

QUARTERLY PROGRESS REPORTS
January - March 2008



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 Departme

TABLE OF CONTENTS

Page

EXECUTIVE SUMMARY

3

MASTER SCHEDULE

5

**COST REPORT FOR
CURRENT PROJECTS**

7

SITE PROGRESS REPORTS

Each report contains:
Project Information Sheet
Bidding Information Sheet
Site Map
Current Progress Budget
Schedules (if available)

9

ELEMENTARY SCHOOLS

John Still Elementary School

10

HIGH SCHOOLS

John F. Kennedy High School
Sacramento Charter High School
School of Engineering and Sciences

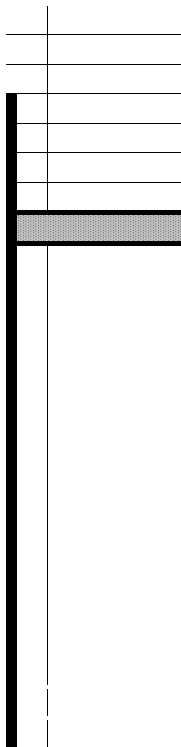
16

22

28

Executive Summary

Introduction



Site Progress Reports:

-

**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

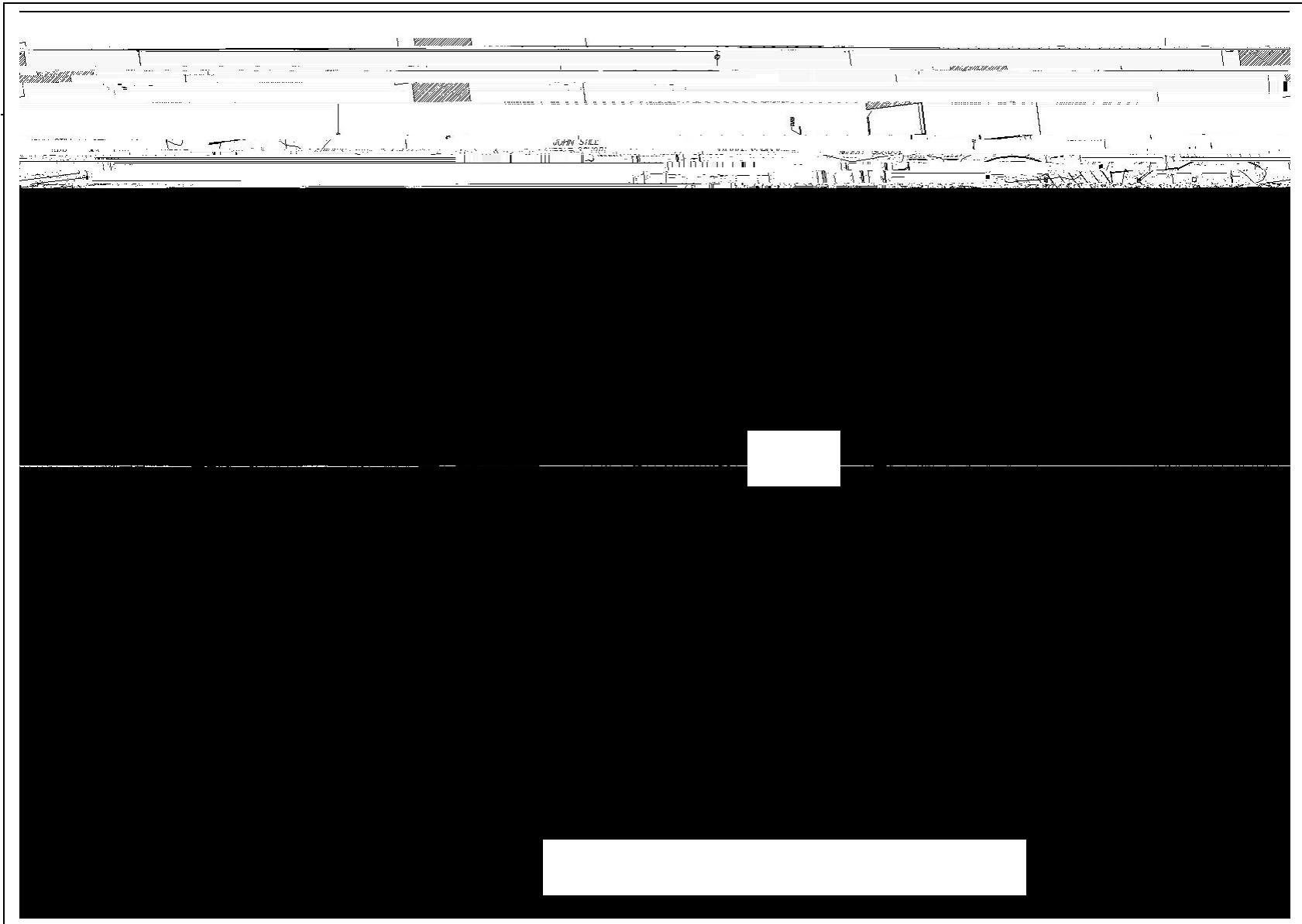
Progress: Bid packages 1 and 2 are substantially complete and in the punch list and close out phase. Bid package 3 is complete. Building E is being constructed.

