



Name: International Student Center at Midway

Date: November 22, 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.
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Project Construction Budget: \$15,000,000.00

Project Schedule:

- Architect/Engineer Procurement – November 7, 2023
- Construction 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 – Summer 2026
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Previous Quarter Narrative:

Last Quarter Narrative

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

Next Quarter Narrative:

Next Quarter Narrative (October, November, and December 2024) – DCSD will review design, construction drawings will begin, and a GMP will be determined.

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.
- OAC meeting was held on 11/21. The meeting focused on millwork and classroom furniture. The scope of work includes millwork being removed and replaced. Furniture replacement was not included in the scope of work. Architect to provide details of millwork that is being removed from the building, and the replacement solution. The district will decide on the furniture solution and millwork based on these details. The schedule for the project was also scheduled. The contractor requested a shift in date of GMP review, due to the holidays.
- Additional investigation of settlement issue will be tentatively scheduled during the Christmas break.
- The district is currently reviewing paint, material, and finishes for the school. A meeting will be held with the principal to review and discuss.
- DD comments have been provided by Corgan and have been reviewed.
- IT PM has been assigned to review the IT layout of the school. Upcoming site visit expected in December.

4-Week Look Ahead:

- A fire hydrant flow test is expected to occur in December.
- A follow-up meeting with Dekalb County to discuss permitting is being scheduled.
- Additional surveys are scheduled at the school for Monday and Tuesday of Thanksgiving Break.
- 50% Construction Drawings scheduled for November 22, 2024.
- The team meets on a weekly basis to discuss the status of the project. The team includes Corgan, Winters Construction, and the Project Manager.

End