



**MILWAUKEE
PUBLIC SCHOOLS**

Office of School Administration
Department of Facilities and Maintenance Services
1124 N. 11th Street, Milwaukee, WI 53233
(414) 283-4600 • fax (414) 283-4682 • mps.milwaukee.k12.wi.us

June 20, 2025

Kirsten L. Johnson
Secretary
State of Wisconsin
Department of Health Services
1 West Wilson Street
PO Box 2659
Madison, WI. 53701-2659

RE: MPS Summer Renovation Plan

MPS thanks the Wisconsin Department of Health Services (DHS) for your continued partnership and support as we address lead stabilization in 106 school buildings by the end of calendar year 2025. MPS looks forward to working with DHS not only in its compliance efforts, but also to use its expertise in problem-solving as issues arise.

MPS is submitting this MPS Summer Renovation Plan as part of our Lead Action Plan, our commitment to public transparency, and to provide an official response to the State regarding their June 10, 2025 letter. The MPS Summer Renovation Plan addresses the request to provide a detailed description of how MPS, with JCP Construction LLC, will be handling renovations in the child-occupied buildings moving forward and how it intends to direct funds toward these efforts.

MPS is projected to spend more than \$20 million to resolve all lead issues in our schools by December 31, 2025. MPS will spend \$16 million on stabilization work, \$3 million on additional staff, and \$1.5 million on equipment and supplies required to complete this work. MPS is submitting this lead paint renovation plan as part of an overall strategy of reinvestment of funding, surveillance of facilities, renovations, and monitoring to immediately reduce the risk within MPS facilities.

MPS has also put in place a new leadership team, secured on-site assistance from the Milwaukee Health Department (MHD), and initiated weekly status meetings with all parties involved in the lead stabilization effort. Since the initial stages of the lead stabilization efforts, MPS, along with all parties involved, has gained critical

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expertise in managing a project of this size and complexity. Even though most of the violations occurred before the new leadership team was on board, MPS takes all violations seriously, and has corrected all issues and concerns promptly.

As noted in the Lead Action Plan and the Summer Renovation Plan detailed below, MPS and JCP Construction, LLC, has on-site Lead Safety Renovators (LSR) as required by DHS 163. MPS has provided training for its building operations staff and has established Standard Operating Procedures (SOP) in cleaning and maintaining facilities. Not only does JCP have LSRs on-site, MPS staff, with LSR certification, will also monitor stabilization work.

In addition to the weekly status meetings with DHS and MHD, MPS has provided updates to families, schools and the community. Letters, pamphlets, and on-line links have been distributed and will continue throughout the project. Working with MHD, Children's Hospital and the Coalition of Lead Emergency (COLE), MPS has conducted four lead screening clinics. Additional clinics and meetings with stakeholders will be scheduled throughout the summer.

Current Actions

The strategy and actions undertaken thus far include full paint inspection surveys to ascertain the current conditions of all painted surfaces in all schools. Professional removal by hiring certified lead companies for inspection, renovation, and cleaning that has schools prioritized by paint deterioration, age of children, and the age of the building. Additionally, MPS has revised cleaning protocols for classrooms to minimize dust by using longer cleaning times, disposable cleaning products, while following DHS 163 requirements for areas larger than 6 sq ft. Awareness training and lead safe work practices will be used for all cleaning, custodial, and renovation activities.

In lieu of paying the forfeiture to the State Treasurer-School Fund, MPS would like to reinvest the funds into lead renovation activities directing funds to the priority paint stabilization schedule. This schedule was created to triage lead paint renovations for all pre-1950 schools with the youngest children to be completed by the end of the 2025 calendar year. MPS will also target increasing the lead certified staffing for monitoring and renovations activities and additional capacity by cross certification of lead and asbestos workers. MPS intends to go further and examine classroom uses to discourage lead paint disturbing and additional behavioral controls such as more



frequent hand washing and less floor activities on floors with concrete. MPS will also invest in engineering controls to increase protective measures in classrooms with children with special needs including relocation, more resilient barrier surfaces, and enhanced cleaning.

