

**QUARTERLY PROGRESS REPORTS**  
**July - September 2008**



**HIGH STANDARDS, GREAT RESULTS!**





---

James Dobson, Director II  
Planning & Construction

Date: September 30, 2008

To: Bond Oversight Committee

Re: Quarterly Report – 2008 Third Quarter

---

Sacramento City Unified School District Planning and Construction Department is pleased to present the Third Quarterly Progress Report - 2008 for the period: July 2008 – September 2008 as prepared by PCM3.

---

James Dobson, Director II  
Planning & Construction



<b><u>TABLE OF CONTENTS</u></b>		<b><u>Page</u></b>
<b>EXECUTIVE SUMMARY</b>		3
<b>MASTER SCHEDULE</b>		5
<b>COST REPORT FOR CURRENT PROJECTS</b>		7
<b>SITE PROGRESS REPORTS</b>	Each report contains: Progress Pictures Project Information Sheet Bidding Information Sheet Site Map Current Project Budget Schedules (if available)	9
<b>ELEMENTARY SCHOOLS</b>	John Still Elementary School	10
<b>HIGH SCHOOLS</b>	John F. Kennedy High School Sacramento Charter High School School of Engineering and Sciences	16 22 28
<b>SITE PROGRESS REPORTS</b>	Project Closeout	33
<b>GLOSSARY</b>		39



# Executive Summary

## Introduction

These progress reports are issued on a quarterly basis. The report includes a summary of activities for the July 2008 through September 2008 quarter, as well as specific progress information for each school site. Planning and Construction staff are currently working on three primary construction scope areas: 1) Project closeout, 2) Planning and implementation of remaining modernization work, and 3) Planning and scheduling of ERP work.

## State Funding

Funding Previously Apportioned (Lease-Purchase Program)	\$ 1,811,345.
Funding Previously Apportioned (SFP Program)	\$ 178,034,838.
<b>Subtotal</b> State Funding Apportioned to Date:	<u>\$ 179,846,183.</u>
Estimated future apportionment based on current requests on file with OPSC.	\$ 6,608,632.
<b>Subtotal</b>	<u>\$ 6,608,632.</u>
<b>GRAND TOTAL</b>	<b><u>\$ 186,454,815.</u></b>

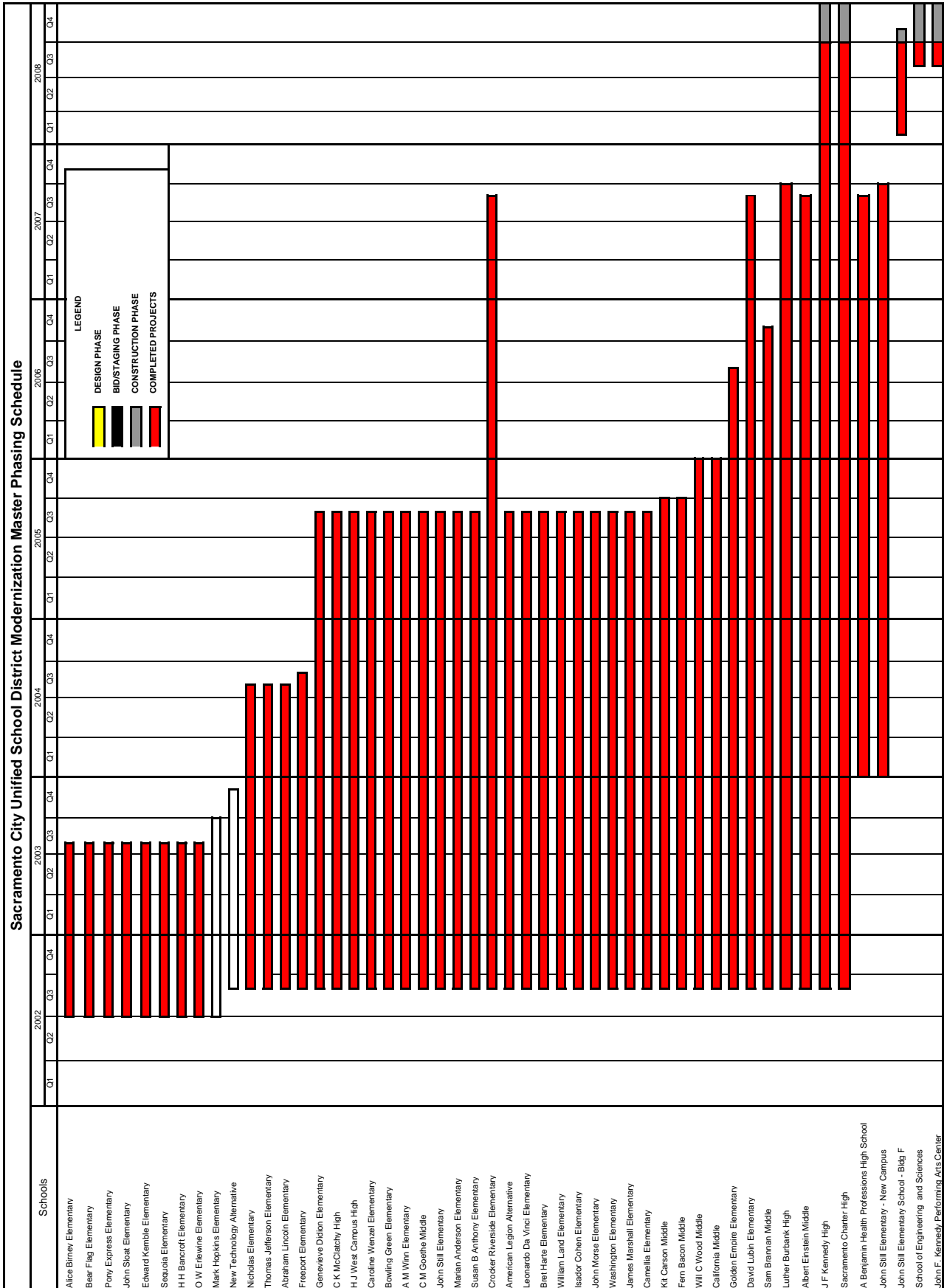
## G.O. Bond Funding

Measure "E": \$195,000,000		
Released to Date:	02/10/2000	\$ 50,000,000.
	03/27/2001	\$ 45,000,000.
	05/07/2002	\$ 45,000,000.
	08/01/2004	\$ 55,000,000.
Future Releases:		None
	<b>TOTAL</b>	<u><b>\$195,000,000.</b></u>
Measure "I": \$225,000,000		
Released to Date:	03/01/2003	\$ 80,000,000.
	07/01/2005	\$ 80,000,000.
	10/25/2007	\$ 65,000,000.
Future Releases:		None
	<b>TOTAL</b>	<u><b>\$225,000,000.</b></u>





Sacramento City Unified School District Modernization Master Phasing Schedule





Sacramento City Unified School District  
Summary Budget Status Report by Project

