



# **MONTHLY REPORT**

June 2009



**Sacramento City Unified School District  
John F. Kennedy High School  
Performing Arts Center**



*Future Performing Arts Center*

**Start Date: October 2008**  
**Finish Date: December 2009**

**SCUSD Project Manager:**  
Christopher Frappier  
**PCM3 Construction Manager:**  
Doug Henning

**Architect:**  
Williams + Paddon

**Contractor:**  
Roebbelen Contracting

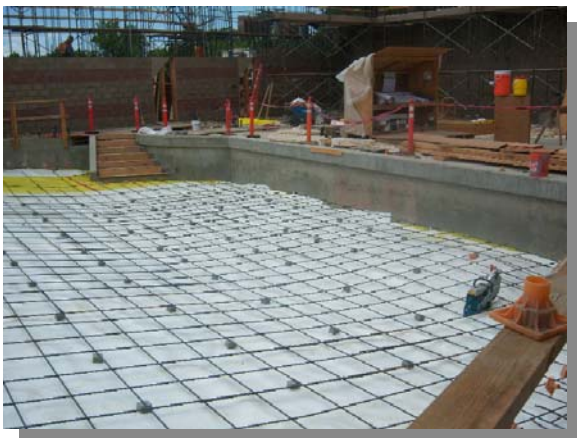
**Original Contract Amount:** \$7,721,277.00  
**Approved Change Orders:** \$509,798.00  
**Pending Change Orders:** \$0.00

**Project Description:**

The John F. Kennedy High School Performing Arts Center is a lease-leaseback project being constructed on the west side of the campus where the old M-Wing portable classrooms were located. The building is constructed on a slab on grade foundation and is comprised of structural steel super structure with masonry block walls. The building includes metal stud framing and stucco finish in the foyer area. The HVAC system consists of rooftop package units, and the roofing system is the District's standard single ply membrane roofing.



*Masonry Ongoing*



*Waterproofing at Lower Assembly*

**Project Statistics:**

- The building footprint is 13,775 square feet.
- It is a Type II-B, fire sprinklered, A1 occupancy building.
- The building has a 465 seat capacity.

**Sacramento City Unified School District  
John F. Kennedy High School  
Performing Arts Center**

**Schedule Status:**

- Masonry continued and approximately 75% complete.
- Electrical in-wall rough-in continued.
- Installation of structural steel ledgers and masonry embeds continued.
- Assembly steps placed on June 16, 2009.
- Slabs adjoining the assembly steps placed on June 23, 2009.
- Interior scaffolding installation at the assembly began on June 29, 2009.



*Formwork at Assembly*



*Installing Masonry Reinforcing*

**Construction Issues:**

- The erection of masonry walls is behind schedule and will likely conclude five weeks later than depicted on the master construction schedule. As a result, the contractor prepared an updated schedule, which reflects how the contractor intends to recover the schedule to ensure the project's timely completion.

**Next 30-Day Progress Projection:**

- Masonry installation completes.
- Electrical rough-in continues.
- Structural steel installation continues.
- Metal roof decking begins.
- Tie-in of the project's storm drain piping to the site's existing storm drain system completes.



*Placing Concrete Steps at Assembly*

## Sacramento City Unified School District Staff Augmentation Services

**School of Engineering and Sciences (SES) & the Pocket/Greenhaven Library:** PCM3 coordinates and records minutes for the Advisory Committee, SES/Library, and Memorandum of Understanding (MOU) meetings.

**A. Warren McClaskey Adult School Roofing Project:** City of Sacramento plan approval and a permit were received on June 5, 2009, and bid documents officially “hit the streets” on June 19, 2009. The bid date is July 23, 2009, and actual construction is tentatively scheduled to begin September 8, 2009.



*West Wing Roof at A. Warren McClaskey*

**John Still Middle School Landscaping and Fencing:** Scope of work includes landscaping and the installation of security fencing at the front of the campus.

**West Campus High School Fire Loop and Concrete Work:** Project cancelled. This work was only required as part of a portable project for the growing school, and the District will not be proceeding with this project as the school no longer needs the portable.



