

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

**AWARD OF CONTRACTS**

The contract award recommendations for the March, 2024 Regular Board meeting are listed below for your review. Adequate funding is available in the accounts as noted.

**CONSTRUCTION CONTRACTS**

MODRZEJEWSKI PLAYFIELD RENOVATION  
Modrzejewski Playfield

Prime Contractor

Nicholas & Associates  
3880 Wheelhouse Road  
Suite B  
Milwaukee, WI 53206

Low Bidder, Base Bid of..... \$4,980,000.00

HUB

Certified HUB Vendor? .....	No
Total # of Employees.....	200
Total # of Minorities.....	10
Total # of Women.....	15
Required.....	25%
Submitted.....	27.97%
\$ Value.....	\$1,393,000.00

COIN

Required.....	10%
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Student Engagement

Paid Employment (Required Hours) .....	600 Hours
Career Education Activity (Required Hours) .....	10 Hours

Funds are available for the Modrzejewski Playfield Renovation project from account code STS 00 RFI RC ECNC (Project No 7098). The project contract start date is scheduled for March 22, 2024, and completion date is May 16, 2025.

WICK PLAYFIELD RENOVATION  
Wick Playfield

Prime Contractor

Nicholas & Associates  
3880 Wheelhouse Road

Suite B  
Milwaukee, WI 53206

Low Bidder, Base Bid of..... \$3,980,000.00

HUB

Certified HUB Vendor? .....	No
Total # of Employees.....	200
Total # of Minorities.....	10
Total # of Women.....	15
Required.....	25%
Submitted.....	25%
\$ Value.....	\$995,000.00

COIN

Required.....10%

Student Engagement

Paid Employment (Required Hours) .....	600 Hours
Career Education Activity (Required Hours) .....	10 Hours

Funds are available for the Wick Playfield Renovation project from account code STS 00 RFI RC ECNC (Project No 8115). The project contract start date is scheduled for March 22, 2024, and completion date is May 16, 2025.

2024 GREEN INFRASTRUCTURE UPGRADES  
Greenfield Bilingual School

Prime Contractor

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

Low Bidder, Base Bid of..... \$698,822.00

HUB

Certified HUB Vendor? .....	Yes
Total # of Employees.....	20
Total # of Minorities.....	20
Total # of Women.....	1
Required.....	15%
Submitted.....	43%
\$ Value.....	\$302,972.00

COIN

Required.....10%

Student Engagement

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

Funds are available for the 2024 Green Infrastructure Upgrades – Greenfield Bilingual project from account code OMN 05 3V4 GN EMTC (Project No 8318). The project contract start date is scheduled for March 22, 2024, and completion date is August 23, 2024.

2024 GREEN INFRASTRUCTURE UPGRADES  
Milwaukee Sign Language/Morse Middle School

Prime Contractor

Property Solutions Contracting Corp.  
7245 West Concord Creek Drive  
Mequon, WI 53092

Low Bidder, Base Bid of \$2,792,101.00 minus \$94,000.00 for Deduct Alternate 1 – Sheds and Concrete Pad, minus \$75,500.00 for Deduct Alternate 3 – Basketball Triangle, minus \$175,000.00 for Deduct Alternate 4 – Amphitheater for a total cost of ..... \$2,447,601.00

HUB

Certified HUB Vendor? .....	No
Total # of Employees.....	14
Total # of Minorities.....	8
Total # of Women.....	1
Required.....	15%
Submitted.....	29%
\$ Value.....	\$848,200.00

COIN

Required.....	10%
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Student Engagement

Paid Employment (Required Hours) .....	200 Hours
Career Education Activity (Required Hours) .....	10 Hours

Funds are available for the 2024 Green Infrastructure Upgrades – Milwaukee Sign Language/Morse Middle School project from various account codes (Project No 8320). The project contract start date is scheduled for March 22, 2024, and completion date is August 23, 2024.