Budget Report-Hard Cost												
DATE: September 30, 2008												
	APPROVED BUDGETS	ACTUAL CONTRACT COSTS	APPROVED C.O./P.O. TO DATE	CURRENT CONTRACT TO DATE	PENDING C.O. NOT AWARDED COSTS	CONTRACT PAID TO DATE	FORECAST TOTAL WORK	BUDGET LESS TOTAL WORK				
	(A)	(B)	(C)	(D=B+C)	(E)	(F)	(G=D+E)	(H=A-G)				
<b>Projects:</b>												
1	John Still Elementary School	\$ 16,625,000.00	\$ 16,529,510.00	\$ 461,506.72	\$ 16,991,016.72	\$ -	\$ 14,924,386.34	\$ 16,991,016.72	\$ (366,016.72)			
2	John Still Elementary School Building F	\$ 2,500,000.00	\$ 2,400,000.00	\$ -	\$ 2,400,000.00	\$ (23,879.00)	\$ 2,011,354.00	\$ 2,376,121.00	\$ 123,879.00			
3	Arthur A. Benjamin Health Professions HS	\$ 15,220,000.00	\$ 15,220,000.00	\$ 228,836.33	\$ 15,448,836.33	\$ -	\$ 15,328,836.33	\$ 15,448,836.33	\$ (228,836.33)			
4	Health Professions Interim Campus	\$ 836,529.00	\$ 836,529.00	\$ 158,213.00	\$ 994,742.00	\$ -	\$ 994,742.00	\$ 994,742.00	\$ (158,213.00)			
5	Albert Einstein Middle School Mod	\$ 3,300,000.00	\$ 3,556,000.00	\$ 300,998.00	\$ 3,856,998.00	\$ -	\$ 3,856,998.00	\$ 3,856,998.00	\$ (556,998.00)			
6	David Lubin Elementary School Mod	\$ 1,820,000.00	\$ 1,393,095.00	\$ 109,649.66	\$ 1,502,744.66	\$ -	\$ 1,502,744.66	\$ 1,502,744.66	\$ 317,255.34			
7	Golden Empire Elementary School Mod	\$ 2,730,000.00	\$ 916,000.00	\$ 61,254.00	\$ 977,254.00	\$ -	\$ 977,254.00	\$ 977,254.00	\$ 1,752,746.00			
8	John F. Kennedy High School Mod	\$ 10,549,000.00	\$ 10,256,177.00	\$ (319,246.00)	\$ 9,936,931.00	\$ 256,960.00	\$ 8,979,899.00	\$ 10,193,891.00	\$ 355,109.00			
9	Luther Burbank High School Mod / Building 5	\$ 3,000,000.00	\$ 2,679,000.00	\$ 206,852.52	\$ 2,885,852.52	\$ -	\$ 2,885,852.52	\$ 2,885,852.52	\$ 114,147.48			
10	Sacramento Charter High School Mod	\$ 20,200,000.00	\$ 19,149,850.00	\$ 474,958.46	\$ 19,624,808.46	\$ 20,000.00	\$ 16,873,035.56	\$ 19,644,808.46	\$ 555,191.54			
11	Sam Brannan Middle School Mod	\$ 2,800,000.00	\$ 1,798,000.00	\$ 93,515.00	\$ 1,891,515.00	\$ -	\$ 1,891,515.00	\$ 1,891,515.00	\$ 908,485.00			
12	Crocker Riverside Wheelchair Lift	\$ 45,000.00	\$ 93,000.00	\$ 1,566.55	\$ 94,566.55	\$ -	\$ 94,566.55	\$ 94,566.55	\$ (49,566.55)			
13	David Lubin Wheelchair Lift	\$ 30,000.00	\$ 45,000.00	\$ 1,417.80	\$ 46,417.80	\$ -	\$ 46,417.80	\$ 46,417.80	\$ (16,417.80)			
14	John F. Kennedy Performing Arts Center	\$ 7,721,277.00	\$ 7,721,277.00	\$ -	\$ 7,721,277.00	\$ -	\$ -	\$ 7,721,277.00	\$ -			
15	School of Engineering and Sciences	\$ 20,903,543.00	\$ 20,903,543.00	\$ -	\$ 20,903,543.00	\$ -	\$ 417,444.00	\$ 20,903,543.00	\$ -			
<b>Project Totals:</b>		<b>\$ 108,280,349.00</b>	<b>\$ 103,496,981.00</b>	<b>\$ 1,779,522.04</b>	<b>\$ 105,276,503.04</b>	<b>\$ 253,081.00</b>	<b>\$ 70,785,045.76</b>	<b>\$ 105,529,584.04</b>	<b>\$ 2,750,764.96</b>			
<p>Note: Change Orders for John Still Elementary School are for Bid Packages 1 &amp; 3 and includes the City of Sac revisions to the storm drain system.</p> <p>Note: Sacramento Charter HS includes the emergency wall repair work.</p> <p>Note: The JFK Mod includes the JFK portable relocation project.</p>												



# Site Progress Reports:

- Progress Pictures
- Project Information Sheet
- Bidding Information Sheet
- Site Map
- Current Project Budget
- Schedules

**John Still Elementary School – Building F  
New Construction – 2008**



**Interior Finishes in the New Classrooms**



**Newly Installed Restroom Fixtures and Accessories**



**New Landscaping and Service Yard**



**South Side of New Building**



**Signage for New Building**



**Overview of New Building**

## JOHN STILL ELEMENTARY SCHOOL

<b>General Information:</b>	School Principal	Jeff Kilty
	Architect	DC Architects
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**Progress:** Bid package 1 is substantially complete, and is in the punch list and closeout phase. Bid packages 2 and 3 are complete. Construction is complete for Building F, and the project is in the punch list and closeout phase.

**Site Improvements/Utilities & Wiring:** This project included new play areas, basketball courts, soccer and softball field and 118 parking spaces with a bus turn around and all associated site work, utilities and mechanical, electrical and plumbing work.

**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:** This project consisted of a new K-6 elementary school campus (40,000 square feet of new construction) being stick built with three new classroom buildings, a Library, a Kindergarten building, an Administration building, Multi-Purpose Building, and a Restroom Building. Building F added a fourth classroom building to the campus.

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

**State Mandated Hazardous Materials:** None at this time.

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

**Other Issues, Comments, and Information:** None at this time.

**Outstanding Issues:** The contractor for Bid Package 2 has filed a claim for this project.

**Budget:** This project is within the overall budget. For specific cost information, refer to the Cost Report sheet on page 7.

**Schedule:** This project was scheduled for a 15 month duration starting the summer of 2005. The overall project completed on schedule. Project was split into three phases. Phase I being the site work and utilities, Phase 2 being the building construction, and Phase 3 being campus landscaping. Building F was completed prior to the start of the 2008-2009 school year. Construction of Building F was completed in August 2008. The contractor is currently working on punch list items and required closeout documentation.

