



Name: International Student Center at Midway

Date Time: June 21, 2024, 8:30 AM

Project Name/Number: 50736 – HVAC Systems Replacement

Principal: Gregory Wickersham

School Contact: Gregory Wickersham

Regional Superintendent: Dr. Michelle Jones

Project Manager: Kendra Cowan

Architect: Corgan

Contractor: Winter

Scope of Work:

- Replacement of HVAC system throughout the building.
- Replace light fixtures with LED fixtures. Replacement of ceilings, doors and door hardware throughout the building.
- Fire Alarm system replacement and electrical upgrades.
- Miscellaneous flooring replacement and painting, include Registrar Office.
- Media Center upgrade.
- Interior signage replacement.
- Sewer smell in the building during morning hours. Facilities unable to pinpoint the location.

New Assessment Items Include the following:

- Kitchen Improvements
 - Additional Drains
 - Freezer and Storage requested, based on Health Department Assessment
 - Add Faucet sprayers
 - Replace inoperable equipment such as ovens, tilt skillet, and fryer.
 - Remove tilt skillet and fryer equipment and replace with new counters.
- The Light Switch for Conference Room is in adjacent Room100. Staff would like a light switch in the Conference Room.
- Principal office and restroom to be renovated.
- Drainage issues in the Courtyard of the school.
- Metal Detector requested.

Project Construction Budget: \$15,000,000.00

Project Schedule:

- Architect/Engineer Procurement – November 7, 2023
- Contractor Manager at Risk Procurement – November 9, 2023
- Design & CMAR Notice to Proceed – April 19, 2024
- Assessment Report Completion: July 19, 2024

- Schematic/Design Development – August –Oct 2024
 - DCSD Review Oct 5-18, 2024
 - 95% Construction Documents Complete- Feb 28, 2025
 - DCSD Review and Cost approval – March 2025
 - Construction Start – Summer 2025
 - Construction Complete – Spring 2026
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Previous Quarter Narrative:

Last Quarter Narrative (January, February, and March 2024) - Architect and CMAR awarded contract by the Board of Education.

Next Quarter Narrative:

Next Quarter Narrative (April, May, and June 2024) – Design of HVAC Replacement

Project Status/Update:

- Pre-design work has started. The Architect and engineering team conducted onsite preliminary investigations. The preliminary assessment report will be submitted by mid-June. The Project Manager has submitted existing construction documents for Corgan for use in developing the project scope.
 - PM met with Principal Wickersham and Facilities Manager on 05/31/2024 to discuss Kitchen scope items. During the initial visit, the Kitchen was not available to survey. Additional items added to be reviewed. Added to the Scope Items above.
 - Fire Sprinkler System will be addressed as a potential scope item. Initially it was removed from the scope. However, from a functionality and cost perspective, it is proposed to install the system while HVAC and ceiling tile is being removed. Without a Fire Sprinkler System in place, additional fire-rated walls and fire damper will be required to ensure the building meets fire code
 - PM met with Corgan to discuss the Assessment Report and the additional scope items on June 14, 2024. It was determined, it would be listed in the project as optional scope items. DCSCD would have to determine if these items could be taken from this project's budget or another budget.
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4-Week Look Ahead:

- Architect to submit Preliminary Assessment Report for DCSD review, week of July 19, 2024.
 - PM will schedule a meeting with Richard Boyd and team to review the Assessment report.
 - Structural Team is schedule to investigate Settlement on July 8 at 10AM.
 - A kitchen specialist will be scheduled to investigate ISC kitchen scope items. A date has not been determined yet.
 - Asbestos testing will be scheduled, the date has not been determined yet.
 - The team will start meeting on a bi-weekly basis to discuss the status of the project. The team includes Corgan, Winters Construction, and the Project Manager.
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