Site Improvements/Utilities & Wiring: This project included new play areas, basketball courts, soccer and softball field and 118 parking spaces with a bus turn

John Still Elementary School:
New Construction

NEW CONSTRUCTION: (3 Bid Packages)

BID PACKAGE 1 – GENERAL ENGINEERING: (Work is completed 2007.)
Bids Submitted by: Bid Amount



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

ID

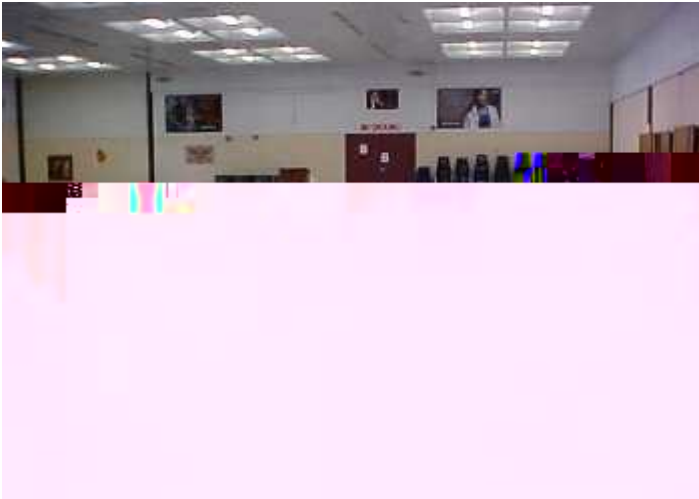


Task Name

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



New accordion doors between Cafeteria and Kitchen.



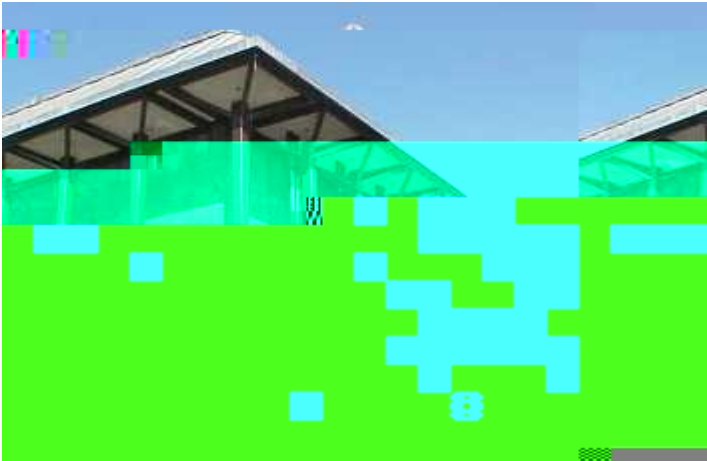
New VCT flooring in Cafeteria.



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
Architect
SCUSD Project Manager
Construction Manager

Felisberto Cedros
RDS
Christopher Frappier

John F. Kennedy High School:

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

PORTABLE REPLACEMENT:

PORTABLE MANUFACTURER: (Work completed 2003.)

Bids Submitted by: Bid Amount

Doupnik Manufacturer \$380,297

SITE WORK: (Work completed 2003.)

Bids Submitted by: Bid Amount

Schreder & Brandt Mfg \$398,585

ELEVATORS:



ELEVATORS: (Work completed 2004.)