**John Still Elementary School:**  
New Construction

NEW CONSTRUCTION: (3 Bid Packages)

BID PACKAGE 1 – GENERAL ENGINEERING: (Work is completed 2007.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Schreder Construction	\$4,263,000	\$4,263,000
BRCO Construction	\$4,395,000	

BID PACKAGE 2 – BUILDING CONSTRUCTION: (Work is completed 2007.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Mascon	\$12,266,510	\$12,266,510
Lease Lease-back		

BID PACKAGE 3 – LANDSCAPING: (Work is completed 2007.)

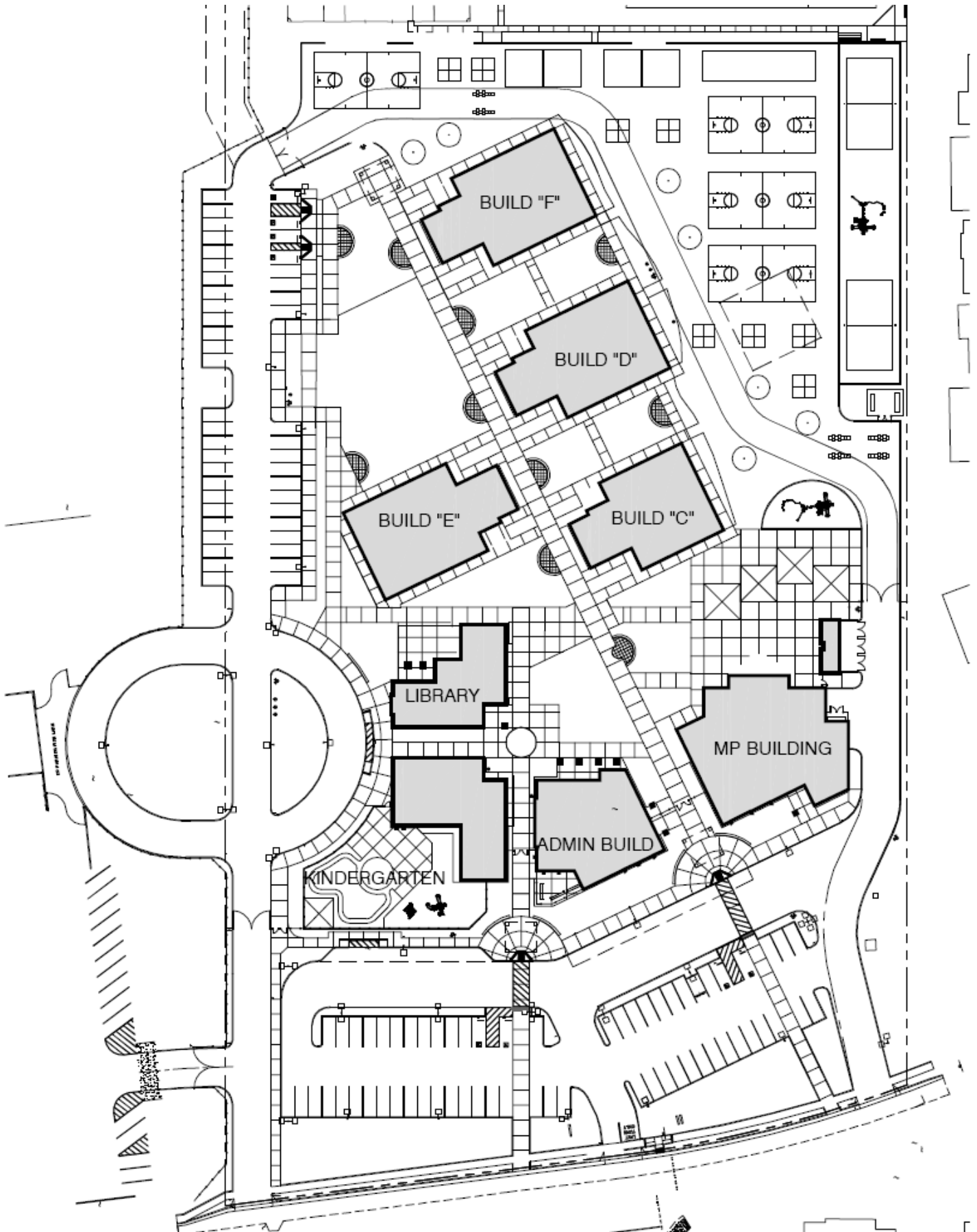
<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
JM Slover	\$360,595	\$360,595
Clearwater	\$388,765	

NEW CONSTRUCTION – BUILDING F: (In progress)

BUILDING CONSTRUCTION:

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Sundt Construction	\$2,400,000	\$2,400,000
Lease Lease-back		





**JOHN STILL ELEMENTARY SCHOOL**

**Sacramento City Unified School District**  
 Planning and Construction Department

**School:** John Still Elementary School  
**Architect:** DC Architects  
**Project Director:** Jim Dobson  
**Project Manager:** Christopher Frappier

<b>Project Timeline</b>	
DSA approved plans	May 2005
<b>Funding</b>	
State	\$0.00
Match	\$0.00
HVAC	\$0.00
Port Replacement	\$0.00
<b>Total</b>	<b>\$21,402,871.00</b>
Soft Cost / Contingency	\$4,444,766.00
<b>Construction Budget</b>	<b>\$16,625,000.00</b>
<b>Actual Hard Construction Costs to date</b>	<b>\$16,991,016.72</b>
<b>Total Actual Hard and Soft Costs</b>	<b>\$21,435,782.72</b>
<b>Building F:</b>	
Soft Cost / Contingency	\$165,837.00
<b>Construction Budget</b>	<b>\$2,500,000.00</b>
<b>Actual Hard Construction Costs to date</b>	<b>\$2,376,121.00</b>
<b>Total Actual Hard and Soft Costs</b>	<b>\$2,541,958.00</b>

