

# **QUARTERLY PROGRESS REPORT**

## **July - September 2009**



**HIGH STANDARDS, GREAT RESULTS!**



---

Mellissa Truitt, Associate Superintendent  
Operations Support Services

Date: October 28, 2009

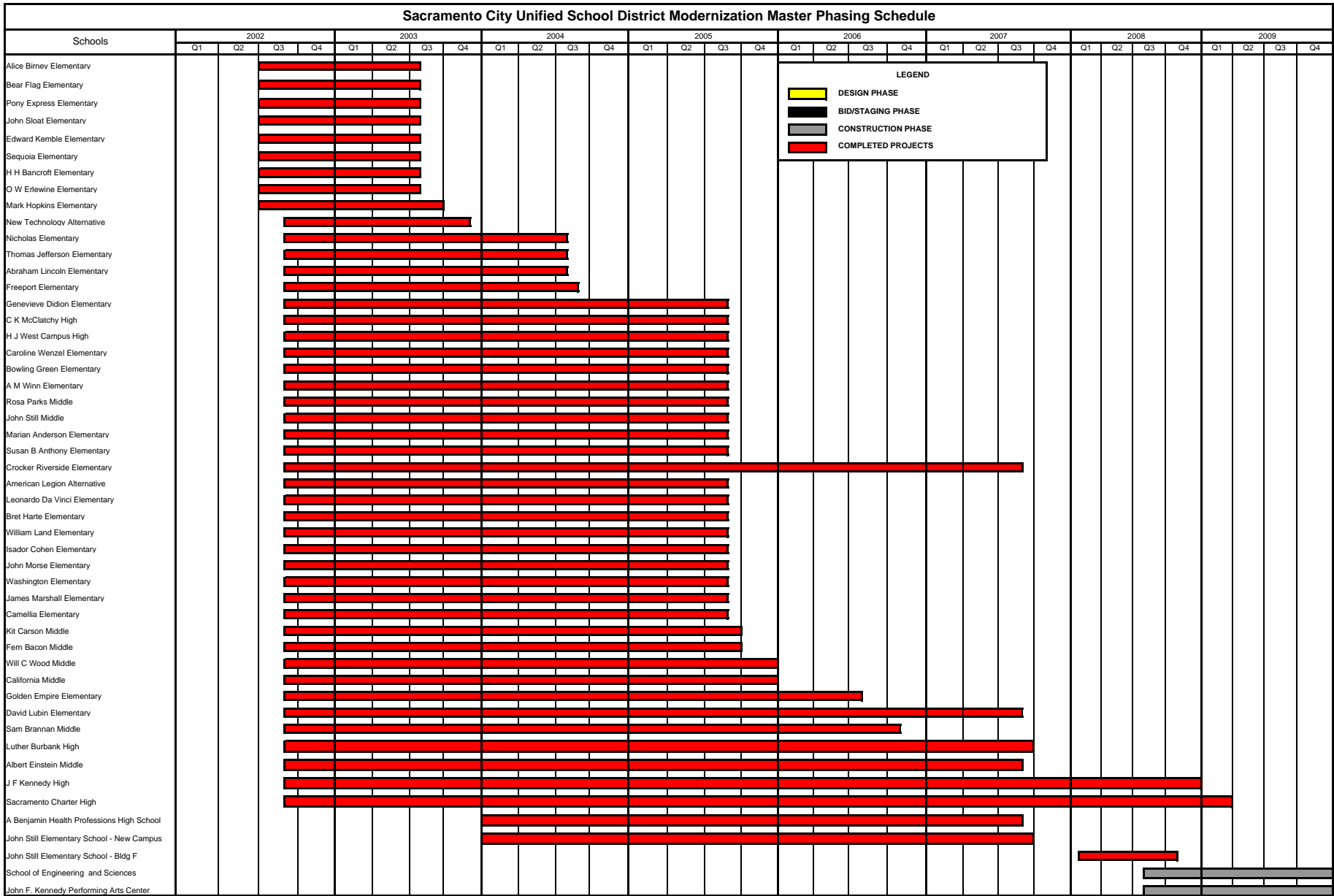
To: Bond Oversight Committee

Re: Quarterly Report – 2009 Third Quarter

---

Sacramento City Unified School District is pleased to present the 2009 Third Quarterly Progress Report for the period: July 2009 – September 2009 as prepared by PCM3.