2024 GREEN INFRASTRUCTURE UPGRADES  
Story Elementary School

Prime Contractor

Poblocki Paving Corporation  
16363 West Ryerson Road  
New Berlin, WI 53151

Low Bidder, Base Bid of \$1,076,887.00 minus \$13,000.00 for Deduct Alternate 1 – Adjustable Basketball Hoop, minus \$38,111.00 for Deduct Alternate 2 – Pavers for a total cost of..... \$1,025,776.00

HUB

Certified HUB Vendor? .....	No
Total # of Employees.....	211
Total # of Minorities.....	95
Total # of Women.....	15

Required.....15%  
 Submitted.....0%  
 \$ Value.....\$161,600.00

COIN

Required.....10%

Student Engagement

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

Funds are available for the 2024 Green Infrastructure Upgrades – Story Elementary project from account code OMN 0S 3V4 SY EMTC (Project No 8321). The project contract start date is scheduled for March 22, 2024, and completion date is August 23, 2024.

Total construction contract dollars awarded .....\$13,132,199.00  
 Total dollars HUB participation .....\$3,700,772.00  
 % of HUB participation..... 27.36%  
 % Minority employees within company ..... 1949.43%  
 % Women employees within company ..... 7.39%

**PROFESSIONAL SERVICES CONTRACTS**

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

**RFP #24-005**

**Owners Representative – 2024 MKE Rec Facility Projects**

A Request for Proposal (RFP) was issued by Facilities and Maintenance Services to obtain a firm to provide Owners Representative – 2024 MKE Rec Facility Project.

Selected Firm: The Concord Consulting Group of Illinois, Inc.

Requested Expenditure Authority: \$253,300.00

Contract Period: March 22, 2024 – December 31, 2025

Budget Code: Various

**RFP #8949**

**Long-Range Facilities Master Planning Services – District Wide**

A Request for Proposal (RFP) was issued by Facilities and Maintenance Services to obtain a firm to provide Long-Range Facilities Master Planning Services – District Wide.

Selected Firm: Perkins Eastman Architects

Requested Expenditure Authority: \$837,728.00

Contract Period: March 22, 2024 – January 30, 2025

Budget Code: FAR 00 RDC DW ECNC

**MATERIAL PURCHASE**

SWITCHGEAR & METER SOCKET  
Spanish Immersion – Upper Campus

Prime Contractor  
Graybar Electric Company  
650 South 108 Street  
Milwaukee, WI 53214

Authorization to approve the purchase of the Switchgear & Meter Socket for installation at the Spanish Immersion – Upper Campus building. Purchase is made under the Graybar/Omnia Public Sector Contract EV2370 and shall be in accordance with the component pricing on the quote dated February 8, 2024.

One-Time Purchase Amount: \$56,640.00

Budget Code: FAR 00 MM2 DW ECNC

**REPORT OF EXCEPTION TO BID PURCHASE**

This exception to bid purchase is being reported as required by Administrative Policy 3.09 Purchasing and Bidding Requirements.

An exception to bid purchase of 990, 5-gallon buckets of Aluminum Roof Coating from MacArthur Co., at a cost of \$88.75 each for a total amount of \$87,862.50. Due to volatile market conditions, Facilities and Maintenance Services issued the purchase order for the Aluminum Roof Coating on March 5, 2024, to ensure the roof coating would be available for use by Facilities and Maintenance Services to meet the need for roof repair during the appropriate months.

The Aluminum Roof Coating was purchased with funds from account code FAR 00 MM2 NL ECNC (Project No. 8396).

**CONTRACT MODIFICATION**

**Authorization to Modify a Contract with Gunnerson Consulting and Communication Site Services, LLC**

The Administration is requesting approval to waive Board Policy 3.09 (9)(e) Relative to Purchase Order and Contracts. The Administration is requesting approval to modify the contract from a 3-year contract to a 6-year contract and increase the expenditure authority with Gunnerson Consulting and Communication Site Services, LLC by an additional \$24,000.00 per year for a total expenditure authority not to exceed \$49,000.00 for each year of the contract.

The vendor was chosen pursuant to RFP #7089, project contract A1003678, with a term of April 1, 2021 – March 31, 2024. This modified contract will run from April 1, 2021 through March 31, 2027.

**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. 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.