**John Still Elementary School Building F**

Construction Schedule

ID	Task Name	Start	Finish	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1	CONSTRUCTION BUILDING "F"	Mon 3/3/08	Fri 8/15/08								
2	Remove Existing Soils/Scarify Building Pad	Mon 3/3/08	Tue 3/4/08								
3	Recompact Building Pad	Wed 3/5/08	Wed 3/5/08								
4	Layout Building	Thu 3/6/08	Mon 3/10/08								
5	Underground MEP	Tue 3/11/08	Mon 3/24/08								
6	Excavate Foundations	Tue 3/11/08	Thu 3/13/08								
7	Install Foundation Reinforcement	Thu 3/13/08	Fri 3/14/08								
8	Form Foundations	Fri 3/14/08	Mon 3/24/08								
9	Pour Building Foundations	Tue 3/25/08	Tue 3/25/08								
10	Under Slab MEP	Wed 3/26/08	Tue 4/1/08								
11	Slab Preparation	Wed 4/2/08	Fri 4/4/08								
12	Pour Slab-on-Grade	Mon 4/7/08	Tue 4/8/08								
13	Erect Structural Steel	Wed 4/9/08	Tue 4/15/08								
14	Frame Building	Wed 4/9/08	Tue 5/6/08								
15	Set Glu-Lams/Frame Roof	Wed 4/16/08	Tue 5/13/08								
16	Electrical Rough-in	Thu 5/8/08	Fri 5/16/08								
17	Plumbing Top out	Tue 5/6/08	Wed 5/14/08								
18	Fire Sprinkler Rough-in	Fri 5/2/08	Mon 5/12/08								
19	HVAC Rough-in	Wed 4/30/08	Thu 5/8/08								
20	Doors And Windows	Wed 4/30/08	Tue 5/20/08								
21	Exterior Lath and Plaster	Mon 5/12/08	Fri 6/6/08								
22	Install Metal Roofing, Gutters, and Flashing	Tue 5/20/08	Mon 6/16/08								
23	Drywall, Tape, and texture	Fri 5/23/08	Thu 6/19/08								
24	Painting	Mon 6/9/08	Fri 6/27/08								
25	Ceramic Tile	Tue 6/10/08	Mon 6/23/08								
26	Cabinets and Casework	Mon 6/16/08	Fri 6/27/08								
27	MEP Finishes	Tue 6/24/08	Tue 7/8/08								
28	Interior Doors, Windows and Hardware	Mon 6/30/08	Mon 7/14/08								
29	Flooring	Tue 7/1/08	Tue 7/15/08								
30	Specialties	Wed 7/16/08	Mon 7/28/08								
31	Sitework and Landscaping	Wed 7/2/08	Wed 7/30/08								
32	Test Systems	Tue 7/15/08	Thu 8/7/08								
33	Clean & Punch	Fri 7/25/08	Thu 8/7/08								
34	Final DSA Inspections	Mon 8/4/08	Fri 8/15/08								
35	Substantial Completion	Fri 8/15/08	Fri 8/15/08								

John Still E.S. Building F Schedule

PCM3, Inc.

**John F. Kennedy High School  
Modernization – 2007/2008**



**Exterior Door Painting**



**Phase 6 Restrooms – Ceramic Tile Overlay**



**Fencing with Screen Around Theater Building Pad**



**Fencing in Parking Lot for Theater Laydown Yard**



**New Culinary Arts Kitchen – Food Prep Area**



**New Culinary Arts Kitchen – Cooking Area**

## JOHN F. KENNEDY HIGH SCHOOL

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

**Progress:** The remaining modernization scope of work began in the late fall of 2007. Construction of the performing arts center will begin in fall of 2008.

**Site Improvements / Utilities & Wiring:** Summer of 2004 work included upgrade to existing hydraulic elevator to meet ADA requirements. The remaining modernization scope included quad and courtyard configurations, new slurry and striping of the basketball and tennis courts, portable demolition to eleven buildings, and the relocation of several portable buildings.

**Alarm/Fire Systems:** Spring of 2006 work included replacing or upgrading all building fire alarm, intrusion, replacement of emergency generator, phones, clock and speaker equipment and devices.

**Air Conditioning & Heating Systems:** Summer of 2006 work included new HVAC for Buildings E, G, H, I, J, and K.

**Classroom Improvements:** Modernization scope included new interior paint, lighting, floor coverings, ceiling tiles, marker boards, tack boards, new electrical and data upgrades, and upgrades to existing casework.

**Computer Wiring:** Not at this time.

**State Mandated Hazardous Materials:** Asbestos and lead abatement was provided where necessary for construction purposes during the modernization.

**State Mandated ADA Compliance:** Modernization work included ADA signage, new doors, hardware, thresholds, accessible restroom partitions, and accessible restroom fixtures.

**Other Issues, Comments, and Information:** DSA approval for the performing arts center was not received until October 17, 2008.

**Outstanding Issues:** An estimate is being performed to reconcile the cost impacts between the bid set of documents and the DSA approved set of plans and specifications for the performing arts center.

**Budget:** This modernization project is currently within budget. For specific cost information, refer to the Cost Report sheet on page 7.

**Schedule:** This modernization project is currently in the seventh and final construction phase. There were five phases completed during the previous school year, the sixth phase was completed during the summer, and the seventh phase is presently in progress, which will complete during November. Work in the seventh phase includes modernizing restrooms at two wings, installing new lockers at the girl's locker room, and installing new doors, frames, and hardware at various locations. Meanwhile, the portable relocation project was awarded and subsequently completed, including punch list and closeout, during the summer. Finally, the new performing arts center, a 13,000 square foot facility slated to locate on the west side of campus, will be constructed beginning later this fall once this project's plans are approved by DSA.

**John F. Kennedy High School:**

Modernization, Portable Replacement/Relocation, and Performing Arts Center

**PORTABLE REPLACEMENT:**

PORTABLE MANUFACTURER: (Work completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
Douplik Manufacturer	\$380,297

SITE WORK: (Work completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
Schreder & Brandt Mfg	\$398,585

**ELEVATORS:**

ELEVATORS: (Work completed 2004.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Landmark Const.	\$105,600	\$105,600
PNP Const.	\$164,900	
Mark Wilcox	\$148,687	

**HVAC:**

HVAC: (Work completed 2006.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Airco Mechanical	\$3,285,000	\$3,285,000
Best Roofing	\$3,627,000	
IMR Contractors	\$3,911,625	
Landmark Const.	\$4,119,000	

**FIRE ALARM:**

FIRE ALARM: (Work completed 2006.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
McCarley Electric	\$900,000	\$900,000
Emard Electric	\$946,000	
Vanden Bos Electric	\$984,002	

**MODERNIZATION:**

MODERNIZATION: (In progress.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Landmark Const.	\$5,506,177	\$ 5,506,177
Lease Lease-back		

**PORTABLE RELOCATION:**

PORTABLE RELOCATION: (Work completed 2008.)