<b><u>TABLE OF CONTENTS</u></b>	<b><u>Page</u></b>
<b>MASTER SCHEDULE</b>	2
<b>SITE PROGRESS REPORTS</b>	3
<b>John F. Kennedy High School Performing Arts</b>	4
Project Information Sheet	
Progress Pictures	
School Site Map	
Current Project Budget and Costs	
Schedule	
<b>PROJECT CLOSEOUT</b>	9
<b>GLOSSARY</b>	13



# **Site Progress Reports**

## JOHN F. KENNEDY HIGH SCHOOL PERFORMING ARTS CENTER

<b>General Information:</b>	Principal	Felisberto Cedros
	Architect	Williams + Paddon
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**Progress:** Fall 2008 – Winter 2009 project is in progress.

**Site Improvements / Utilities & Wiring:** This project includes reconfigured accessible parking spaces in the student parking lot, new area lighting, new covered walkway connected to the Music Wing (Building M), and a new canopy adjacent to the lobby. A new fire service will be provided for this project's fire sprinkler system. All other plumbing, electrical, and low-voltage systems will be connected to the school's existing systems.

**Alarm/Fire Systems:** New fire alarm and security requirements were implemented into the design.

**Air Conditioning & Heating Systems:** New HVAC requirements were implemented into the design.

**Classroom Improvements:** No classrooms will be constructed within the performing arts center.

**Computer Wiring:** Data requirements were implemented into the design.

**State Mandated Hazardous Materials:** Not at this time.

**State Mandated ADA Compliance:** ADA requirements were implemented into the design.

**Other Issues, Comments, & Information:** DSA approval for this project was received on October 17, 2008, and construction began immediately thereafter.

**Outstanding Issues:** None at this time.

**Budget:** This project is over budget.

**Schedule:** The erection of masonry walls completed, structural steel framing also completed, and roofing began. The curtain wall system at the lobby was installed. Mechanical rough-in, plumbing rough-in, fire sprinkler rough-in, and electrical rough-in continued. Insulation, drywall, steel stud framing, door frame installation, and stage rigging rough-in all began and will continue into autumn. Site grading and the placement of concrete flatwork began and will continue through November. The project is several weeks behind schedule, but the contractor has submitted a recovery schedule and intends on completing the project on schedule.

**John F. Kennedy High School  
Performing Arts Center – 2008/2009**



**West Elevation**



**Drywall Installation at the Lobby**



**Lobby Double Doors and Curtain Wall**



**Roofing Underway**

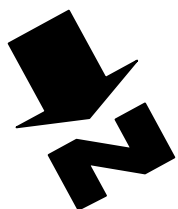


**East Elevation**

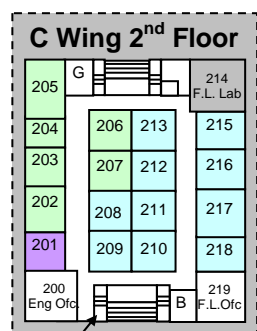
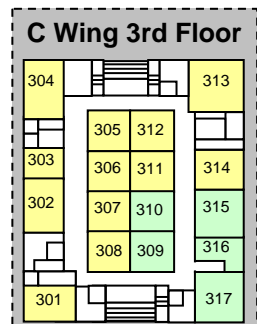