Bids Submitted by:

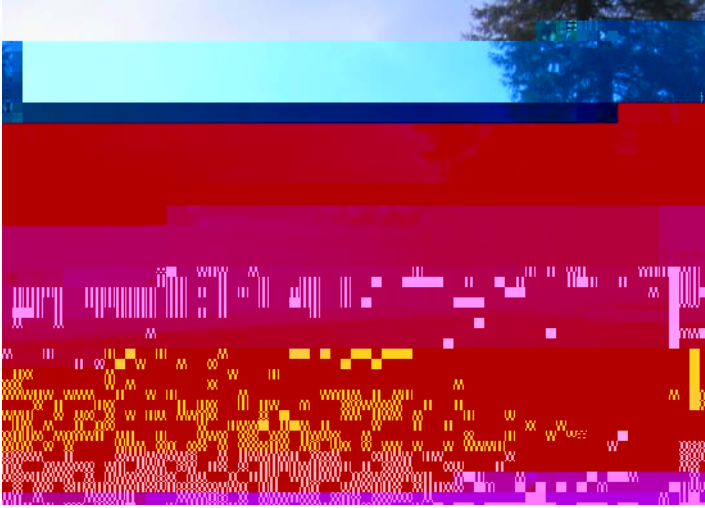
Sacramento City Unified School District
 Planning and Construction Department

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

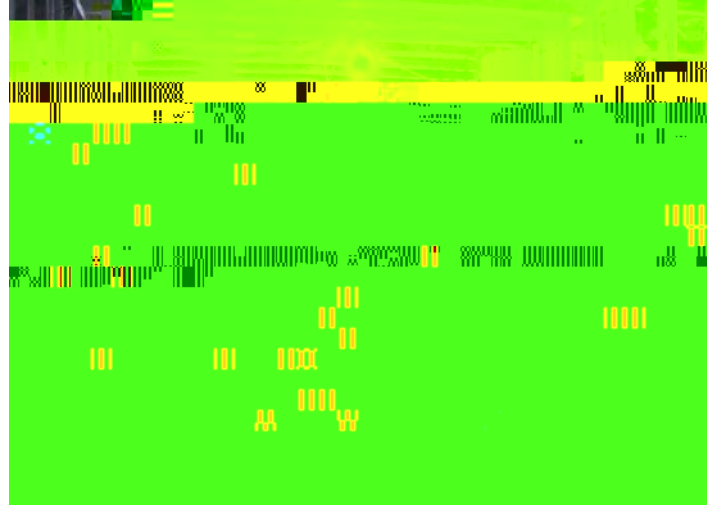
Project Timeline	
DSA approved plans	January, 2004
Funding	
State	\$8,315,460.00
Match	\$5,543,460.00
HVAC	\$0.00
Port Replacement	\$1,018,083.00
Total	\$14,877,183.00
Soft Cost / Contingency	\$5,950,873.00
Construction Budget	\$8,926,310.00
Actual Construction Costs to date	\$9,294,413.00

ID		% Comp	Task Name	Duration	Start	Finish	Predecessors
1		100%	Architect incorporate changes to the drawings	40 days	Mon 12/11/06	Fri 2/2/07	
2							

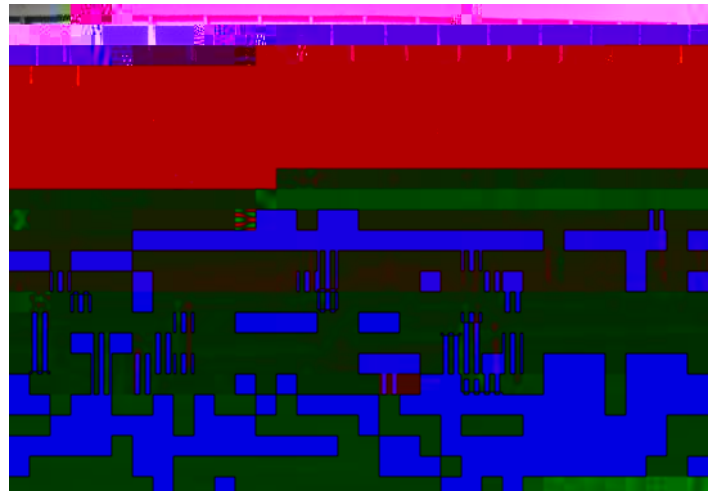
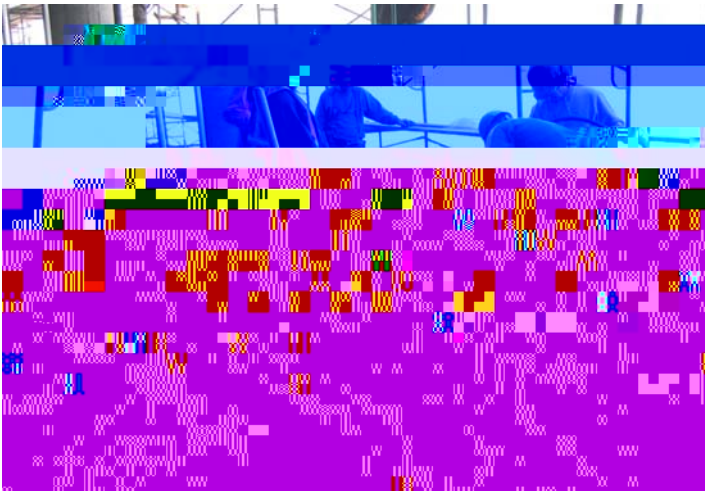
Sacramento Charter High School Modernization – 2006/2008