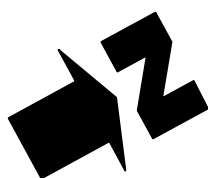
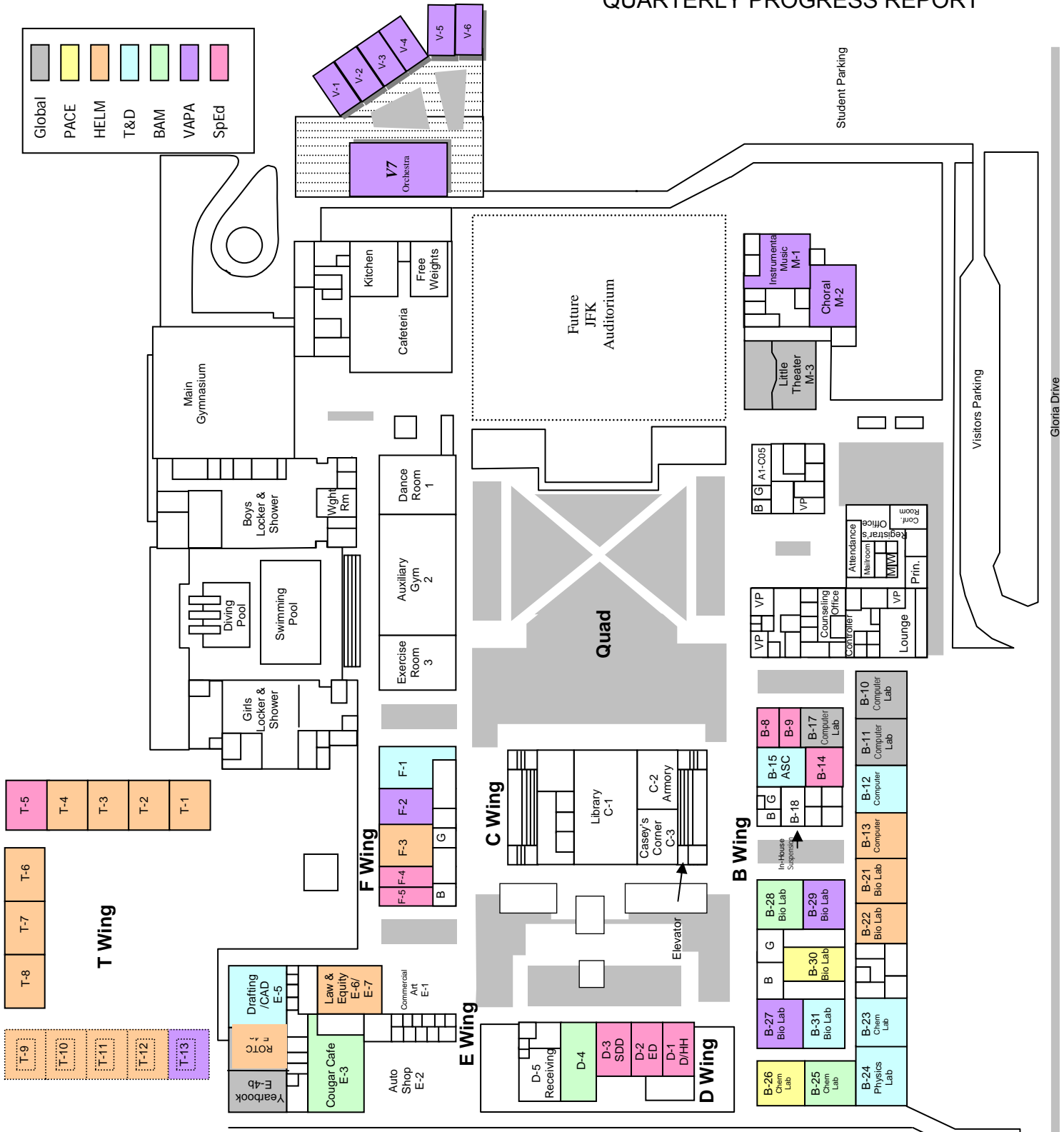
<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Lamon Construction	\$529,000	\$529,000 plus a \$20,000 allowance
Bobo Construction	\$544,000	
Schreder Construction	\$660,000	

**PERFORMING ARTS CENTER:**

PERFORMING ARTS CENTER (Construction scheduled for November 2008.)

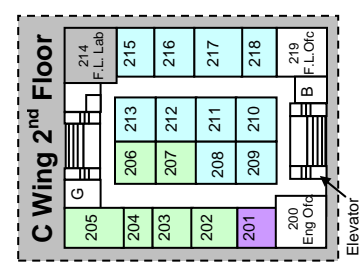
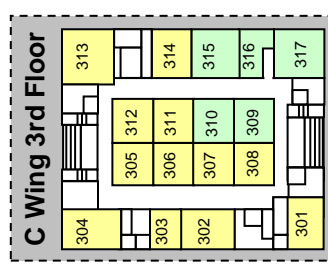
<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Roebbelen Contracting	\$7,721,277	\$7,721,277





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

Staff Parking



**Sacramento City Unified School District**  
 Planning and Construction Department

**School:** John F. Kennedy High School  
**Architect:** RDS & W+P  
**Project Director:** Jim Dobson  
**Project Manager:** Christopher Frappier

<b>Project Timeline</b>	
DSA approved plans	Mod - January 2004
DSA approved plans for the PAC	October 2008
<b>Funding</b>	
State	\$8,315,460.00
Match	\$5,543,460.00
HVAC	\$0.00
Port Replacement	\$1,018,083.00
<b>Total</b>	<b>\$14,877,183.00</b>
Soft Cost / Contingency	
<b>Construction Budget</b>	<b>\$8,926,310.00</b>
<b>Actual Construction Costs to date</b>	<b>\$9,294,413.00</b>
<b>Portable Relocation Construction Costs to date</b>	<b>\$549,000.00</b>
<b>Total Actual Hard and Soft Costs</b>	<b>\$15,794,286.00</b>





**Sacramento Charter High School  
Modernization – 2006/2008**



**Installing Final Awning Truss**



**Awnings & Thin Brick Complete on South Wall**



**Fire and Gas Riser Room is Framed**



**Vapor Barrier and Ceiling Tiles Installed in Courtyard**



**Classroom Minus Electrical and Fire Sprinkler Trims**



**Acid Resistant Pipes and Tank in Casework**

## SACRAMENTO CHARTER HIGH SCHOOL

<b>General Information:</b>	School Principals	PK Diffenbaugh Ed Manansala
	Architect	HMR
	SCUSD Project Manager	Dave Taxara
	Construction Manager	PCM3

**Progress:** Fall 2007 - Summer 2008 project is in progress.

**Site Improvements / Utilities & Wiring:** Summer of 2004 work included renovation of the existing HVAC system to proper working conditions including the existing EMS system. Fall of 2006 - Winter 2007 work included installation of interim housing, parking lot striping, and new ADA accessibility path of travel.

**Alarm/Fire Systems:** Fall of 2006 - Winter 2007 work included replacement of existing fire alarm with a new fire alarm system and new telephone and intercom systems.

**Air Conditioning & Heating Systems:** Previous work included the removal of the old boilers and furnaces, and installation of additional new HVAC units, and temperature control and energy management system.

**Classroom Improvements:** Fall 2006 – Winter 2007 work included the modernization of the Administration Buildings, Multi-purpose Building, gymnasiums, restrooms, and classrooms. Work includes new casework, plumbing fixtures, new carpeting and VCT, interior painting, new ceiling systems, new marker boards and tack boards, new electrical and low voltage raceways throughout, and ADA signage. The East Wing has been completed and is currently occupied. Mechanical, electrical, and plumbing trims along with the remainder of the interior finishes are in progress at the West Wing.

**Computer Wiring:** Not at this time.

**State Mandated Hazardous Materials:** All work for this project will include asbestos and lead abatement where necessary for construction purposes.

**State Mandated ADA Compliance:** Fall of 2006 work included a new wheelchair lift, new doors, hardware and thresholds, ADA signage, parking lot striping, and ADA accessibility path of travel. Work through the end of December 2007 included site flatwork, bathroom partitions, ramps, guardrails, and ADA signage.