**New Concrete Flatwork**

**John F. Kennedy  
High School**  
6715 Gloria Drive  
Sacramento, CA 95831



Global	
PACE	
HELM	
T&D	
BAM	
VAPA	
SpEd	





# Sacramento City Unified School District

Planning and Construction Department

**School:** John F. Kennedy High School  
 Performing Arts Center  
**Architect:** Williams + Paddon  
**Project Director:** Jim Dobson  
**Project Manager:** Christopher Frappier  
**DSA Approval:** October 2008

Funding / Budget		Actual Costs	
Bond	\$8,000,000.00	Construction	\$7,721,277.00
		Change Orders	\$509,798.00
		Soft Cost / Contingency	\$1,087,679.20
<b>Total:</b>	\$8,000,000.00	<b>Total:</b>	\$9,318,754.20
		<b>Difference:</b>	(\$1,318,754.20)

<p align="center"><b>John F. Kennedy High School Performing Arts Center - SCHEDULE</b></p>
--

ID	Task Name	Duration	Start	Finish	2009																		2010	
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan				
1	DSA Approval	0 days	Mon 10/20/08	Mon 10/20/08																				
2	GRADE BLDG PAD AND SITE	6 days	Mon 11/3/08	Mon 11/10/08																				
3	DRIVE INDICATOR PILING	2 days	Thu 11/13/08	Mon 11/17/08																				
4	INSTALL UNDERGROUND SEWER, DEEP STORM DRAIN, & ELEC. FEEDER CONDUIT	182 days	Thu 11/20/08	Fri 7/31/09																				
5	DRIVE PRODUCTION PILES	10 days	Sat 12/20/08	Fri 1/2/09																				
6	FOOTING LAYOUT & EXCAVATION	22 days	Mon 1/5/09	Tue 2/3/09																				
7	CUT OFF PILINGS - CLEAN & REMOVE PILING SPOILS	10 days	Wed 2/25/09	Tue 3/10/09																				
8	INSTALL FIRE RISER	3 days	Mon 1/5/09	Wed 1/7/09																				
9	MEP IN FOOTINGS	15 days	Thu 3/19/09	Wed 4/8/09																				
10	FORM FTGS, INSTALL BOLTS, BLOCK TEMPLATE, & IN-FTG MEP	20 days	Wed 3/11/09	Tue 4/7/09																				
11	PLACE FOOTINGS	3 days	Wed 4/8/09	Fri 4/10/09																				
12	FORM AND PLACE LOWER RETAINING WALLS	10 days	Mon 4/13/09	Fri 4/24/09																				
13	WATER PROOF LOWER WALLS & BACKFILL LOWER WALLS	8 days	Mon 4/27/09	Wed 5/6/09																				
14	INSTALL STARTER CMU & MEP IN STARTER WALLS	10 days	Mon 4/13/09	Fri 4/24/09																				
15	PREP AND PLACE SOG (EXCEPT THEATER STEPS), INCL. MEP IN SOG	28 days	Thu 5/7/09	Mon 6/15/09																				
16	INSTALL CMU WALLS, INCL. IN WALL MEP AND MEP BLOCK OUTS	55 days	Mon 4/27/09	Fri 7/10/09																				
17	INSTALL STRUCTURAL STEEL, DECKING, & CONCRETE ON DECKING	29 days	Mon 6/8/09	Thu 7/16/09																				
18	PREP AND PLACE THEATER STEPS	15 days	Tue 6/16/09	Mon 7/6/09																				
19	INSTALL ALUMINUM STOREFRONTS	6 days	Fri 7/17/09	Fri 7/24/09																				
20	SET MECH CURBS, ROOF HATCH, SKYLIGHTS, & SMOKE HATCHES	5 days	Fri 7/17/09	Thu 7/23/09																				
21	INSTALL ROOF INSULATION, ROOFING, & HVAC UNITS	11 days	Fri 7/24/09	Fri 8/7/09																				
