

QUARTERLY PROGRESS REPORTS
January - March 2008



HIGH STANDARDS, GREAT RESULTS!



James Dobson, Director II
Planning & Construction

Date: March 31, 2008

To: Bond Oversight Committee

Re: Quarterly Report – 2008 First Quarter

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

James Dobson, Director II
Planning & Construction

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Executive Summary

Introduction

These progress reports are issued on a quarterly basis. The report includes a summary of activities for the January 2008 through March 2008 quarter, as well as specific progress information for each school site. Planning and Construction staff are currently working on 3 primary construction scope areas. 1) Closeout of John Still Elementary School, 2) Planning and implementation of Measure "I" improvements and 3) Scheduling and construction of modernization work.

State Funding

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

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
	TOTAL	<u>\$195,000,000.</u>
Measure "I": \$225,000,000		
Released to Date:	03/01/2003	\$ 80,000,000.
	07/01/2005	\$ 80,000,000.
Future Releases:	10/25/2007	\$ 65,000,000.
	TOTAL	<u>\$225,000,000.</u>



**Sacramento City Unified School District
Summary Budget Status Report by Project**

Budget Report-Hard Cost									
DATE: March 31, 2008									
	APPROVED	ACTUAL	APPROVED	CURRENT	PENDING C.O.	CONTRACT	FORECAST	BUDGET	
	BUDGETS	CONTRACT	C.O./P.O.	CONTRACT	NOT AWARDED	PAID	TOTAL	LESS	
		COSTS	TO DATE	TO DATE	COSTS	TO DATE	WORK	TOTAL WORK	
	(A)	(B)	(C)	(D=B+C)	(E)	(F)	(G=D+E)	(H=A-G)	
Projects:									
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 E	\$ 2,500,000.00	\$ 2,400,000.00	\$ -	\$ 2,400,000.00	\$ -	\$ 59,836.00	\$ 2,400,000.00	\$ 100,000.00
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	\$ 10,000,000.00	\$ 9,707,177.00	\$ (412,764.00)	\$ 9,294,413.00	\$ -	\$ 6,388,797.00	\$ 9,294,413.00	\$ 705,587.00
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	\$ 248,970.10	\$ 19,398,820.10	\$ 113,502.74	\$ 12,765,645.62	\$ 19,512,322.84	\$ 687,677.16
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)
	Project Totals:	\$ 79,106,529.00	\$ 74,323,161.00	\$ 1,460,015.68	\$ 75,783,176.68	\$ 113,502.74	\$ 61,717,591.82	\$ 75,896,679.42	\$ 3,209,849.58
Note: Change Orders for John Still EI School are for Bid Packages 1 & 3 and includes the City of Sac revisions to the storm drain system.									
Note: HPHS approved CO's are for the unforeseen site conditions-water table- and the encroachment permit work.									
Note: SAC HS includes the emergency wall repair work.									
Note: JFK includes the Mod Lease Leaseback contract.									

Site Progress Reports:

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

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



Trenching for building foundation.



Overview of Building E foundation.



Rebar placement for building foundation.



Formwork in place for foundation.



Under slab electrical in progress.



Preparation for wall framing.

JOHN STILL ELEMENTARY SCHOOL

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

Progress: Bid packages 1 and 2 are substantially complete and in the punch list and close out phase. Bid package 3 is complete. Building E is being constructed.

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 E will add 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 & Information: The storm drain system was revised by the City of Sacramento and has been completed. The revised concrete headwall has been installed. The City of Sacramento has performed the punch list walk and issued the punch list.

Outstanding Issues: Construction of Building E will continue through August 2008.

Budget: This project is within the overall budget. For specific cost information, refer to the attached Construction Budget sheet in the Site Progress Report.

Schedule: This project was scheduled for a 15 month duration starting the summer of 2005. The over all project completed on schedule. The multipurpose room was behind schedule but completed. 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 E is scheduled to be complete prior to the start of the 2008-2009 school year.