MPS has concluded that its current staff capacity and management alone cannot undertake the task of managing the multiple facets of lead paint renovation, moving, cleaning and inspecting over 100 schools by the end of the year. The schools are large and have many factors that are unique to commercial buildings. For these reasons, MPS has contracted with JCP Construction LLC to provide specific deliverables. These project deliverables are:

Contractual Renovation Obligations

JCP will manage the precleaning portion of the project. Prior to the start of any activities, Sigma and JCP have inspected the school for DHS 163 areas and touch-up paint areas. This data is compiled into floor plans and shared with all contractors during the initial week. JCP meets with each principal of the school in advance to gauge the level of work completed and timeliness necessary. This 1st week activity includes the moving of furniture and supplies within the facility. JCP will work with MPS on additional decluttering of items before the start of any precleaning activities. Decluttering is the removal of items that are no longer needed in the school. After moving and decluttering, JCP will hire certified lead safe renovation companies to start precleaning and renovating. JCP will be phasing the projects into 3 phases over the summer. Each phase will have 12-14 schools with a total of 42 schools to be completed before the start of the school year. A project superintendent from JCP is dedicated to be on site for 2 schools or within 15 minutes of the other school during all work shift activities. JCP has 9 superintendents currently that are all certified lead safe renovators. JCP will have a certified renovator on-site for all precleaning activities and further identification of rooms once items are removed as needing DHS 163 requirements. JCP will have a certified renovator on-site during all touch-up painting and DHS 163 activities. JCP will have daily inspections for containment, cleaning, housekeeping, and documentation. JCP will conduct all post cleaning, visual inspection, and conduct the color verification clearance testing, if warranted, before any containment and critical barrier are removed.

MPS Renovation Activities



Following the post cleaning verification, MPS will start the enhanced dust cleaning SOP during the summer deep cleaning. MPS will coordinate any asbestos concerns and gas/electrical disconnects as needed to access the painted surfaces if equipment is to be moved (i.e., kitchen equipment). MPS is intending to contract a third-party certified clearance company to conduct visual clearances and dust wipe clearances at the first 42 schools over the summer. MHD will be available for contingency lab support testing as needed. Regarding activities that require DHS certification, it is anticipated that MPS staff shall be performing limited XRF testing of targeted painted surfaces in the 42 schools scheduled for paint renovation. Currently, XRF testing by MPS staff is targeting only column radiators, but such could expand to other building components as they are identified. In addition, MPS's paint shop will monitor the progress and quality of renovation work over the course of the summer. The Facilities team will be sequencing the necessary decluttering and moving of the next phased schools while the first phase is in progress.

Schools with Partial XRF inspections

Select schools post 1950 have some documented, existing lead paint inspection surveys. These schools are targeted for renovation activities in the 2025 calendar year. These schools have significantly less lead paint that can be done over the weekend or after school hours. No paint chip sampling is expected. Regarding activities that require DHS certification, it is anticipated that MPS staff shall be performing limited XRF testing of targeted painted surfaces in the 42 schools scheduled for paint renovation. XRF testing by MPS staff is targeting only column radiators, but such testing could expand to other building components. MPS is inspecting the radiators to document any non-lead painted radiators in case touch up painting is needed due to the difficulty of turning off boilers and radiator removal. These partial inspections shall be conducted using the SciAps XRF analyzer by either (DHS certified) employees from the Sigma Group or from employees of MPS. Specific MPS employees that may be involved in these inspections could include Douglas Berigan (LRA-3697), Michael Larsen (LRA-13850), and Brian Berner (LRA-267096). MPS may hire additional staff during this period which may enable them to expand its list of inspectors. Additionally, any complaints that come in over the summer involving parent or teacher concerns of chipping paint will have MPS conduct a XRF reading of the affected surface.

Scheduling of the first 14 (1st Phase):



The current schedule of renovation activities for JCP and phasing is listed below. All schools in light blue are in the first phase (A). Schools in green are already completed or in process. Westside Academy is expecting an MHD clearance the week of 6/30/2025. Brown Street is expecting an MHD clearance the week of 7/7/2025. Doerfler has minimal stabilization work and is being stabilized by MPS staff. School in purple are in Phase B and the remainder in orange are in the last Phase C. Estimated dates for the phasing can be found in the Lead project renovation schedule pdf (attached) and lead renovation look ahead schedule pdf (attached) and available on ProCore in real time.