**Other Issues, Comments, and Information:** The scope for the unforeseen emergency wall repair is being completed concurrently with ongoing modernization. Summer 2007 scope included the installation of a new chiller unit. An application for this work was submitted for reimbursement through OPSC's Facility Hardship Program, and it is on the SAB agenda for the meeting on December 10, 2008.

**Outstanding Issues:** Welding issues at the East Wing are almost complete.

**Budget:** This project is currently within budget. For specific cost information, refer to the Cost Report on page 7.

**Schedule:** Currently this work is less than one week behind schedule. The General Contractor is confident that they will bring the project back on schedule. At the West Wing, the exterior corrugated metal panels and the roofing are complete. The thin brick and perimeter walkways are nearing completion. Mechanical, electrical, and plumbing trims are ongoing and are approximately 65% complete. Interior finishes such as casework, acoustic ceiling tile, and flooring are all on or near schedule. This project is ongoing and is still scheduled to be completed in December 2008.

**Sacramento Charter High School:**

Portable replacement, HVAC, and Modernization.

**PORTABLE REPLACEMENT:**

PORTABLE MANUFACTURER: (Work is completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
American Modular	\$651,800

PORTABLE DEMOLITION: (Work is completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
Sterling Holloway	\$23,000

PORTABLE ABATEMENT: (Work is completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
JM Environmental	\$24,330

SITE WORK: (Work is completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
Schreder & Brandt Mfg.	\$881,883

MOVING & RELOCATION SERVICES: (Work is completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
D & S Movers	\$22,638	\$22,638
Petrini	\$114,000	
Chipman	\$(non-responsive)	

**HVAC:**

HVAC: (Work is completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Landmark Const.	\$647,000	\$647,000
Bobo	\$715,000	
Bangar	\$914,000	

HVAC: (Emergency repair work - completed 2004.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Airco Mechanical	\$381,000	

**MODERNIZATION:**

MODERNIZATION III: (In progress.)

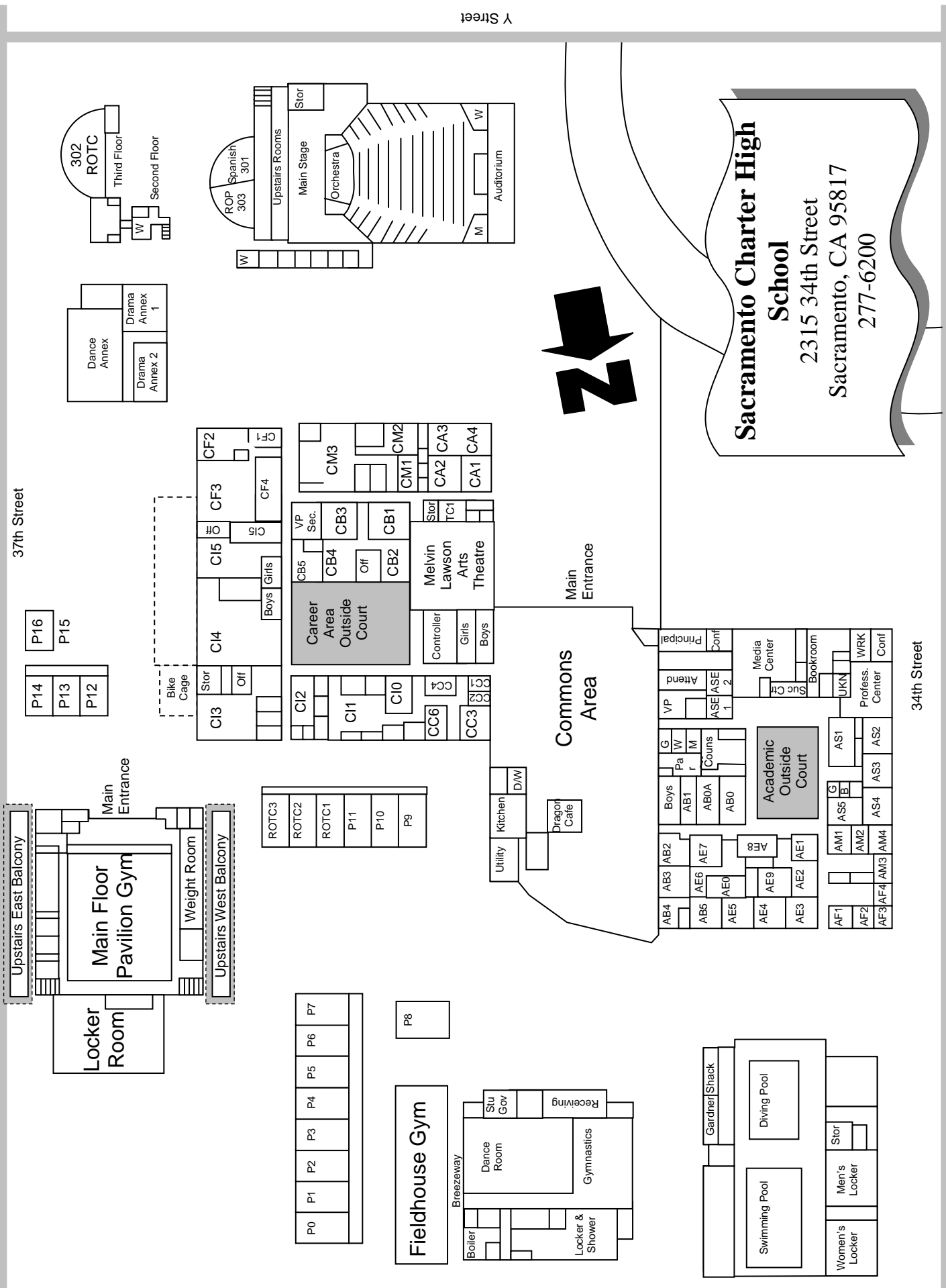
<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Artz Builders	\$10,050,000	\$10,050,000*
Allen Bender	\$10,873,783	
Roebbelen Const.	\$10,898,000	
Landmark Const.	\$(Bid withdrawn)	

\*This amount does not reflect add alternates included in contract. Total contract amount including alternates is \$10,449,850.

