. In parallel with the above process, MPS and the OR have been working through the general program schedule, identifying short term milestones that needed to be met before the end of 2021. These milestones included completion of the above site investigations, completing the reporting requirements, review of the individual site estimates and how they interfaced with the overall project budget, and finally reaching a workable program budget, and the related MPS decision making points at the completion of each stage.

MPS anticipates releasing the IPD teams to finalize their site designs and begin the procurement process to identify and select subcontractors to complete the identified and approved scopes of work by the end of 2021.