PHASE “1” - Schedule/Usage Limitations:

- Last Day of School: **June 13, 2025**
- Professional Development Day (Move-out): **June 16, 2025**
- School Summer Activities: **None**
- Superintendent Visits: **6/9/25 – 6/13/25, 3 – 5pm**
- Construction Start (Phase “1”): **Saturday, June 14, 2025**
- Construction Complete (Phase “1”): **July 14, 2025**
- Professional Development Days (Move in): **8/25/25 – 8/28/25**
- Labor Day Break: **August 29, 2025**
- First Day of School: **September 2, 2025**

Site #	School Name	JCP Tier	Year built
003	MacDowell Montessori @ Juneau Campus	A	1931
050	Hayes @ Kosciuszko Complex	A	1927
	Milwaukee French Immersion @ Steuben		
062	Campus	A	1932
065	ALBA/Carmen @ Walker Campus	A	1912
077	Auer Avenue Elementary School	A	1903
173	Forest Home Elementary School	A	1907
208	Hartford Avenue University K-8 School	A	1916
256	Longfellow Elementary School	A	1886
274	Mitchell Elementary School	A	1894
313	Riley Elementary School	A	1916
322	Siefert Elementary School	A	1903
	Townsend Street Continuous Progress		
365	Elementary	A	1928
390	Vieau K-8 School	A	1894
223	Humboldt Park Elementary School	A	1929



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149	Starms Early Childhood Center	MPS	1893
158	Fernwood Montessori	MPS	1927
176	Golda Meir Gifted & Talented School	MPS	1890
232	Kagel Elementary School	MPS	1891
268	Maryland Avenue K-8 School	MPS	1887
368	Trowbridge Street Elementary School	MPS	1894
089	Brown Street Academy Elementary School	MPS	1882
353	Westside Academy I	MPS	1895
238	LaFollette Elementary School	MPS	1898
125	Doerfler Elementary School	MPS	1910
083	Dr Martin Luther King Jr Elementary	B	1894
104	Cass Street K-8 School	B	1905
182	Fratney Bilingual School	B	1903
188	Lloyd Barbee Montessori School	B	1931
193	Grant Elementary School	B	1913
211	Hawley Road Environmental Schools	B	1905
217	Hi Mount Community School	B	1914
235	Keefe Avenue Elementary School	B	1917
250	Lincoln Ave. Elementary School	B	1917
277	Morgandale Bilingual Developmental	B	1932
283	Neeskara Elementary School	B	1926
295	Zablocki Elementary School	B	1914
343	Story Elementary School	B	1935
362	Howard Ave. School @ Tippecanoe	B	1936
095	Burbank Elementary School	C	1930
098	Burdick K-8 School	C	1925
110	Clarke Street Elementary	C	1902
119	Craig Montessori Elementary School	C	1930
131	Dover (Bay View Montessori Upper Campus)	C	1890
179	Franklin Elementary School	C	1923
202	Greenfield Montessori Elementary School	C	1922
205	Hampton Avenue Elementary School	C	1930
220	Hopkins Lloyd Community School	C	1894
265	Manitoba Elementary School	C	1940
319	Sherman Multicultural Arts Elementary	C	1925
199	Green Bay Avenue Elementary School	C	1917
350	Thirty-Fifth Street Elementary School	C	1906

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143	Eighty-First Street Elementary School	Ⓒ	1950
267	Maple Tree Elementary	Ⓒ	1955

School access and entry

During the summer lead renovation project involving the 42 schools, no classes, no recreation activities, and no access will be allowed for teachers, principals, or the public. These schools will be vacant except for staff from JCP, and contracted renovation companies involved with all scheduled activities. JCP will have security access and has been advised not to let anyone other than MHD, MPS, and DHS staff in. JCP will be forwarding all project superintendent and school contact info to DHS for random inspections. All JCP staff will wear badges at all times. Facilities will be closed on June 19th and July 4th for holidays. An MPS school engineer or a JCP project superintendent can allow entry to contractors, MHD, or DHS. JCP expects work hours to be 6AM to 6PM.