22	SCAFFOLDING IN ASSEMBLY TO CEILING	5 days	Fri 7/10/09	Thu 7/16/09																				
23	INSTALL OVERHEAD DUCTWORK, MECHANICAL, & FIRE PROTECTION PLUMBING	5 days	Fri 7/17/09	Thu 7/23/09																				
24	ROUGH IN SOUND SYSTEM	5 days	Fri 7/17/09	Thu 7/23/09																				
25	PAINT ASSEMBLY CEILING	5 days	Fri 7/24/09	Thu 7/30/09																				
26	INSTALL OVERHEAD THEATRICAL RIGGING & MEP FINISH	5 days	Fri 7/31/09	Thu 8/6/09																				
27	FRAME WALLS AT PROSCENIUM AND CONTROL ROOM	7 days	Tue 8/11/09	Wed 8/19/09																				
28	MEP IN WALLS & SET DOOR FRAMES	7 days	Tue 8/11/09	Wed 8/19/09																				
29	INSULATE WALLS, ROCK, AND TAPE	12 days	Thu 8/20/09	Fri 9/4/09																				
30	ACOUSTICAL TREATMENTS & PAINT ASSEMBLY WALLS	8 days	Mon 9/7/09	Wed 9/16/09																				
31	THEATRICAL RIGGING, STAGE FLOORING, & CURTAINS	10 days	Thu 9/17/09	Wed 9/30/09																				
32	HANDICAP LIFTS & SEATING	10 days	Thu 9/17/09	Wed 9/30/09																				
33	INSTALL FLOORING	10 days	Tue 9/29/09	Mon 10/12/09																				
34	OVERHEAD MEP	10 days	Fri 7/24/09	Thu 8/6/09																				
35	FRAME WALLS, INSTALL DOOR FRAMES, & IN WALL AND CEILING MEP	10 days	Thu 8/20/09	Wed 9/2/09																				
36	INSULATE, ROCK, TAPE, & PAINT	20 days	Mon 9/7/09	Fri 10/2/09																				
37	INSTALL DOORS & HARDWARE	5 days	Thu 9/17/09	Wed 9/23/09																				
38	INSTALL CERAMIC TILE (RESTROOMS) & LOBBY PORCELAIN TILE	16 days	Mon 10/5/09	Mon 10/26/09																				
39	FINISH MEP, TOILET PARTITIONS, & BATHROOM ACCESSORIES	9 days	Thu 10/15/09	Tue 10/27/09																				
40	INSTALL DOORS & HARDWARE	8 days	Mon 10/12/09	Wed 10/21/09																				
41	SITE UTILITIES (SD, AD, IRRIG CNTRLs) & FINISH SITE GRADING	15 days	Mon 7/27/09	Fri 8/14/09																				
42	LANDSCAPE IRRIGATION, PLANTING, & SITE CONCRETE	15 days	Mon 8/17/09	Fri 9/4/09																				
43	SITE PAVING	5 days	Mon 9/21/09	Fri 9/25/09																				
44	SITE ELECTRICAL FINISHES	10 days	Mon 9/7/09	Fri 9/18/09																				
45	INSTALL CASEWORK & CONCESSIONS ROLLUP DOOR	5 days	Mon 10/5/09	Fri 10/9/09																				
46	PERMANENT POWER	5 days	Tue 10/20/09	Mon 10/26/09																				
47	HVAC STARTUP, SOUND SYSTEM COMPLETION, & FIRE/LIFE SAFETY	15 days	Tue 10/27/09	Mon 11/16/09																				
48	SYSTEMS COMMISSIONING	15 days	Tue 11/10/09	Mon 11/30/09																				
49	FINAL CLEANUP	15 days	Thu 12/10/09	Wed 12/30/09																				
50	PUNCHLIST	15 days	Thu 11/26/09	Wed 12/16/09																				
51	CLOSEOUT DOCUMENTS	25 days	Thu 11/26/09	Wed 12/30/09																				
52	PROJECT COMPLETE	0 days	Thu 12/31/09	Thu 12/31/09																				