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		

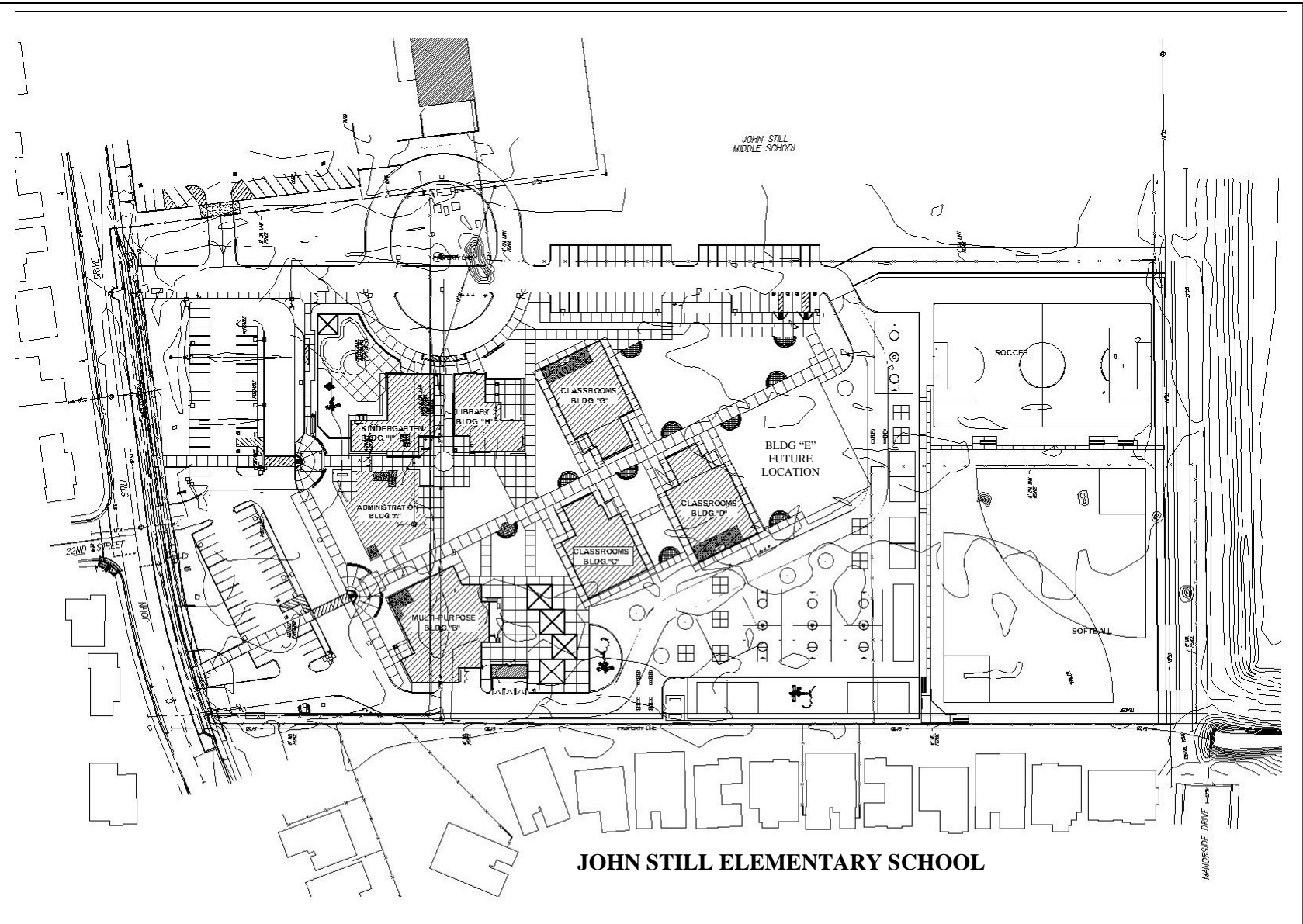
BID PACKAGE 3 – LANDSCAPING: (Work is completed 2007.)

<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 E: (In progress.)

BID PACKAGE – 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

Project Timeline	
DSA approved plans	May, 2005
Funding	
State	\$0.00
Match	\$0.00
HVAC	\$0.00
Port Replacement	\$0.00
Total	\$21,402,871.00
Soft Cost / Contingency	\$4,444,766.00
Construction Budget	\$16,625,000.00
Actual Hard Construction Costs to date	\$16,991,016.72
Building E:	
Soft Cost / Contingency	\$165,837.00
Construction Budget	\$2,500,000.00
Actual Hard Construction Costs to date	\$2,400,000.00

John Still Elementary School Building E

Construction Schedule

ID	Task Name	Start	Finish	Month														
				Feb	Mar	Apr	May	Jun	Jul	Aug	Sep							
1	CONSTRUCTION BUILDNG "E"	Mon 3/3/08	Fri 8/15/08	[Gantt Chart]														
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	Wed 5/7/08	Tue 6/3/08															
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															◆ 8/15

QUARTERLY PROGRESS REPORT

SCUSD Planning & Construction - 5735 47th Ave. Sacramento, CA 95824 (916) 643 - 9230

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



New accordion doors between Cafeteria and Kitchen.



New VCT flooring in Cafeteria.



New ADA ramp with truncated domes.



New ceramic tile in student restrooms.



Installation of new bird deterrent netting.



Removal of old plexiglass sunshades.

JOHN F. KENNEDY HIGH SCHOOL

General Information:	Principal	Felisberto Cedros
	Architect	RDS
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

Progress: The remaining modernization scope of work began in the late fall of 2007.

Site Improvements / Utilities & Wiring: Summer of 2004 work included upgrade to existing hydraulic elevator to meet ADA requirements. The remaining modernization scope will include Quad and Courtyard configurations, new slurry and striping of the basketball and tennis courts, and portable demolition to eleven 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: Spring of 2006 work included new HVAC for Buildings E, G, H, I, J, and K.

Classroom Improvements: Previous work included demolition and replacement of 7 portable classrooms. The remaining modernization scope includes new interior paint, lighting, floor coverings, ceiling tiles, marker and tack boards, new electrical and data upgrades, and upgrades to existing casework.

Computer Wiring: Not at this time.

State Mandated Hazardous Materials: The remaining modernization scope includes asbestos and lead abatement where necessary for construction purposes.

State Mandated ADA Compliance: Not at this time.

Other Issues, Comments & Information: Estimated State apportionment: \$8,315,460.00.

Outstanding Issues: None at this time, and no claims have been filed to date.

Budget: This project is currently under budget. For specific cost information, refer to the attached Construction Budget sheet in the Site Progress Report.

Schedule: This project is currently in the construction phase of the remaining modernization scope of work. There are five phases being constructed during the school year. Phases 1 thru 4 for the classrooms in the 3-story building have been completed and phase 5 is underway. There are also five phases of restrooms being constructed during the school year. Phases 1 thru 3 have been completed and phase 4 is underway. The work in the 3-story building will finish approximately six weeks ahead of schedule. The contractor has also been able to perform scope of work that was originally scheduled for Summer 2008 during the school year. This work includes exterior painting, bird netting, and solar screen replacement on the 3-story building.