Monitoring and Supervision

A SharePoint Lead Project site is created between JCP and MPS to share information such as floor plans, phasing timelines, school engineer contacts, etc. to enhance communication and decrease delays. JCP will provide notification for all schools to DHS and any revisions necessary. Serina Moorland from JCP will be the contact and currently 13 of the 14 lead renovation notifications for the first phase have been sent. Both MPS and JCP are using ProCore Construction Management software to organize, streamline, and manage all pre-renovation activities, renovation activities, and closeout activities. Weekly meetings are scheduled every Friday with MPS for progress updates and concerns due to aggressive timelines. MHD will be present for these Friday meetings.

Site visit Supervision will be accomplished by JCP management staff and certified lead safe renovators for precleaning to visual card verification clearance. Two firms, (Sigma and JCP) will identify areas that require DHS 163 work. JCP will use 6 mil poly and error on the side of safety for the project to be inclusive for DHS 163 renovations, even when suspected close to the 6 sq ft threshold. JCP has a sign packet in place for warning signs and regulating areas. Multiple visual clearances will take place. Daily clearances to ensure cleaning, pre visual clearances for color verification card clearances from JCP are also conducted.



MPS will have daily visual cleaning inspections during the enhanced dust cleaning SOP and visual clearance by management staff. Before dust wipes are taken by a third-party certified lead clearance company, another required visual clearance will be conducted. Post renovation, MHD will monitor the first 10 clearances on site and then random spot visits over the remaining 32 schools. MPS will monitor the clearance deadlines and has created a database of expected clearance dates to ensure that schools are cleaned and cleared before the start of the 2025-2026 school year. MHD will be reviewing all lead dust clearance reports for all schools. DHS may conduct random spot inspections as needed for the project. MHD will also respond to any complaints that involve EBLL's, but this is not expected as all the highest priority schools are closed over the summer. JCP will document all stages and checklists in accordance with the lead paint stabilization procedures listed below.

Lead Paint Stabilization Procedure *(JCP Scope of Work):*

- Moving Services
- Containment and Set-up
- Paint Stabilization and LBP Reduction Process
- Cleaning and Moving Reset
- Clearance Testing
- General Requirements:
 - Waste Handling
 - Documentation and Records
 - Communication and Contingency Planning

Once JCP has successfully completed all documentation requirements for the procedures listed above, their responsibilities of the Lead Paint Stabilization Plan will be complete. MPS Department of Facilities & Maintenance (DFMS) will move on to the next stage of cleaning (summer cleaning) and MPS will notify the Milwaukee Health Department for physical assessment and final clearance wipe testing. Additionally, MPS has a process in place to distribute the Renovate Right to parents via electronic means through its in-house email alert system. MPS and JCP will provide the timelines for the 42 schools undergoing renovation activities. MPS will provide JCP contact information for school access. JCP and all subcontractors performing lead renovation activities will comply with the following lead safe renovation requirements:



- Assign a certified lead-safe renovator, lead abatement worker, or lead abatement supervisor.
- Train and document training of anyone doing renovation work who is not certified.
- Post warning signs to define your work area.
- Pre-clean all dust and debris on all horizontal surfaces in work areas using HEPA vacuums.
- Clean and remove all movable objects from the work area.
- Cover with plastic and seal any objects that you cannot move.
- Close and seal duct openings within the work area.
- Close all doors and windows in the work area. Doors must also be covered by plastic sheeting.
- Cover floor surfaces in work area with taped-down plastic at least 6 feet beyond the surface being disturbed or sufficient distance to contain all dust.
- Wet surfaces being disturbed to control distribution of dust and debris (documented methodology).
- Use decontamination methods such as HEPA vacuum, tack mats, and wet wipes to make sure all personnel, tools and other items are free of dust before leaving the work area.
- Contain all waste in the work area or stored in a container that prevents the release of dust or debris.
- At the end of each day (work shift) clean the work area using HEPA vacuums, wetting plastic, folding plastic inward, and sealing in heavy duty waste bags for disposal.
- At the end of each day (work shift) HEPA vacuum and wet clean all objects and horizontal surfaces in the work area and 2 feet outside of the work area.
- The assigned lead-safe renovator must do a post renovation visual inspection.
- Conduct a post renovation cleaning verification or have a third-party clearance done.