Project: JFK Performing Arts Center

Note: Arrows depict task dependencies

Critical  Task  Progress  Milestone 

Page 1

## QUARTERLY PROGRESS REPORT

SCUSD Capital Asset Management Services - 425 1st Avenue, Sacramento, CA 95818, (916) 264-4075

# **Project Closeout**

**CROCKER RIVERSIDE ELEMENTARY SCHOOL**

<b>General Information:</b>	School Principal Architect SCUSD Project Manager Construction Manager Address	Carl Westphal Anova Architects Christopher Frappier PCM3 2970 Riverside Blvd.
<b>Scope of Work:</b>	Project scope for the summer of 2004 and the summer of 2005 included upgrading of HVAC, electrical, and the existing fire alarm system. Also, remodeling of classroom buildings, restrooms, and ADA upgrades. Wheelchair lift completed during the summer of 2007.	
<b>Recent Progress:</b>	The 2007 project is complete, including punch list and closeout. DSA closeout pending.	
<b>Outstanding Issues:</b>	Two ADA ramps for the multi-purpose building need to be constructed to complete the modernization project. The District's access compliance consultant noted that there is not a compliant path of travel to the proposed location of the two ramps, so the architect has submitted a design proposal to rectify the path of travel to the ramps.	

**JOHN STILL ELEMENTARY SCHOOL**

<b>General Information:</b>	School Principal Architect SCUSD Project Manager Construction Manager Address	Jeff Kilty DC Architects Christopher Frappier PCM3 2200 John Still Drive
<b>Scope of Work:</b>	Project scope for 2005 through 2007 consisted of a new K-6 elementary school campus encompassing 40,000 square feet of new interior space including three classroom buildings, an administration building, a kindergarten building, a library building, a multi-purpose building, and a restroom building. Building E, built during 2008, added a fourth classroom building to the campus.	
<b>Recent Progress:</b>	The District and Bid Package 2, building construction package, settled their claim.	
<b>Outstanding Issues:</b>	Contractor closeout for Bid Package 2 is ongoing, as their DSA-6 form completion form is outstanding. DSA closeout is pending.	

## **LUTHER BURBANK HIGH SCHOOL**

<b>General Information:</b>	School Principal Architect SCUSD Project Manager Construction Manager Address	Ted Appel Williams + Paddon Christopher Frappier PCM3 3500 Florin Road
<b>Scope of work:</b>	Summer 2007 included lighting and electrical upgrades in Building 5. Also included in the scope for the summer of 2007 was the installation of six portable classrooms.	
<b>Recent Progress:</b>	Construction for these combined projects is complete, including punch list. Building 5 project is closed out.	
<b>Outstanding Issues:</b>	Portable project closeout is ongoing due to an issue with the site's fire hydrants, which have insufficient pressure. The District must correct this issue prior to DSA approval of the plans for this project. The District may include the corrective scope to rectify the insufficient pressure as part of the Athletic Sports Complex project.	

## **SACRAMENTO CHARTER HIGH SCHOOL**

<b>General Information:</b>	School Principal Architect SCUSD Project Manager Construction Manager Address	PK Diffenbaugh HMR Christopher Frappier PCM3 2315 34 <sup>th</sup> Street
<b>Scope of work:</b>	Summer 2004 work included renovation of the existing HVAC system. Fall 2006 – Winter 2007 work included the modernization of the Administration Building, Multi-Purpose Building, gymnasiums, and East and West Wing classrooms.	
<b>Recent Progress:</b>	The Summer 2004 project is complete. The recent modernization is substantially complete, excluding punch list and closeout.	
<b>Outstanding Issues:</b>	The installation of numerous doorframes at the East Wing classroom building is not compliant with the specifications, and the contractor has been notified to correct all deficient door openings. The contractor is working on the punch list and closeout for the recent modernization. DSA closeout is pending.	