John F. Kennedy High School:

Portables, Elevators, HVAC, Fire Alarm, and Modernization.

PORTABLE REPLACEMENT:

PORTABLE MANUFACTURER: (Work completed 2003.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>
Douppnik 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:

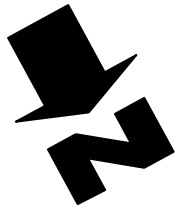
FIRE ALARM: (Work completed 2006.)

<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.)

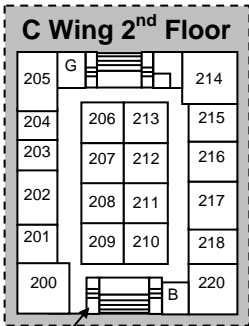
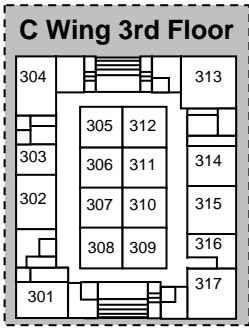
<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Landmark Const.	\$5,506,177	\$ 5,506,177
Lease Lease-back		



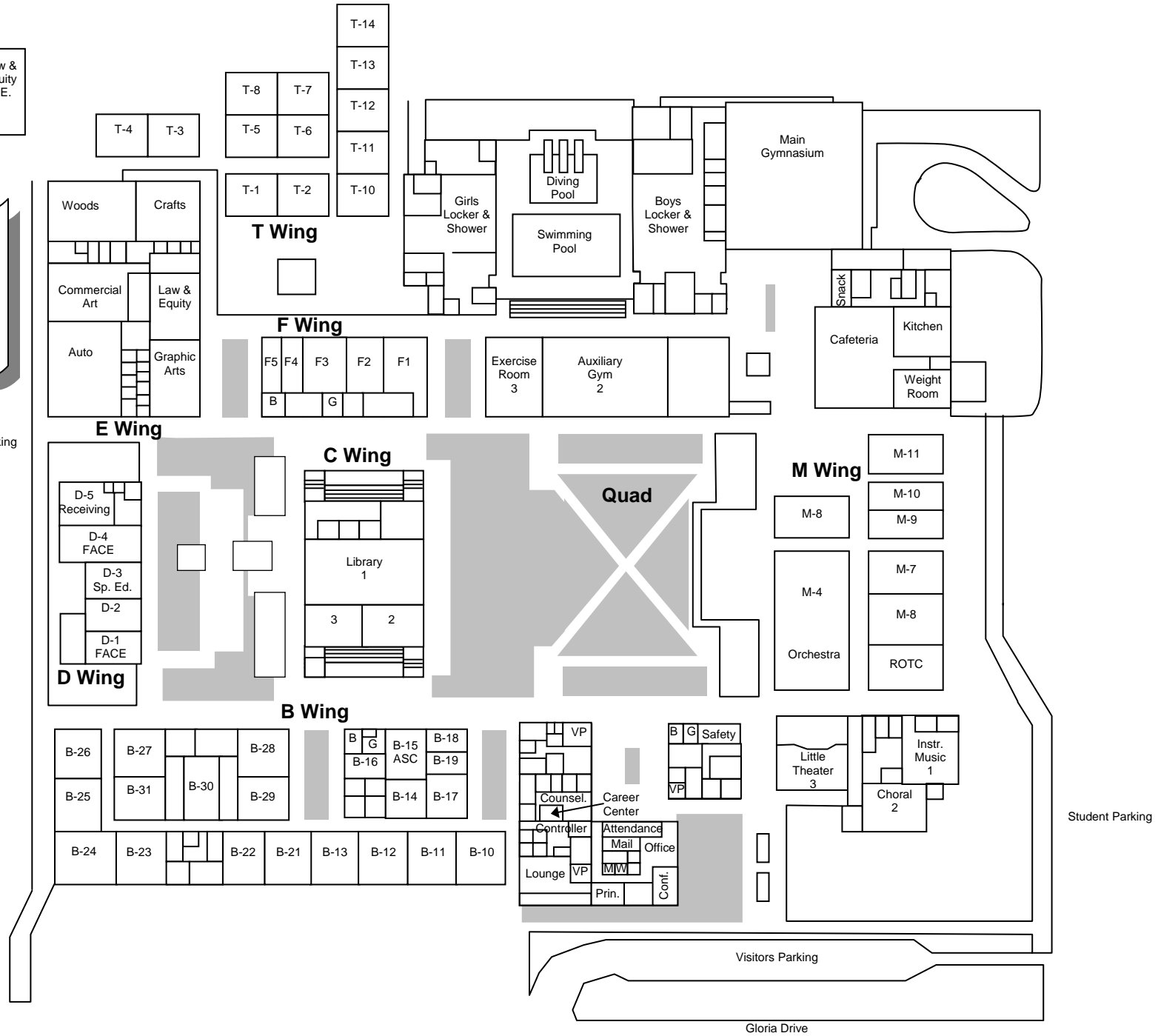
Law & Equity
P.E.

