



Superintendent's Report

December 2011

Prepared For:
Mr. Darryl Kilbert



New Schools and Major Renovations

Edward Hynes School

[900 Harrison Avenue, New Orleans, LA 70124]

Scope of work: New Pre-K – 8 School

- Funding Source – FEMA
- Architect – Imre Hegedus and Associates Architects
- Contractor – Woodrow Wilson Construction Company, Inc.
- Construction Phase
 - Interior finishes are near completion at Buildings “A” through “E” north
 - Kitchen equipment installation and hook-up is complete
 - Department of Health & Hospitals (DHH) inspection was conducted during the week of December 26th
 - AT&T analog phone lines have been installed
 - Exterior landscaping and hardscape amenities are in progress
 - Furniture, Fixtures, & Equipment, (FF&E) deliveries are nearing completion
 - Jacobs/CSRS continues to meet with the contractor to offer assistance with the delivery of the school for the January 2012 school year
- A Temporary Certificate of Occupancy (TCO) was issued on December 29th
- Anticipated Substantial Completion – December 2011
- Anticipated Opening – January 2012

McDonogh #35 School (Phillips / Waters Site)

[1200 Senate Street, New Orleans, LA 70122]

Scope of work: New 3-story High School

- Funding Source – FEMA
- Architect – Sizeler, Thompson, Brown Architects
- Site Remediation Project
 - Contractor – Hamp’s Construction, LLC
 - A phase II environmental assessment revealed heavy metals and PAHs exist in the fill
 - Scope of work is to remediate fly-ash materials found in the soil
 - The work has not commenced due to issues related to LDEQ and contractor compliance
 - Contractor proposal for pit water discharge was rejected



- Sizeler Thompson Brown issued a Construction Change Directive (CCD) to the Contractor for work to commence on December 6th
- Contractor did not commence the work as directed in the Construction Change Directive (CCD)
- Anticipated Substantial Completion – TBD
- New Construction Project
 - **Clear title of ownership of the various parcels must be resolved**
 - Ownership of the various parcels is in question, but is in favor of OPSB
 - A legal opinion regarding ownership of property is required for the surveyor to provide the re-subdivision request
 - Design Phase
 - The Notice to Proceed was issued to Sizeler Thompson Brown to revise the design on December 14th
 - The Design Phase is expected to be completed by June 2012
 - Anticipated Bid Date – August 2012
- Anticipated Substantial Completion – May 2014
- Drain Lines Project
 - The Sewerage and Water Board of New Orleans has two large storm drain lines running through the property that must be relocated
 - The design for the relocation of the drain line is expected to be completed by January 30, 2012
 - Anticipated Substantial Completion – 3rd Quarter of 2012
- Anticipated Opening Date – Fall 2014

Audubon School

[428 Broadway Avenue, New Orleans, LA 70118]

Scope of work: Renovation & Addition of Existing Elementary School

- Funding Source – FEMA
- Architect – Blich/Knevel Architects
- Contractor – TBD
- Design Phase
 - Construction Documents are being finalized and are expected to be completed on January 11, 2012
 - Traffic study proposals were received in December, and the full report is anticipated in late January
- Anticipated Opening – Fall 2013





Eleanor L. McMains School

[5721 S. Claiborne Avenue, New Orleans, LA 70125]

Scope of work: The exterior of the existing building will be stabilized and a new gym will be added to the site with a connecting breezeway to the main building

- Funding Source – FEMA
- Architect – Jahncke & Burns Architects
- General Contractor – TBD
- Design Phase
 - 100% Construction Documents were submitted on December 27th
 - The design is expected to be completed on January 17, 2012
- Anticipated 1st Advertisement – January 31st
- Anticipated Opening – Fall 2013

Alice Harte School

[5300 Berkley Drive, New Orleans, LA 70131]

Scope of work: New Pre-K – 8 School

- Funding Source – CDBG & FEMA
- Architect – WDG Architects Engineers
- Contractor – TBD
- Design Phase
 - Seven (7) general contractors submitted bids at the construction bid opening on December 15th
 - The bids are currently under evaluation and a recommendation is expected to be issued by mid-January
- Anticipated Opening – Fall 2013

New PK-8 School at North Kenilworth Park at Curran Site

Scope of work: New Pre-K – 8 School

- Funding Source – FEMA
- Architect – Mathes Brierre Architects
- Contractor – TBD
- Design Phase
 - Revised Schematic Design documents were submitted on December 19th
 - Architect was approved to proceed to the Design Development phase on December 27th
- Anticipated Opening – Fall 2014



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Minor Renovations and Stabilization Projects