Shrink wrap on the exterior of the West Wing.



Northeast Corridor of West Wing.



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

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

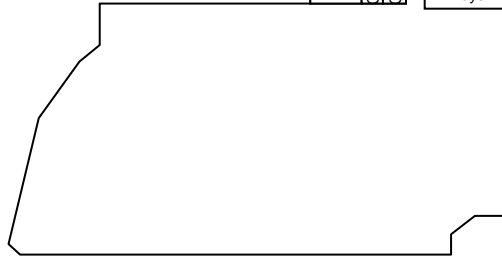
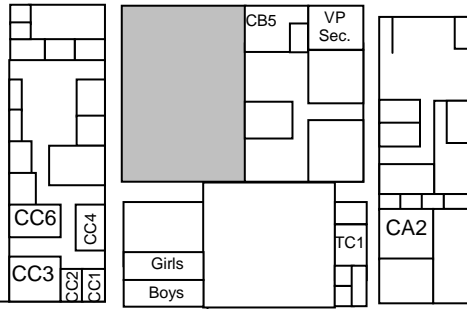
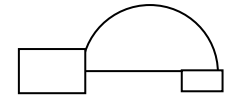
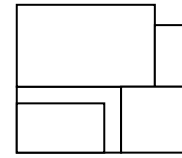
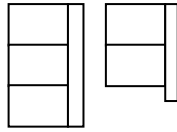
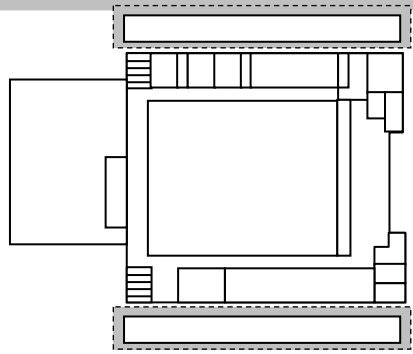
PORTABLE ABATEMENT: (Work is completed 2003.)

<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:

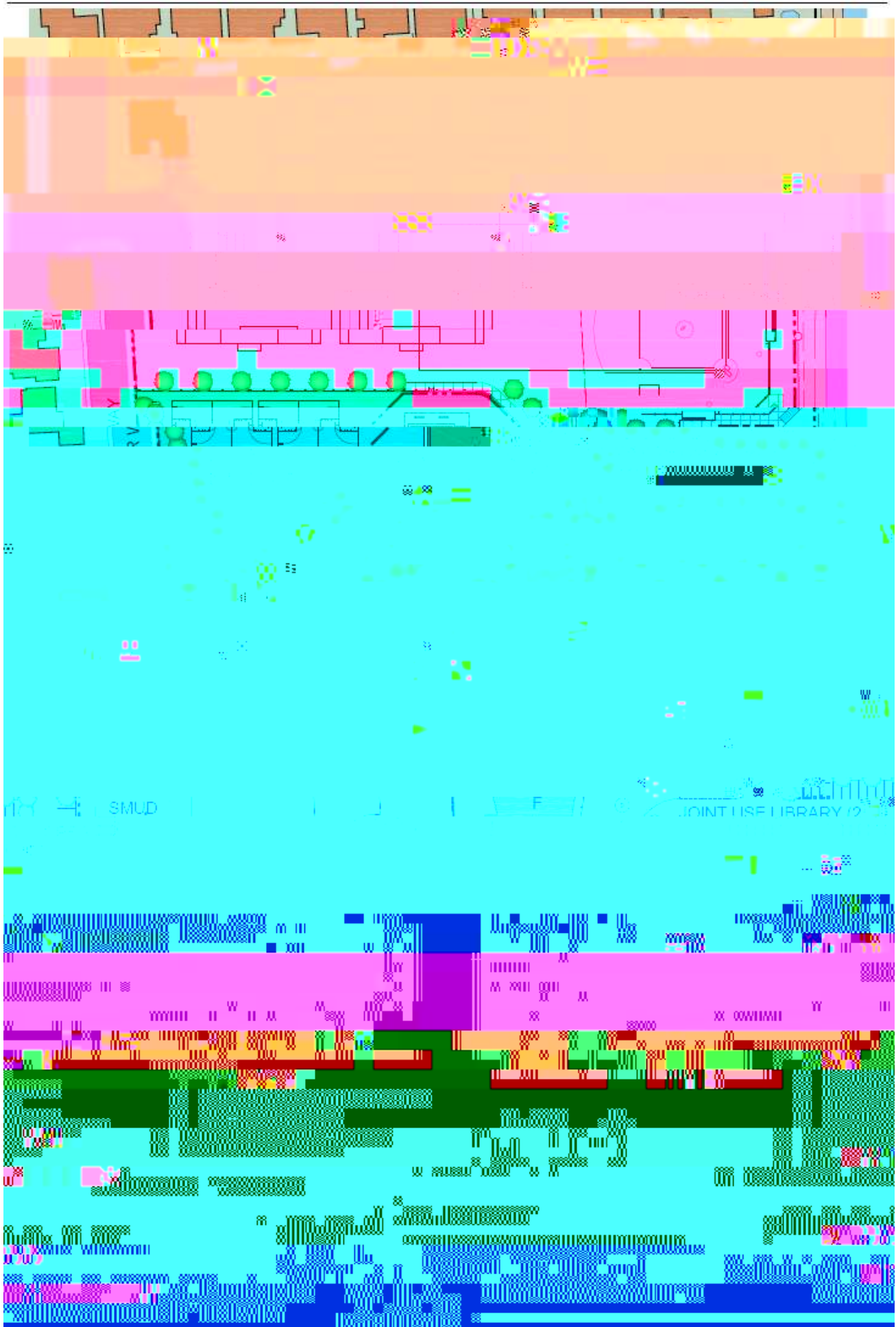


Sacramento City Unified School District
Planning and Construction Department

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

Project Timeline	
DSA approved plans	January, 2004

ID



**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.

ID	Task Name	Duration	Start	Finish
1				
2	PRE-DESIGN	179 days	Mon 1/15/07	Thu 9/20/07
3	(PGL) Program Document	120 days	Mon 1/15/07	Fri 6/29/07
4	(PGL) Community Meetings	5 days	Mon 7/2/07	Fri 7/6/07
5	(PGL) School District Review	15 days	Mon 7/9/07	Fri 7/27/07
6	(PGL) City review	15 days	Mon 7/30/07	Fri 8/17/07
7	(PGL) School District / City Approvals	24 days	Mon 8/20/07	Thu 9/20/07
8				
9	SCHEMATIC DESIGN	388 days	Tue 9/5/06	Thu 2/28/08
10	(SES) Review Tm [92 16e5(p)5(-1(am5(0))TJ ET 0.12 0 0 0.12 0 0 cm 1 1 1 rg 132042298 14 233 re f 8.33368 0 0 8.33368 0 0 cm 0 0 0 rg BT /T1_0 5.88 Tf 0 1.00026 -1.00011 0 1713512914 79371008 Tm95(4)5(-)8(d)5(a)5(y)31(s)]TJ ET 0.12 0 0 0.12 0 0 cm 1 1 1 rg 1328.3332 56 504 re f 8.33368 0 0 8.33368 0 0 cm 0 0 0 rg BT /T1_0 5.88 Tf 0 1.00026 -1.00011 0 171412980.35953754 Tm [(T)-15)-1(e)5(-)8(9)5(-)8(5)5(

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 Sep-h : : 1S7osrl2t s.

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
Architect
SCUSD Project Manager
Construction Manager

Ted Appel
Williams + Paddon
Christopher Frappier
PCM3

Glossary

1A Diagrams

Area plan drawings on 8-1/2" x 11" sheets depicting all existing facteS

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.

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 Educat