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

Staff Parking



Elevator



Sacramento City Unified School District
 Planning and Construction Department

School: John F. Kennedy High School
Architect: RDS
Project Director: Jim Dobson
Project Manager: Christopher Frappier

Project Timeline	
DSA approved plans	January, 2004
Funding	
State	\$8,315,460.00
Match	\$5,543,460.00
HVAC	\$0.00
Port Replacement	\$1,018,083.00
Total	\$14,877,183.00
Soft Cost / Contingency	\$5,950,873.00
Construction Budget	\$8,926,310.00
Actual Construction Costs to date	\$9,294,413.00

KENNEDY HIGH SCHOOL

2007- 2008 MODERNIZATION CONSTRUCTION SCHEDULE

SCUSD

Sec. 6

ID	%	Task Name	Duration	Start	Finish	Predecessors	2006				2007				2008				
							tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	
1	100%	Architect incorporate changes to the drawings	40 days	Mon 12/11/06	Fri 2/2/07														
2	100%	Project Directory Complete	25 days	Mon 3/5/07	Fri 4/6/07	1FS+20 days													
3	100%	Front ends & 1010's	10 days	Mon 1/29/07	Fri 2/9/07	1FS-5 days													
4	100%	Lead & Asbestos Reports	5 days	Mon 1/29/07	Fri 2/2/07	1FS-5 days													
5	100%	District to Review Project Manual	5 days	Mon 2/12/07	Fri 2/16/07	3													
6	100%	Front End Docs and plans to SCUSD Contract Office	1 day	Mon 2/19/07	Mon 2/19/07	5													
7	100%	Plans & Specs Available to Bidders	1 day	Fri 2/23/07	Fri 2/23/07	6FS+3 days													
8	100%	First Advertisement	1 day	Fri 2/23/07	Fri 2/23/07	7FS-1 day													
9	100%	Second Advertisement	1 day	Fri 3/2/07	Fri 3/2/07	8FS+4 days													
10	100%	Modernization Package Pre-Bid walk @ 3:30 p.m.	1 day	Mon 3/12/07	Mon 3/12/07	9FS+5 days													
11	100%	Pre bid clarifications for Bidders	19 days	Mon 2/26/07	Thu 3/22/07	7													
12	100%	Issue all addenda with 1 wk. Prior to bid date	1 day	Fri 3/23/07	Fri 3/23/07	11													
13	100%	Modernization Package Bid Opening @ 2:00 p.m.	1 day	Thu 3/29/07	Thu 3/29/07	12FS+3 days													
14	100%	Post Bid Interview @ 9:00 a.m.	1 day	Fri 3/30/07	Fri 3/30/07	13													
15	100%	Board Approval Modernization Package	1 day	Thu 11/15/07	Thu 11/15/07														
16	100%	Notice of Award	1 day	Fri 11/16/07	Fri 11/16/07	15													
17	100%	Contractor to submit Frontend/Contract Docs	5 days	Mon 11/19/07	Fri 11/23/07	16													
18	100%	Issue Notice To Proceed	1 day	Mon 11/26/07	Mon 11/26/07	17													
19	100%	Pre-Construction Meetings	1 day	Mon 11/26/07	Mon 11/26/07	18FS-1 day													
20	100%	Submittal & Construction Schedule approved	24 days	Tue 11/27/07	Fri 12/28/07	18													
21	100%	Phase 1 construction - 3 story building	35 days	Mon 11/26/07	Fri 1/11/08	19FS-1 day													
22	100%	Phase 1 move back in & phase 2 move out	1 day	Fri 1/11/08	Fri 1/11/08	21FS-1 day													
23	100%	Phase 2 construction - 3 story building	20 days	Mon 1/14/08	Fri 2/8/08	22													
24	100%	Phase 2 move back in phase 3 move out	1 day	Fri 2/8/08	Fri 2/8/08	23FS-1 day													
25	100%	Phase 3 construction - 3 story building	20 days	Mon 2/11/08	Fri 3/7/08	24													
26	100%	Phase 3 move in & phase 4 move out	1 day	Fri 3/7/08	Fri 3/7/08	25FS-1 day													
27	90%	Phase 4 construction - 3 story building	20 days	Mon 3/10/08	Fri 4/4/08	26													
28	0%	Phase 4 move in & phase 5 move out	1 day	Fri 4/4/08	Fri 4/4/08	27FS-1 day													
29	0%	Phase 5 construction - 3 story building	20 days	Mon 4/7/08	Fri 5/2/08	28													
30	0%	Phase 5 move in	1 day	Fri 5/2/08	Fri 5/2/08	29FS-1 day													
31	0%	Phase 6 construction - Summer 2008 construction	45 days	Mon 6/16/08	Fri 8/15/08	30FS+30 days													
32	0%	First day of school	1 day	Tue 9/2/08	Tue 9/2/08	31FS+11 days													

QUARTERLY PROGRESS REPORT

SCUSD Planning & Construction - 5735 47th Ave. Sacramento, CA 95824 (916) 643 - 9230

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



Shrink wrap on the exterior of the West Wing.



Northeast Corridor of West Wing.



Perimeter Footings Poured on East Side.



Under slab plumbing at Science classrooms.



Skylight Framing in Courtyard.



Courtyard From Above.

SACRAMENTO CHARTER HIGH SCHOOL

General Information:	School Principals	PK Diffenbaugh Kevin Johnson Ed Manansala Laura Knight
	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. Framing and rough-in HVAC, electrical, and plumbing has begun on 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 & Information: Estimated State appointment \$6,833,734.00. The scope for the unforeseen emergency wall repair is being completed concurrently with ongoing modernization. Summer 2007 scope includes the installation of a new chiller unit.

Outstanding Issues: Welding issues have been discovered in the Commons Building and a portion of the East Wing. The struts that tie in the top of the new exterior wall to the existing beams do not have the full length of weld as detailed by the plans. The Structural Engineer is currently reviewing the situation.