## **JOHN F. KENNEDY HIGH SCHOOL**

<b>General Information:</b>	School Principal Architect SCUSD Project Manager Construction Manager Address	Felisberto Cedros RDS and W+P Christopher Frappier PCM3 6715 Gloria Drive
-----------------------------	---	---

**Scope of Work:** Project scope for the summer of 2006 included new HVAC for Buildings E, G, H, I, J, & K and upgrading of the existing fire alarm system.

Project scope for 2008 included the modernization and the portable relocation project.

**Recent Progress:** Modernization, HVAC, and Fire Alarm projects: Construction for these projects is complete. Punch list and closeout for these projects is complete.

Portable relocation project: Construction is complete, including punch list and closeout.

**Outstanding Issues:** DSA closeout pending for the Modernization, HVAC, and Fire Alarm projects.

DSA plan approval pending for the portable relocation project, as multiple portable buildings are not certified. Once these buildings have been certified, plans can be submitted to DSA for approval.

# Glossary

<b>1A Diagrams</b>	Area plan drawings on 8-1/2" x 11" sheets depicting all existing facilities.
<b>A/C</b>	Abbreviation for "air conditioning".
<b>A/E</b>	Abbreviation for "Architect/Engineering consultants".
<b>ADA</b>	Abbreviation for "Americans with Disabilities Act".
<b>Addendum</b>	A document used to alter, add, or delete part of the content in the plans and specifications prior to the bid opening date.
<b>Advertisement For Bids</b>	The published public notice soliciting bids for construction projects.
<b>Alternate</b>	Amount stated in the bid to be added to or deducted from the amount of the base bid if the change in scope is accepted by the owner.
<b>Bid</b>	An offer to perform the work described in a contract at a specified cost.
<b>Bid Bond</b>	A form of bid security submitted by the bidder as principal.
<b>Bidder</b>	A contractor or vendor who submits a bid to perform work or supply material directly for/to the owner, as distinct from a submitter who submits a bid to a prime bidder. A bidder is not a contractor until a contract exists between bidder and the owner.
<b>Bidding Document</b>	The advertisement or invitation to bid, instructions to bidders, the bid form, and the proposed contract documents including any addenda issued prior to bids.
<b>Change Order</b>	Document used to alter, add, or delete part of the content in the plans and specifications after the bid opening date.
<b>Compression Test</b>	On a specimen of mortar or concrete a test to determine its compressive strength.
<b>Construction Masonry Unit (CMU)</b>	A block or brick cast of Portland cement and suitable aggregate, for laying up with other units as in normal stone masonry construction.
<b>Construction Cost</b>	The cost of all the construction portions of a project, generally based upon the sum of the construction contract(s) and all change orders; same as "Hard Costs".
<b>Construction Documents Phase (CD)</b>	The third phase of the architect's basic services. The architect prepares for approval by the owner, the working drawings and specifications and the necessary bidding information.
<b>Contingencies</b>	Funds provided for in the budget allow a means for financing eligible unforeseen project costs.
<b>Contract Documents</b>	Those documents that comprise a contract. Typically include: plans, drawings, specifications, modifications, together with any other items stipulated as being specifically included.