Communication Plan

JCP will be using QR codes to notify the public if they have questions on specific activities in schools. The QR code will direct the public to the MPS Lead Report Landing website where detailed information can be found. A link to the site is here: [MPS: MPS Lead Report](#)



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MPS and JCP will provide information to DHS on changes, scheduling, problems via email, teams meetings, or access to software as DHS deems necessary. Additional contact information is listed below and new contact info will be shared with DHS as new phasing is determined.

JCP Office (Questions or Concerns):

Project Manager (Contract Admin & Compliance, Procore)

- Tracy Carson P: 414-372-7300 F: 414-372-7618 tracy@jcp-construction.com

Project Engineers (Procore - Drawings, Specifications, Submittals, RFI's, etc.)

- Norma Lewis norma@jcp-construction.com
- Serina Moreland serina@jcp-construction.com
- Raul Sanchez raul@jcp-construcyion.com

Field (Questions or Concerns)

- Lead Field Superintendent – Jason Delikat jason@jcp-construction.com
- Director of Field Operations - Matt Case mcase@jcp-construction.com
- Field Operations VP - Jalin Phelps jalin@jcp-construction.com

MPS Dept of Facilities & Maintenance Services (DFMS):

Project Manager	Phone	Assigned Sites (Project #)
Ryan Fula fulara@milwaukee.k12.wi.us	414-531-5911	Vieau (9580) Riley (9577) Mitchell (9566) Longfellow (9565) Forest Home (9563) Walker/ALBA (9559) Hayes/Kosc (9558) <i>Humboldt Park</i>
Mark Bethel bethelmd@milwaukee.k12.wi.us	414-283-4706	Juneau / MacDowell (9557) French Imm (9560) Auer Ave (9561) Hartford (9564) Siefert (9578)

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Townsend (9579)

Post Summer Renovations

MPS has prioritized the facilities undergoing lead renovations by the oldest and the ones that have the youngest children attending to be completed before the start of the 2025-2026 school year. These are categorized as priority 1 & 2 schools. The remaining 52 schools are priority 3 schools and will be completed concurrently during the 2025 calendar year. These are newer schools constructed post 1950 to 1978 and have less lead paint and less deterioration. MPS expects the category 3 schools to be completed before 12/31/2025. MPS may continue to use JCP construction for the larger school projects depending on the severity of work needed and vacancy of the space. If the work entails minimal touch up, then MPS may elect to have either contracted and lead certified workers perform the work similarly to work contracted to Service Pro and Thomas Mason contractors. MPS does not anticipate any school closures for the 2025-2026 school year. Any renovation work occurring during the school year will be in areas not occupied by children or teaching staff. MHD will work with MPS if partial closures are needed in school spaces and with classrooms moving to newer portions of the facility or vacant spaces to ensure minimal risk.

The MPS Lead Action Plan and the 2025 -2026 budget includes 20 additional building service helpers, 11 building engineers, 11 painters, and 3 plaster workers. MPS intends to provide lead awareness training to all staff, and lead renovation certifications to select staff members. Emphasis post 2025 will be on risk assessments on all schools in a 3-year cycle similar to asbestos project management. Additional risk assessment staff are included in the budget. MPS's Long Range Facilities Master Plan will encompass lead renovation costs for schools and cost feasibility of operations. MPS is open to feedback on this lead plan for improvement and committed to providing lead safe facilities to staff and children, both this summer during the emergency renovations and continued with maintenance planning for all schools.

Michael Turza
Interim Director of Facilities and Maintenance Services
Milwaukee Public Schools
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414-750-0842 (cell)

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