Budget: This project is currently within budget. For specific cost information, refer to the attached Construction Budget sheet in the Site Progress Report.

Schedule: This work is currently on schedule. This project is ongoing and is scheduled to be completed December 2008.

Sacramento 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:

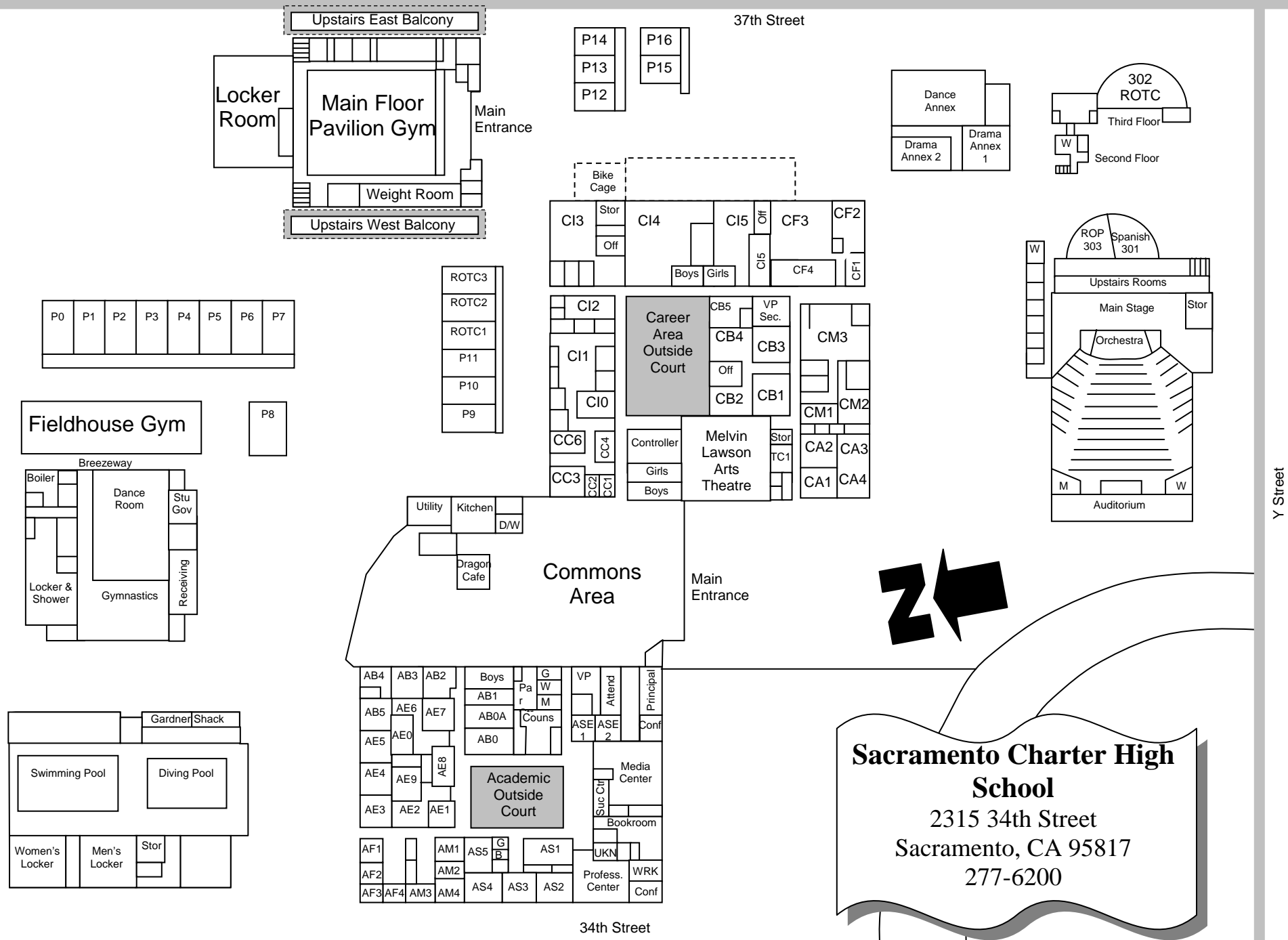
MODERNIZATION III: (In progress.)

<u>Bids Submitted by:</u>	<u>Bid Amount</u>	<u>Lowest Bid Meeting Spec</u>
Artnz 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		



Sacramento Charter High 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

Project Timeline	
DSA approved plans	January, 2004
Funding	
State	\$6,833,734.00
Match	\$4,555,823.00
HVAC	\$500,000.00
Port Replacement	\$1,295,742.00
Total	\$13,185,299.00
Soft Cost / Contingency	\$5,274,120.00
Construction Budget	\$7,911,179.00
Actual Construction Costs to date	\$10,479,850.00
Unforeseen Emergency Wall Repair Budget	\$12,000,000.00
Actual Emergency Wall Repair Construction Costs	\$8,700,000.00