<b>Contractor's Liability</b>	Insurance purchased and maintained by the contractor to protect from claims, which may arise out of our result from operations under the contract.
<b>Cost Estimate</b>	A document dealing with costs associated with a project.
<b>CPM</b>	Abbreviation for "critical path method." A method of scheduling.
<b>Design</b>	To compose a plan for a building. The architectural concept of a building as represented by plans, elevations, renderings, and other drawings.
<b>Design Development Phase (DD)</b>	The second phase of the architect's basic services consisting of drawings projects.
<b>DSA</b>	Abbreviation for "Division of State Architect". The State office that reviews construction plans for code compliance, structural safety and access compliance purposes.
<b>DOE</b>	Abbreviation for "Department of Education". The State office that reviews construction plans for educational program and access compliance purposes.
<b>Elevation</b>	A drawing showing the vertical elements of a building, either exterior or interior.
<b>Fascia</b>	Any relatively narrow vertical surface which is projected or supported on columns or elements other than a wall below.
<b>Feeder</b>	In power distribution, a group of electric conductors which originate at a main distribution center and supply one or more secondary distribution centers.
<b>Fenestration</b>	The arrangement and design of windows in a building.
<b>Fire Damper</b>	A damper which closes off an air duct automatically in the event of fire to restrict the passage of fire and smoke.
<b>Fire Wall</b>	An interior or exterior wall having sufficiently high fire resistance to impede passage of smoke, heat and fire for periods of time as designated appropriate by code.
<b>General Contractor</b>	The prime contractor who is responsible for and coordinates most of the work at the construction site, including that performed by subcontractors.
<b>Guniting</b>	A concrete mixture sprayed under pressure over steel reinforcements.
<b>Hard Costs</b>	The cost of the construction portions of a project including the construction bid and change orders; same as "Construction Cost".
<b>Inspection Services</b>	Services provided by a State certified inspector during the site development and building construction phases of a project.
<b>Joist</b>	One of a series of parallel beams of timber, reinforced concrete, or steel used to support floor and ceiling loads, and supported in turn by larger beams, girders, or bearing walls.
<b>Lease-Purchase</b>	An agreement to purchase a structure where the ownership is exchanged at the maturity of the lease term.
<b>Liquidated Damages</b>	A penalty dollar amount per day to be deducted from the contract sum for construction delays beyond the expressed date of completion.



<b>Lowest Responsible Bidder</b>	The bidder who submits the lowest bona-fide bid and is considered to be fully responsible and qualified to perform the work for which the bid is submitted.
<b>Muntin</b>	A secondary framing member to hold panes within a window, window wall, or glazed door; an intermediate vertical member that divides the panels of a door.
<b>National Electric Code</b>	A nationally accepted guide to the safe installation of wiring and equipment not intended as a design specification but rather for the practical safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity.
<b>OPSC</b>	Abbreviation for "Office of Public School Construction". An office of the State Department of General Services which serves as the staff of the SAB (State Allocation Board)
<b>OSHA</b>	Abbreviation for "Occupational Safety and Health Administration," Department of Labor.
<b>Portable Classroom</b>	A teaching station designed and constructed to be relocatable and transportable over public streets.
<b>Prequalification of Prospective</b>	The process of investigating the qualifications of prospective bidders on the basis of their competence, integrity, and responsibility relative to the contemplated project.
<b>Reinforcement</b>	Material added to provide additional strength.
<b>Riser</b>	The vertical face of a stair step.
<b>SAB</b>	Abbreviation for "State Allocation Board". The State entity that awards State funding (if available) for school construction.
<b>Section</b>	A representative of an object as it would appear if cut by an imaginary plane, showing the internal structure.
<b>Soft Costs</b>	Costs other than the construction bid and change orders. Costs typically include architectural fees, engineering fees, construction management fees, State review fees, testing, inspection, asbestos testing fees, surveys, bid construction, and other fees associated with construction projects.
<b>Substitution</b>	A material or process offered in lieu of, and as being equivalent to, a specified material or process.
<b>Suspended Ceiling</b>	A non-structural ceiling suspended below the overhead structural slab or from the structural elements of a building and not bearing on the walls.
<b>Transformer</b>	A device used to convert a supply of electric power at one voltage to another voltage.
<b>VAT</b>	Abbreviation for "Vinyl-Asbestos Tile." A resilient, semi-flexible floor tile; composed of asbestos fibers, ground limestone, plasticizers, pigments, and a polyvinyl-chloride-resin binder.
<b>Vinyl Tile or VCT</b>	A floor tile composed principally of polyvinyl chloride but also containing mineral fillers, pigments, plasticizers, and stabilizers.