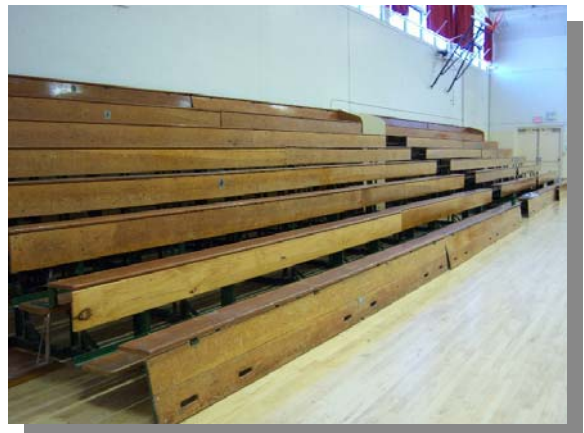
*North Elevation of Fremont School for Adults*

**Fremont School for Adults Window Replacement:** Plans and specifications are presently being reviewed by the Facilities/Maintenance Department. Once this review is completed and necessary changes are incorporated, plans and specifications will be taken for an “over the counter” plan review at the City of Sacramento. Following receipt of City plan approval, the bidding period will ensue.

**Luther Burbank High School Career and Technical Education Portable Project:** The District will not receive DSA approval to proceed with this project until they address issues with the water pressure at the fire hydrants on campus. A civil engineer has submitted a fire water system analysis with two recommendations to the District.

**The Met Sacramento High School (8<sup>th</sup> and V) Electric Service Upgrade:** Project on hold.

**Rosa Parks Middle School Bleacher Replacement Project:** The project was awarded to Hetzler Construction for \$95,400.00 at the June 18<sup>th</sup> Board Meeting. A pre-construction meeting is scheduled for July 1, 2009, and the first phase of construction will start on July 6, 2009. An ERP application in the amount of \$115,577.96 has been submitted to OPSC.



*Existing Bleachers at Rosa Parks MS*

**Isador Cohen Elementary School HVAC Replacement:** Project on hold.

# Sacramento City Unified School District Reorganization of Plan Rooms and Closeout Documentation



*Inventoried of Plans Continues at the  
Facilities/Maintenance Warehouse*

## **Program Description:**

PCM3, as directed by the SCUSD, is in the process of inventoried all plans and closeout documents currently being stored in multiple locations. PCM3 is working closely with the Facilities/Maintenance Department in order to best categorize, organize, and consolidate all the documents in a centralized location.

## **Schedule Status:**

PCM3 has completed the inventoried of all plans in the Facilities/Maintenance plan room. PCM3 is approximately 40% complete with the inventoried of plans in the Facilities/Maintenance warehouse.

Doc #	Doc Title	Doc Type	Doc Date	Doc Status	Doc Location
1000000001	1000000001	1000000001	1000000001	1000000001	1000000001
1000000002	1000000002	1000000002	1000000002	1000000002	1000000002
1000000003	1000000003	1000000003	1000000003	1000000003	1000000003
1000000004	1000000004	1000000004	1000000004	1000000004	1000000004
1000000005	1000000005	1000000005	1000000005	1000000005	1000000005
1000000006	1000000006	1000000006	1000000006	1000000006	1000000006
1000000007	1000000007	1000000007	1000000007	1000000007	1000000007
1000000008	1000000008	1000000008	1000000008	1000000008	1000000008
1000000009	1000000009	1000000009	1000000009	1000000009	1000000009
1000000010	1000000010	1000000010	1000000010	1000000010	1000000010

*Over 2,400 Plans Have Been Inventoried and Logged*



*Plans Have Been Inventoried and Stacked in the  
Facilities/Maintenance Plan Room*

## **Progress Projection:**

PCM3 will finish inventoried the plans in the Facilities/Maintenance warehouse, which will conclude the plan inventory. PCM3 will begin inventoried closeout binders at the Facilities/Maintenance Warehouse and the warehouse at Redding Avenue in the next thirty (30) days.