Sacramento Charter High School

ID	Task Name	Start	Finish	2007				2008				2009			
				Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1	Notice to Proceed	Tue 8/8/06	Thu 12/18/08												
2	Phase 1 - Building C	Mon 12/11/06	Fri 12/19/08												
3	Abatement	Mon 12/11/06	Tue 1/2/07												
4	MEP Demo	Mon 12/11/06	Tue 2/20/07												
5	Underground Plumbing	Mon 12/11/06	Thu 1/18/07												
6	Place / Finish SOG	Mon 12/11/06	Thu 12/14/06												
7	MEP Rough-in	Mon 12/11/06	Thu 6/7/07												
8	Framing	Mon 12/11/06	Mon 6/4/07												
9	Insulate/Rock/Tape/Texture	Fri 2/16/07	Wed 8/1/07												
10	Ceiling Grid	Mon 7/2/07	Wed 8/1/07												
11	Install Finishes	Thu 8/16/07	Mon 9/17/07												
12	Casework/Lab Casework	Fri 7/27/07	Mon 9/17/07												
13	Flooring	Mon 10/1/07	Fri 11/9/07												
14	Phase 1 Complete	Tue 12/18/07	Wed 12/19/07												
15															
16	Phase 2 - Building A	Mon 1/7/08	Fri 12/19/08												
17	Abatement	Mon 1/7/08	Fri 2/1/08												
18	Demo	Tue 2/12/08	Tue 3/4/08												
19	Underground Plumbing	Mon 1/7/08	Fri 3/28/08												
20	Framing	Mon 3/3/08	Fri 4/25/08												
21	MEP Rough-in	Thu 4/3/08	Tue 5/20/08												
22	Insulate/Rock/Tape/Finish	Wed 5/21/08	Tue 7/15/08												
23	Ceiling Grid/Tile	Wed 7/16/08	Wed 8/13/08												
24	Casework	Thu 8/14/08	Mon 9/8/08												
25	Place Finish SOG	Wed 7/23/08	Tue 8/12/08												
26	Finish MEP	Tue 7/29/08	Tue 8/5/08												
27	Balance/Test/Punch	Wed 8/6/08	Tue 11/18/08												
28	Final Completion	Wed 11/19/08	Thu 12/18/08												

Project: Milestone Schedule Sac High Date: Tue 5/13/08	Task	Milestone	External Tasks
	Split	Summary	External Milestone
	Progress	Project Summary	Deadline



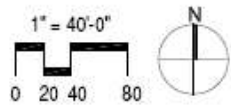
SITE FEATURES

- 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



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

General Information:	School Principal	Glenda Golobay
	Architect	WLC Architects
	SCUSD Project Manager	Dave Taxara
	Construction Manager	PCM3

Progress: The contract documents for the School are at DSA for review. The Library is currently in the design phase.

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 & Information: None at this time.

Outstanding Issues: None at this time.

Budget: For specific cost information, refer to the attached Construction Budget sheet in the Site Progress report.

Schedule: This project is scheduled to start in the summer of 2008. The School is scheduled to be completed prior to the 2009-2010 school year. The Library is scheduled to be completed before spring of 2010.

**School of Engineering and Sciences
New Construction – 2008/2009**



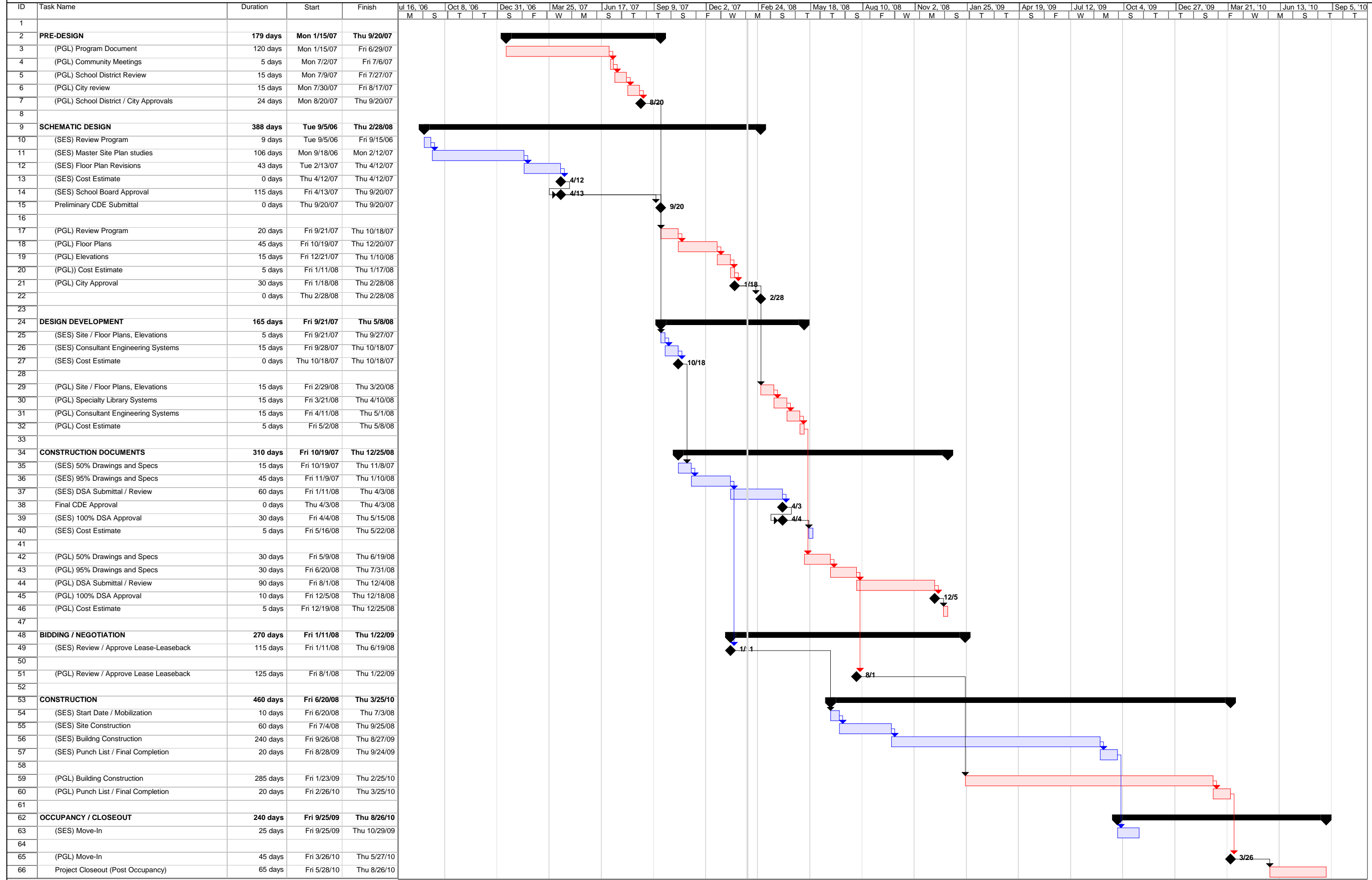
Sign at future location of the School of Engineering and Sciences.