EMERGENCY WALL REPAIR II: (In construction phase.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Arntz Builders	\$8,700,000	\$8,700,000
Lease Lease-back		

Y Street



**Sacramento Charter High School**

**School**

2315 34th Street

Sacramento, CA 95817

277-6200

**Sacramento City Unified School District**  
 Planning and Construction Department

**School:** Sacramento Charter High School  
**Architect:** HMR  
**Project Director:** Jim Dobson  
**Project Manager:** Dave Taxara

<b>Project Timeline</b>	
DSA approved plans	January 2004
<b>Funding</b>	
State	\$6,833,734.00
Match	\$4,555,823.00
HVAC	\$500,000.00
Port Replacement	\$1,295,742.00
<b>Total</b>	<b>\$13,185,299.00</b>
Soft Cost / Contingency	\$5,274,120.00
<b>Construction Budget</b>	<b>\$7,911,179.00</b>
<b>Actual Construction Costs to date</b>	<b>\$10,745,255.00</b>
<b>Unforeseen Emergency Wall Repair Budget</b>	<b>\$12,000,000.00</b>
<b>Actual Emergency Wall Repair Construction Costs</b>	<b>\$8,700,000.00</b>
<b>Total Actual Hard and Soft Costs</b>	<b>\$24,719,375.00</b>





**School of Engineering and Sciences/Pocket-Greenhaven Library  
New Construction – 2008/2010**



**Project Sign**



**Water Tower Set Up for Grading Operation**



**Subgrade for the South Parking Lot**



**Demolition of the Baseball Backstops and Fencing**



**Demolition of Trees on the City Parcel**



**Imported Fill to Construct the Building Pads**



**SCHOOL OF ENGINEERING AND SCIENCES/POCKET-GREENHAVEN  
JOINT USE LIBRARY  
NEW CONSTRUCTION**

<b>General Information:</b>	School Principal	Glenda Golobay
	Architect	WLC Architects
	SCUSD Project Manager	Chris Frappier
	Construction Manager	PCM3

**Progress:** The contract documents for the School, Increment 1, were approved by DSA at the end of June. The contract documents for the Library, Increment 2, were submitted to DSA for approval at the beginning of September.

**Site Improvements / Utilities & Wiring:** This project includes new basketball courts, a soccer field, a baseball/softball field, and a new parking lot with all associated site work, utilities and mechanical, electrical, and plumbing work.

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

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

**Classroom Improvements:** This project consists of a new high school campus with three new classroom buildings including one science building, an administration building, and a multi-purpose building. This project will also include a new library building that will be a joint venture project with the City of Sacramento.

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

**State Mandated Hazardous Materials:** None at this time.

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

**Other Issues, Comments, and Information:** None at this time.

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

**Budget:** For specific cost information, refer to the Cost Report sheet on page 7.

**Schedule:** Construction began in September 2008. The School is scheduled to be completed during the 2009-2010 school year. The Library is scheduled to be completed in the summer of 2010.



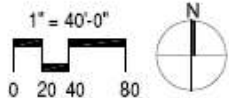
**SITE FEATURES**

1. LIBRARY DROP OFF LANE
2. LIBRARY PARKING
3. SCHOOL DROP OFF LANE
4. SCHOOL STAFF / VISITOR PARKING
5. STUDENT PARKING
6. LIBRARY STAFF PARKING
7. TRASH ENCLOSURE
8. SCHOOL COURTYARD
9. ENTRY PLAZA
10. LIBRARY SERVICE ENTRANCE

**BUILDINGS**

- A. ADMINISTRATION
- B. ONE STOREY CLASSROOM / LAB CLASSROOM
- C. TWO STOREY CLASSROOM
- D. TWO STOREY CLASSROOM
- E. MULTI-PURPOSE / GYMNASIUM / KITCHEN
- F. JOINT USE LIBRARY - 15,000 SF

**TOTAL ACRES:** 13.55 ACRES



**DRAFT**

November 13, 2007

SACRAMENTO CITY UNIFIED  
SCHOOL DISTRICT and  
CITY OF SACRAMENTO

**SITE MASTER PLAN**

SCHOOL OF ENGINEERING AND SCIENCES  
AND GREENHAVEN POCKET LIBRARY



**Sacramento City Unified School District**  
 Planning and Construction Department

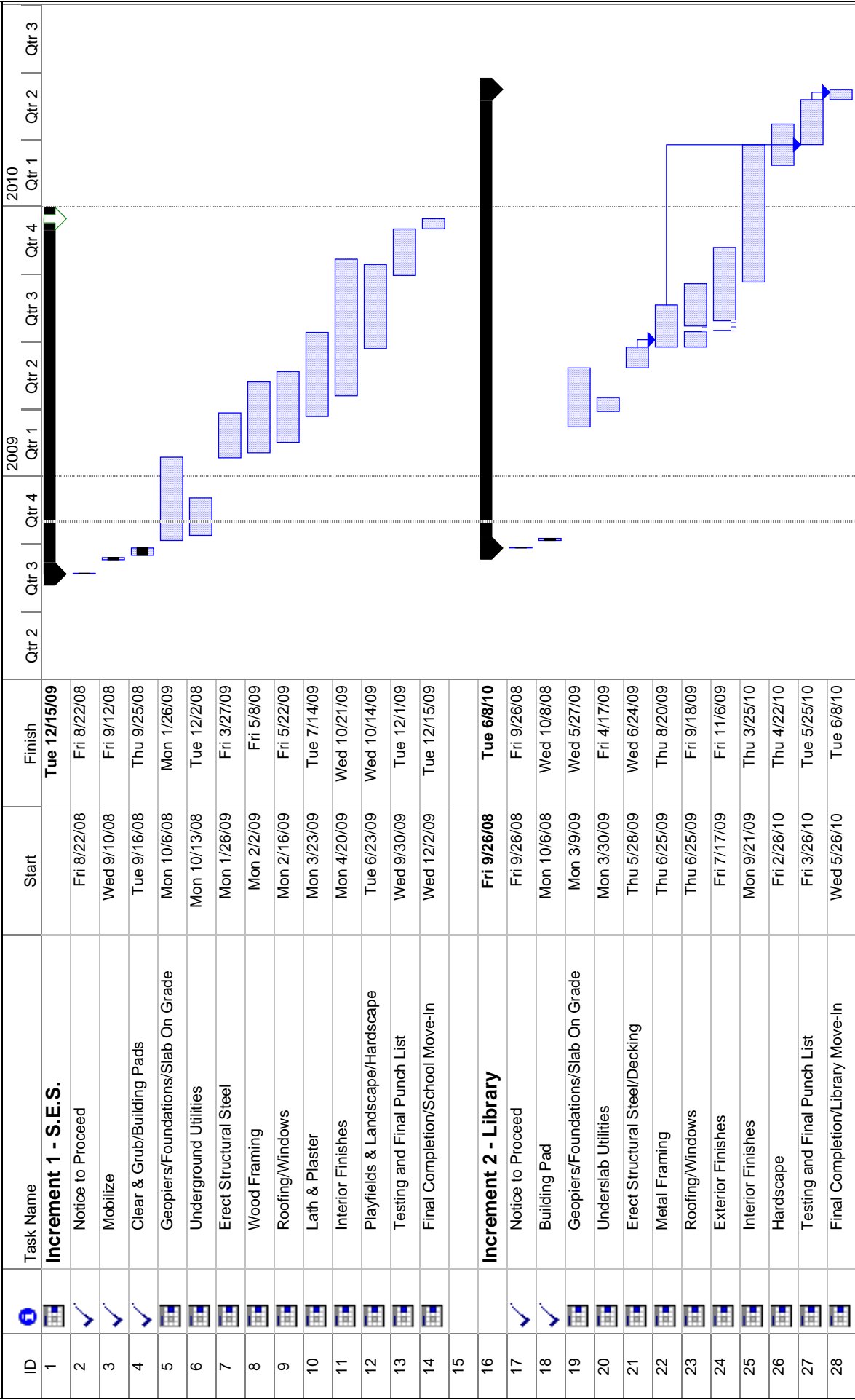
**School:** School of Engineering and Sciences

