

QUARTERLY PROGRESS REPORT
July - September 2009



HIGH STANDARDS, GREAT RESULTS!



Mellissa Truitt, Associate Superintendent
Operations Support Services

Date: October 28, 2009

To: Bond Oversight Committee

Re: Quarterly Report – 2009 Third Quarter

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

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Sacramento City Unified School District Modernization Master Phasing Schedule



Site Progress Reports

JOHN F. KENNEDY HIGH SCHOOL PERFORMING ARTS CENTER

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

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

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

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

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

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

Computer Wiring: Data requirements were implemented into the design.

State Mandated Hazardous Materials: Not at this time.

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

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

Outstanding Issues: None at this time.

Budget: This project is over budget.

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

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



West Elevation



Drywall Installation at the Lobby



Lobby Double Doors and Curtain Wall



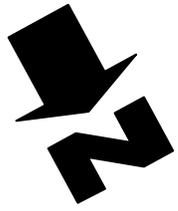
Roofing Underway



East Elevation



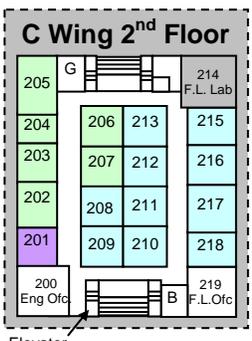
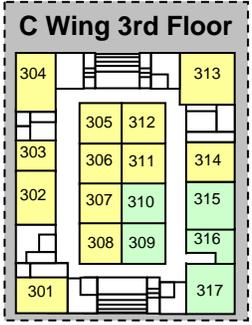
New Concrete Flatwork



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

SCUSD Capital Asset Management Services - 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

Funding / Budget		Actual Costs	
Bond	\$8,000,000.00	Construction	\$7,721,277.00
		Change Orders	\$509,798.00
		Soft Cost / Contingency	\$1,087,679.20
Total:	\$8,000,000.00	Total:	\$9,318,754.20
		Difference:	(\$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
 Address 2970 Riverside Blvd.

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, including punch list and closeout. DSA closeout pending.

Outstanding Issues: Two ADA ramps for the multi-purpose building need to be constructed to complete the modernization project. The District’s access compliance consultant noted that there is not a compliant path of travel to the proposed location of the two ramps, so the architect has submitted a design proposal to rectify the path of travel to the ramps.

JOHN STILL ELEMENTARY SCHOOL

General Information: School Principal Jeff Kilty
 Architect DC Architects
 SCUSD Project Manager Christopher Frappier
 Construction Manager PCM3
 Address 2200 John Still Drive

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 E, built during 2008, added a fourth classroom building to the campus.

Recent Progress: The District and Bid Package 2, building construction package, settled their claim.

Outstanding Issues: Contractor closeout for Bid Package 2 is ongoing, as their DSA-6 form completion form is outstanding. DSA closeout is pending.

LUTHER BURBANK HIGH SCHOOL

General Information: School Principal Ted Appel
 Architect Williams + Paddon
 SCUSD Project Manager Christopher Frappier
 Construction Manager PCM3
 Address 3500 Florin Road

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: Construction for these combined projects is complete, including punch list. Building 5 project is closed out.

Outstanding Issues: Portable project closeout is ongoing due to an issue with the site’s fire hydrants, which have insufficient pressure. The District must correct this issue prior to DSA approval of the plans for this project. The District may include the corrective scope to rectify the insufficient pressure as part of the Athletic Sports Complex project.

SACRAMENTO CHARTER HIGH SCHOOL

General Information: School Principal PK Diffenbaugh
 Architect HMR
 SCUSD Project Manager Christopher Frappier
 Construction Manager PCM3
 Address 2315 34th Street

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, excluding punch list and closeout.

Outstanding Issues: The installation of numerous doorframes at the East Wing classroom building is not compliant with the specifications, and the contractor has been notified to correct all deficient door openings. The contractor is working on the punch list and closeout for the recent modernization. DSA closeout is pending.

JOHN F. KENNEDY HIGH SCHOOL

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

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

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

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

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

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

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

Glossary

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 "Americans with Disabilities Act".
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.
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.
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.
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.
Change Order	Document used to alter, add, or delete part of the content in the plans and specifications after the bid opening date.
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.
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.
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.
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.
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.
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.
Hard Costs	The cost of the construction portions of a project including the construction bid and change orders; same as "Construction Cost".
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.
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.
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.
Reinforcement	Material added to provide additional strength.
Riser	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 construction, and other fees associated with construction projects.
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.
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.