Sacramento City Unified School District
 Planning and Construction Department

School: School of Engineering and Sciences
Architect: WLC Architects
Project Director: Jim Dobson
Project Manager: Dave Taxara

Project Timeline	
DSA approved plans by	Summer 2008
Funding	
State	\$0.00
Match	\$0.00
HVAC	\$0.00
City	\$11,233,289.00
Total	\$33,727,855.00
Soft Cost / Contingency	\$5,516,117.00
Construction Budget	\$28,211,738.00
Actual Construction Costs to date	\$0.00

School of Engineering and Sciences (SES) & Pocket-Greenhaven Library (PGL)
Sacramento City Unified School District & City of Sacramento 2/7/08



WLC Architects, Inc. - 0620200.02
Wed 2/6/08

Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			

Site Progress Reports:

- **Project Closeout**

CROCKER RIVERSIDE ELEMENTARY SCHOOL

General Information:	School Principal Architect SCUSD Project Manager Construction Manager	Alvin Lee Oshima & Yee Christopher Frappier 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 installation of an ADA ramp at the Multi-Purpose Building will be completed during the Summer of 2008.	

DAVID LUBIN ELEMENTARY SCHOOL

General Information: School Principal Lynn Soto
Architect Oshima & Yee
SCUSD Project Manager Christopher Frappier
Construction Manager PCM3

Scope of Work: Project scope for the summer of 2006 included remodeling of classrooms, administration buildings, multi-purpose buildings, restrooms, door hardware, ADA upgrades, and upgrading of the existing fire alarm system. Wheelchair lift completed during the Summer of 2007.

Recent Progress: The 2007 project is complete. Punch list is completed. The Contractor's close out is completed. DSA closeout pending.

Outstanding Issues: None at this time.

ALBERT EINSTEIN MIDDLE SCHOOL

General Information:	School Principal	Leise Martinez
	Architect	HMR
	SCUSD Project Manager	Dave Taxara
	Construction Manager	PCM3

Scope of work: The project was constructed by utilizing a phasing plan so work could be done during the school year and not all in one Summer. 9 portable classrooms were staged in the playground area and classrooms were rotated in and out of these interim housing portables. The scope of work included interior painting, floor coverings, ADA casework, door hardware, new fire alarm system, new whiteboards, and a courtyard infill at the Multi Purpose Building. All of the restrooms were renovated including demolition, new ceramic, painting, FRP, new plumbing fixtures, and toilet partitions and accessories.

Recent Progress: The project began in September 2006 and was completed in August 2007.

Outstanding Issues: The project is closed out, and there are no outstanding issues.

ARTHUR A. BENJAMIN HEALTH PROFESSIONS HIGH SCHOOL

General Information:	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 3 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 is bubbling and will need to be removed and replaced. This issue will be resolved during the Summer of 2008, and the District is holding \$112,500.00 from the contractor's retention. There is one DSA Field Trip Note item that needs to be resolved.

JOHN F. KENNEDY HIGH SCHOOL

General Information: 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.

Recent Progress: These portions of the project are complete. Punch lists for these portions are completed. These portions of this project are closed out. DSA closeout pending.

Outstanding Issues: None at this time.

LUTHER BURBANK HIGH SCHOOL

General Information: 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 6 portable classrooms.

Recent Progress: These combined projects are complete. Punch lists are completed. Building 5 project is 100% closed out. DSA closeout pending. The portable project close out is ongoing.

Outstanding Issues: Portable project close out is ongoing and electrical correctional work was recently completed but has not been signed off by the Inspector.

Glossary

1A Diagrams	Area plan drawings on 8-1/2" x 11" sheets depicting all existing facilities.
A/C	Abbreviation for "air conditioning".
A/E	Abbreviation for "Architect/Engineering consultants".
ADA	Abbreviation for "Average Daily Attendance".
Addendum	A document used to alter, add or delete part of the content in the plans and specifications prior to the bid opening date.
Advertisement For Bids	The published public notice soliciting bids for construction projects.
AIA	Abbreviation for "American Institute of Architects."
AIEE	Abbreviation for "American Institute of Electrical Engineers".
Alternate	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.
ANSI	Abbreviation for "American National Standards Institute".
ASCE	Abbreviation for "American Society of Civil Engineers".
ASME	Abbreviation for "American Society of Mechanical Engineers".
ASTM	Abbreviation for "American Society for Testing Materials".
BC	Abbreviation for "Building Code".
Bid	An offer to perform the work described in a contract at a specified cost.
Bid Bond	A form of bid security submitted by the bidder as principal.
Bid Date	The date established by the owner for the receipt of bids.
Bidder	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.
Bidding Document	The advertisement or invitation to bid, instructions to bidders, the bid form, and the proposed contract documents including any addenda issued prior to bids.
Bidding Period	The calendar period beginning at the time of issuance of bidding requirements and contract documents and ending at the prescribed bid time.
Bidding Requirements	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.