**Architect:** Jim Dobson

**Project Manager:** Chris Frappier

<b>Project Timeline</b>	
Increment 1 – DSA approved plans	June 2008
Increment 2 – Expected DSA approved plans	January 2009
<b>Funding</b>	
SCUSD	\$22,494,566.00
City	\$11,233,289.00
<b>Total</b>	<b>\$33,727,855.00</b>
Soft Cost / Contingency	\$5,516,117.00
<b>Construction Budget</b>	<b>\$28,211,738.00</b>
<b>Actual Construction Costs to date</b>	<b>\$20,903,543.00</b>
<b>Total Actual Hard and Soft Costs</b>	<b>\$26,419,660.00</b>

# School of Engineering and Sciences & Pocket/Greenhaven Library



**Legend:**

- External Tasks (Grey bar)
- External Milestone (Black diamond)
- Deadline (Green arrow)
- Milestone (Black diamond)
- Summary (Black bar)
- Project Summary (Grey bar)
- Task (Blue hatched bar)
- Split (Dotted line)
- Progress (Black bar)

Project: School of Engineering and Sciences & Pocket/Greenhaven Library

# **Site Progress Reports:**

- **Project Closeout**



## CROCKER RIVERSIDE ELEMENTARY SCHOOL

<b>General Information:</b>	School Principal	Alvin Lee
	Architect	Oshima & Yee
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**Scope of Work:** 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.

**Recent Progress:** The 2007 project is complete. Punch list is completed. The contractor's closeout is complete. DSA closeout pending.

**Outstanding Issues:** The design of two ADA ramps for the Multi-Purpose Building is in progress. The installation of these ramps will complete the scope for the modernization.

## ARTHUR A. BENJAMIN HEALTH PROFESSIONS HIGH SCHOOL

<b>General Information:</b>	School Principal	Matt Perry
	Architect	DC Architects
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**Scope of Work:** Project scope for the summer of 2005 consisted of a brand new campus encompassing 45,000 square feet of new interior space including three Classroom Buildings, Administration Building, Library, Computer Lab, Kitchen, and Gymnasium. Exterior work included new play areas, basketball courts, landscaping, parking lot lighting, a soccer and softball field, new parking lots, and all associated site work including utilities, mechanical, plumbing, and electrical.

**Recent Progress:** The new school construction portion of this project is complete. Punch list is completed. This portion of the project is closed out. DSA closeout pending. Remaining portion involving additional site work and an encroachment permit with City is complete. The additional site work portion is closed out.

**Outstanding Issues:** The MPR flooring was bubbling and had to be removed and replaced during the summer of 2008. There is one DSA Field Trip Note item that needs to be resolved.



## JOHN F. KENNEDY HIGH SCHOOL

<b>General Information:</b>	School Principal	Felisberto Cedros
	Architect	RDS
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**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:** HVAC upgrade and fire alarm upgrade projects: These projects are complete. Punch lists for these projects are completed and closeout is complete. DSA closeout pending.  
Modernization project: This project will be substantially completed during November, including punch list and closeout. DSA closeout pending.  
Portable relocation project: This project is complete, including punch list and closeout. DSA closeout pending.

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

## LUTHER BURBANK HIGH SCHOOL

<b>General Information:</b>	School Principal	Ted Appel
	Architect	Williams + Paddon
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**Scope of work:** 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.

**Recent Progress:** These combined projects are complete. Punch lists are completed. Building 5 project is closed out. DSA closeout for the portable project is pending.

**Outstanding Issues:** Portable project closeout is ongoing. The City of Sacramento has performed flow tests for the fire hydrants on campus. The flow tests have not passed. The District must correct this issue prior to submitting plans 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>Advertisement For Bids</b>	The published public notice soliciting bids for construction projects.
<b>AIA</b>	Abbreviation for "American Institute of Architects."
<b>AIEE</b>	Abbreviation for "American Institute of Electrical Engineers".
<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>ANSI</b>	Abbreviation for "American National Standards Institute".
<b>ASCE</b>	Abbreviation for "American Society of Civil Engineers".
<b>ASME</b>	Abbreviation for "American Society of Mechanical Engineers".
<b>ASTM</b>	Abbreviation for "American Society for Testing Materials".
<b>BC</b>	Abbreviation for "Building Code".
<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>Bid Date</b>	The date established by the owner for the receipt of bids.
<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>Bidding Period</b>	The calendar period beginning at the time of issuance of bidding requirements and contract documents and ending at the prescribed bid time.
<b>Bidding Requirements</b>	Those documents providing information and establishing procedures and conditions for the submission of bids. They consist of the notice to bidders or advertisement for bids, instructions to bidders, invitation to bid, and sample forms.

<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>Clerestory</b>	An upper zone of wall pierced with windows that admit light to the center of a lofty room.
<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>Condenser</b>	A heat-exchange device in a refrigeration system; consists of a vessel or arrangement of pipes or tubing in which refrigerants vapor is liquefied (condensed) by removal of heat.
<b>Construction Contract</b>	The agreement between the successful bidder and the owner.
<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>CSI</b>	Abbreviation for "Construction Specifications Institutes." (Sections of the bid documents describing building materials and methods which are organized in CSI recognized categories.)
<b>Demographic Study</b>	A study of the size, distribution, and composition of, and changes within, a specified population.
<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>Direct Lighting</b>	Lighting that distributes 90% to 100% of the emitted light in the direction of the surface to be illuminated.

<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>ENGR</b>	Abbreviation for “Engineer”.
<b>Equipment Ground</b>	In electric wiring, a connection from the exposed metal parts of equipment housings to provide a path to ground in the event such parts become energized as a result of failure of the insulation of a conductor housed within the equipment.
<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>Flexible Metal Conduit</b>	A flexible raceway used for the pulling in or withdrawing of cables or wires after the conduit and its fittings are in place.
<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>Gunite</b>	A concrete mixture sprayed under pressure over steel reinforcements.
<b>Hydraulic Elevator</b>	An elevator powered by the energy of a liquid under pressure in a cylinder which acts on a piston or plunger to move the elevator car.
<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>IEE</b>	Abbreviation for “Institution of Electrical Engineers”.
<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>Labeled Door</b>	A fire-rated door carrying a certified rating by the Underwriters’ Laboratories, Inc.

<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>Mechanics Lien</b>	A lien on privately owned real property created by State statute in favor of persons supplying labor or material for a building or structure or improvements thereof, generally for the value of the labor or material supplied by them. A lien is generally not placed on a property unless payment due is withheld.
<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>Prime Contractor</b>	Generally, the contractor that performs a majority of the work on a project (General, Electrical, Mechanical.)
<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>Structural Analysis</b>	In structural engineering, the analytical determination of the stresses in the elements of a structure resulting from an applied load.

<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>Tread</b>	The horizontal part of a step; includes the nosing.
<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.