

# **QUARTERLY PROGRESS REPORTS**

**April - June 2009**



**HIGH STANDARDS, GREAT RESULTS!**



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Mellissa Truitt, Associate Superintendent  
Operations Support Services

Date: June 30, 2009

To: Bond Oversight Committee

Re: Quarterly Report – 2009 Second Quarter

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Sacramento City Unified School District is pleased to present the 2009 Second Quarterly Progress Report for the period: April 2009 – June 2009 as prepared by PCM3.

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# 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:** Several concrete pours were placed, including the vertical stage walls, the slab-on-grade, and the steps at the assembly area. Meanwhile, the erection of masonry walls continued and is approximately 75% complete. In-wall plumbing rough-in and electrical rough-in also continued. Structural steel was delivered to the site for installation beginning later this summer. The project is seven 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**



**Stairs at Stage**



**Formwork at Assembly**



**Placing Concrete Steps at Assembly**



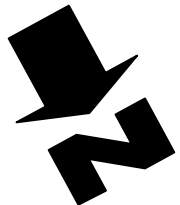
**Waterproofing at Lower Assembly**



**Installing Masonry Reinforcing**



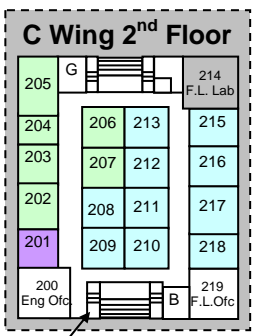
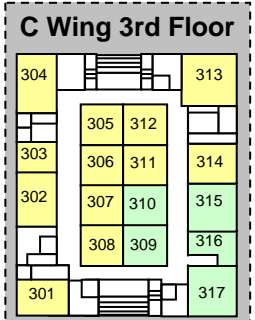
**Masonry Block Installation Ongoing**



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

SCUSD Planning & Construction - 425 1st Avenue, Sacramento, CA 95818 (916) 264-4075

- Global
- PACE
- HELM
- T&D
- BAM
- VAPA
- SpEd



QUARTERLY PROGRESS REPORT

Gloria Drive



**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

<b>Funding / Budget</b>		<b>Actual Costs</b>	
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)



# Project Closeout

## **CROCKER RIVERSIDE ELEMENTARY SCHOOL**

**General Information:** School Principal Carl Westphal  
 Architect Anova Architects  
 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 under review by DSA. Approval is expected in July 2009. The installation of these ramps will complete the scope for the modernization.

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

**General Information:** School Principal Felisberto Cedros  
 Architect RDS and W+P  
 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:** Modernization, HVAC, and Fire Alarm projects: These projects are complete. Punch lists for these projects are completed, and the contractors' closeout is complete. DSA closeout pending.

Portable relocation project: This project is complete, including punch list and closeout. DSA plan approval pending.

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

## **JOHN STILL ELEMENTARY SCHOOL**

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

**Scope of Work:** 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 F, built during 2008, added a fourth classroom building to the campus.

**Recent Progress:** The contractor that completed Bid Package 1, the site work for the campus, has completed their punch list. The contractor for Building F has completed all punch list work. DSA closeout pending.

**Outstanding Issues:** The contractor for Bid Package 2, the building construction, filed a claim, and this project is in litigation. A mediation meeting was held, and this case will go to the Board of Education for review in July 2009.

## **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 DSA approval of the plans for this project. The architect has submitted a fire water system analysis to the District with two possible solutions.

**SACRAMENTO CHARTER HIGH SCHOOL**

<b>General Information:</b>	School Principal	PK Diffenbaugh
		Ed Manansala
	Architect	HMR
	SCUSD Project Manager	Christopher Frappier
	Construction Manager	PCM3

**Scope of work:** 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.

**Recent Progress:** The Summer 2004 project is complete. The recent modernization is substantially complete. The contractor is working on the punch list, and their closeout documentation is under review. DSA closeout is pending.

**Outstanding Issues:** The original fire smoke dampers installed by the contractor in the fire rated corridors were not approved. A submittal with alternative methods of installing the fire smoke dampers was approved by DSA in June 2009. This correctional work will be completed in August 2009.

# 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>Gunite</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.