

**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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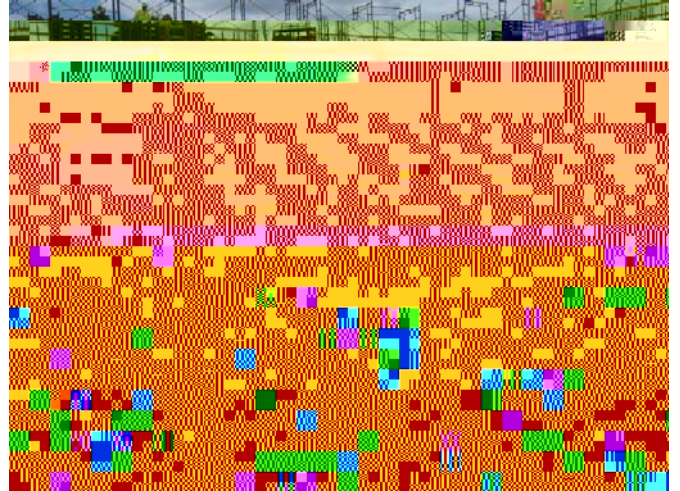
# Site Progress Reports

**JOHN F. KENNEDY HI**

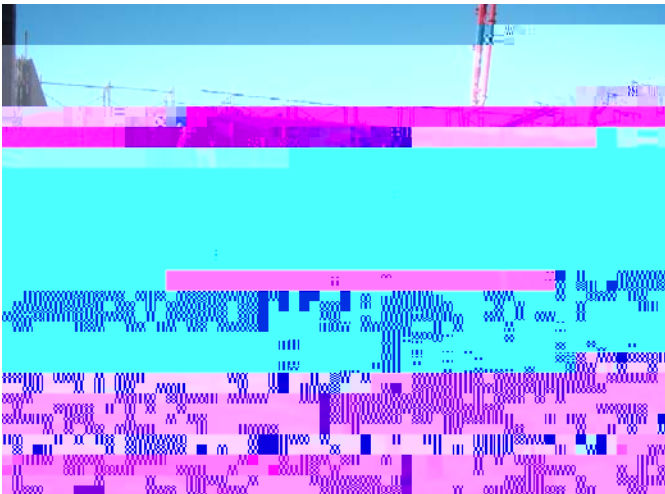
**John F. Kennedy High School  
Performing Arts Center – 2008/2009**



**Stairs at Stage**



**Formwork at Assembly**



**Placing Concrete Steps at Assembly**



**Waterproofing at Lower Assembly**













# 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 (\$1,318,754.20)

ID	 Task Name	Duration	Start	Finish
1	 DSA Approval	0 days	Mon 10/20/08	Mon 10/20/08
2	 GRADE BLDG PAD AND SITE	6 days	Mon 11/3/08	Mon 11/10/08
3	 DRIVE INDICATOR PILING	2 days	Thu 11/13/08	Mon 11/17/08
4	 INSTALL UNDERGROUND SEWER, DEEP STORM DRAIN, & ELEC. FEEDER CONDUIT	182 days	Thu 11/20/08	Fri 7/31/09
5				

# 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**

**General Information:** School Principal

Jeff Kilty

**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

**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  
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<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.