Change Order	Document used to alter, add, or delete part of the content in the plans and specifications after the bid opening date.
Clerestory	An upper zone of wall pierced with windows that admit light to the center of a lofty room.
Compression Test	On a specimen of mortar or concrete a test to determine its compressive strength.
Construction Masonry Unit (CMU)	A block or brick cast of Portland cement and suitable aggregate, for laying up with other units as in normal stone masonry construction.
Condenser	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.
Construction Contract	The agreement between the successful bidder and the owner.
Construction Cost	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".
Construction Documents Phase (CD)	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.
Contingencies	Funds provided for in the budget allow a means for financing eligible unforeseen project costs.
Contract Documents	Those documents that comprise a contract. Typically include: plans, drawings, specifications, modifications, together with any other items stipulated as being specifically included.
Contractor's Liability	Insurance purchased and maintained by the contractor to protect from claims, which may arise out of our result from operations under the contract.
Cost Estimate	A document dealing with costs associated with a project.
CPM	Abbreviation for "critical path method." A method of scheduling.
CSI	Abbreviation for "Construction Specifications Institutes." (Sections of the bid documents describing building materials and methods which are organized in CSI recognized categories.)
Demographic Study	A study of the size, distribution, and composition of, and changes within, a specified population.
Design	To compose a plan for a building. The architectural concept of a building as represented by plans, elevations, renderings, and other drawings.
Design Development Phase (DD)	The second phase of the architect's basic services consisting of drawings projects.
Direct Lighting	Lighting that distributes 90% to 100% of the emitted light in the direction of the surface to be illuminated.

DSA	Abbreviation for “Division of State Architect”. The State office that reviews construction plans for code compliance, structural safety and access compliance purposes.
DOE	Abbreviation for “Department of Education”. The State office that reviews construction plans for educational program and access compliance purposes.
Elevation	A drawing showing the vertical elements of a building, either exterior or interior.
ENGR	Abbreviation for “Engineer”.
Equipment Ground	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.
Fascia	Any relatively narrow vertical surface which is projected or supported on columns or elements other than a wall below.
Feeder	In power distribution, a group of electric conductors which originate at a main distribution center and supply one or more secondary distribution centers.
Fenestration	The arrangement and design of windows in a building.
Fire Damper	A damper which closes off an air duct automatically in the event of fire to restrict the passage of fire and smoke.
Fire Wall	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.
Flexible Metal Conduit	A flexible raceway used for the pulling in or withdrawing of cables or wires after the conduit and its fittings are in place.
General Contractor	The prime contractor who is responsible for and coordinates most of the work at the construction site, including that performed by subcontractors.
Gunite	A concrete mixture sprayed under pressure over steel reinforcements.
Hydraulic Elevator	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.
Hard Costs	The cost of the construction portions of a project including the construction bid and change orders; same as “Construction Cost”.
IEE	Abbreviation for “Institution of Electrical Engineers”.
Inspection Services	Services provided by a State certified inspector during the site development and building construction phases of a project.
Joist	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.
Labeled Door	A fire-rated door carrying a certified rating by the Underwriters’ Laboratories, Inc.

Lease-Purchase	An agreement to purchase a structure where the ownership is exchanged at the maturity of the lease term.
Liquidated Damages	A penalty dollar amount per day to be deducted from the contract sum for construction delays beyond the expressed date of completion.
Lowest Responsible Bidder	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.
Mechanics Lien	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.
Muntin	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.
National Electric Code	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.
OPSC	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)
OSHA	Abbreviation for "Occupational Safety and Health Administration," Department of Labor.
Portable Classroom	A teaching station designed and constructed to be relocatable and transportable over public streets.
Prequalification of Prospective	The process of investigating the qualifications of prospective bidders on the basis of their competence, integrity, and responsibility relative to the contemplated project.
Prime Contractor	Generally, the contractors that perform a majority of the work on a project (General, Electrical, Mechanical.)
Reinforcement Riser	Material added to provide additional strength. The vertical face of a stair step.
SAB	Abbreviation for "State Allocation Board". The State entity that awards State funding (if available) for school construction.
Section	A representative of an object as it would appear if cut by an imaginary plane, showing the internal structure.
Soft Costs	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 const, and other fees associated with construction projects.
Structural Analysis	In structural engineering, the analytical determination of the stresses in the elements of a structure resulting from an applied load.

Substitution	A material or process offered in lieu of, and as being equivalent to, a specified material or process.
Suspended Ceiling	A non-structural ceiling suspended below the overhead structural slab or from the structural elements of a building and not bearing on the walls.
Transformer	A device used to convert a supply of electric power at one voltage to another voltage.
Tread	The horizontal part of a step; includes the nosing.
VAT	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.
Vinyl Tile or VCT	A floor tile composed principally of polyvinyl chloride but also containing mineral fillers, pigments, plasticizers, and stabilizers.