Arthur Ashe Elementary School

Scope of work: Renovation of the kitchen

- Funding Source – OPSB
- Architect – Moses Engineers
- Contractor – Crescent Commercial Construction
- Construction Phase
 - The warming kitchen was completed on November 18th
 - Construction of the main kitchen was halted on November 23rd because lead paint was suspected on the ceiling
 - Asbestos and lead testing was authorized
 - Test results received on December 21st revealed the peeling paint in question was lead-free
 - Tests did reveal some asbestos in the caulking and pipe insulation
 - The Contractor will remobilize after the asbestos abatement is complete
 - Work continued on the interior of the main building
 - The grease trap was installed on December 16th
 - The floors were refinished and completed on the 2nd and 3rd floors in December
- Contractual Substantial Completion – April 2012

Benjamin Franklin Senior High School

Scope of work: Renovation and Repairs to the existing; courtyard, exterior lighting, metal roof panels, interior lighting, curtain wall, exterior doors (frames), fencing, scoreboard and goal post

- Funding Source – FEMA
- Architect – Perez, APC
- Contractor – TBD
- Design Phase
 - 100% Construction Documents were received on December 28th
- Procurement Phase
 - 1st Advertisement – January 3rd
 - 2nd Advertisement – January 10th
 - 3rd Advertisement – January 17th
- Bid Opening – February 7th
- Anticipated Substantial Completion – December 2012



Eleanor L. McMinn School Based Health Clinic

- Funding Source – HRSA Grant
- Architect – Jahncke & Burns Architects
- General Contractor – TBD
- Design Phase
 - Architect requested an environmental report for asbestos, lead and mold
 - The environmental report was initiated based on the need to test the windows and insulated piping in the area designated for the clinic
 - The environmental report was received on December 22nd
 - 100% Construction Documents were due on December 23rd, but was delayed due to the environmental report
 - 100% Construction Documents are due in late January
 - Design Phase is expected to be completed in mid February
 - Anticipated 1st Advertisement – March 2012
- Anticipated Opening – Fall 2012

Warren Easton School

Scope of work: Removal and replacement of existing exterior windows and waterproofing of the courtyard masonry

- Funding Source – Harrah's
- Architect – VergesRome Architects, apc
- Contractor – Barbara Enterprises, Inc.
- Construction Phase
 - The final delivery of exterior windows arrived on September 27th
 - Two windows must be installed and is expected to be completed in early January
 - Miscellaneous window trim, sill painting and punch list items must be completed
- Anticipated Completion Date – January 2012

Mahalia Jackson Elementary School

Scope of work: New dumpster pad and various improvements

- Funding Source – General Fund
- Architect – N-Y Associates
- Contractor – C.D.W. Services, LLC
- Procurement Phase
 - OPSB is expected to issue the Notice to Proceed in early January
- Anticipated Completion – First Quarter 2012





Modular Campuses

East Bank Swing Space - Former Jean Gordon School Site

Scope of work: M-Space Holdings, LLC will provide a "Turn-Key" service for OPSB on a modular campus. The campus consists of three classroom buildings containing twenty-six classrooms, one administration/library building, and one food service building containing a full cooking kitchen and a dining area. This site is to serve as a temporary campus for the Audubon Charter School until the current Audubon Charter School is renovated

- Architect – KVS Architecture & Associates
- Contractor – M-Space Holdings, LLC
- Construction Phase
 - Project is complete

Demolitions

Central Services Warehouse Demolition

- Funding Source – FEMA
- Architect – Shaw Environmental & Infrastructure, Inc.
- Contractor – JCC Environmental, Inc.
- Status
 - All demolition has been completed
 - Substantial completion date to be determined based on finalization of the punch list
 - Change order #2 is approximately \$50K
 - The final change order is for additional unforeseen HazMat and E-Waste materials located in the main building
- Substantial Completion – January 2012

Alice M. Harte Elementary Demolition

- Funding Source – FEMA
- Architect – M3A Architects, PLLC
- Contractor – Zimmer-Eschette Services II
- Status
 - Unforeseen mastic was discovered on the bottom of removed slabs
 - Contractor to submit a change order with pricing in early February
- Project is complete
- Substantial Completion – December 13th



Comprehensive List of Completed Projects

- **Mahalia Jackson Elementary School**
- **Seabrook Computer Training Center Demolition**
- **Edward Henry Phillips Junior High Demolition**
- **Mary M. Bethune Elementary School 1st Floor Replacement**
- **Mary M. Bethune Elementary School Rear Yard Repair / Resurfacing**
- **Temporary Campus for McDonogh #11 Expropriation**
- **Eleanor L. McMain School Replacement of Existing Chillers**
- **Sophie B. Wright Various Repairs and Restroom Renovations**
- **Robert M. Lusher Elementary Roof Removal & Replacement**
- **McDonogh #35 ADA Upgrades to Public Restrooms, Exterior Ramp & Handicap Seating in the Auditorium**
- **West Bank Swing Space for Alice Harte Elementary School**
- **Timbers Park Office Buildings #1 and #2 Demolition**
- **East Bank Swing Space for Audubon Charter School**
- **Alice M. Harte Elementary School Demolition**