



Name: International Student Center at Midway

Date: September 27, 2024

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, painting, and hardware.
- Media Center upgrade. This does not include additional data ports.
- Interior signage replacement.
- Sewer smell in the building during morning hours. Facilities unable to pinpoint the location.

Potential Scope items:

- 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.
 - Kitchen expansion
- Principal office and restroom to be renovated.
- Drainage issues in the Courtyard of the school.

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

(April, May and June 2024) – Assessment and investigation of scope items.

Next Quarter Narrative:

Next Quarter Narrative (July, August, and September 2024) – DCSD will review and confirm scope. Design development will begin.

Project Status/Update:

- Assessment report and estimated budget has been reviewed by DCSD. The original scope is proposed to remain the same. Potential scope items will be priced separately. Items such as additional data ports will be handled by DCSD IT department. The settlement issue will be investigated by DCSD maintenance department prior to being considered a scope item for this project.
- Utility and topography surveys will be performed. Schedule date is for October 1st. Survey will be conducted on the exterior of the campus, during normal school hours.
- Investigation of the sewage smell at ISC will be conducted. Pipes will be scoped, as well as the location of the intake and exhaust ducts will be checked as well. Date has not been determined.
- The subcontractor provided a detailed assessment of the kitchen. The kitchen does not meet DCSD requirements.
 - During the team's bi-weekly meeting the subcontractor presented a conceptual design of the kitchen. This information will be reviewed by DCSD.
- During Conceptual Scope meeting, DCSD proposed extending the canopy for the school bus location.
 - PM will check with DCDS to determine if there are any future concepts for school bus pick-up prior to expanding the canopy.
 - Request for ISC to provide the number of buses parked at the existing canopy.
- Conceptual design of Principal Office has been developed. The design will be presented to DCSD for review. A meeting with the principal will be held to discuss the layout, after DCSD review.
- Language for the common area signage has been submitted to the team.
- Design development of systems has started.

4-Week Look Ahead:

- Design Drawing are scheduled to be completed on Oct. 4, 2024.
 - Utility and topography surveys has been scheduled for Oct. 1, 2024.
 - PM to schedule meeting with Principal to confirm specific classroom layouts.
 - Once development is complete, a discussion with DCSD and Principal Wickersham will be scheduled for review.
 - The team meets bi-weekly to discuss the status of the project.
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End