



MONTHLY REPORT

May 2009



Construction Progress Report Distribution List

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TABLE OF CONTENTS

John F. Kennedy High School Performing Arts Center

Project Description	Page 3
Project Statistics	Page 3
Schedule Status	Page 4
Construction Issues	Page 4
Next 30-Day Progress Projection	Page 4
Updated Construction Schedule	Page 5

Sacramento Charter High School Modernization

Project Description	Page 6
Project Status	Page 6

Emergency Repair Program

Summary of Program	Page 7
--------------------	--------

Kitchen Surveys

Summary of Program	Page 8
--------------------	--------

Staff Augmentation Services

School of Engineering and Sciences	Page 9
Capital Improvement Projects	Page 9
Reorganization of Plan Rooms and Closeout Documentation	Page 11

**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.



Backfill Installed at Assembly



Interior Masonry Wall

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 30% complete.
- Electrical in-wall rough-in continued.
- Installation of structural steel ledgers, embeds, and columns began.
- Upper vertical concrete walls placed adjacent to the theater assembly area on May 14, 2009.
- Both sets of stage stairs placed on May 21, 2009.
- Upper portion of the theater assembly area backfilled during the last week of May.



Scaffolding



Stairs at Stage

Construction Issues:

- The erection of masonry walls is behind schedule and may conclude three weeks later than depicted on the master construction schedule. As a result, the contractor is preparing a recovery schedule, which will reflect how the contractor intends to recover the schedule to ensure the project's timely completion.

Next 30-Day Progress Projection:

- Masonry ongoing.
- Electrical rough-in coinciding with erection of masonry walls.
- Structural steel installation ongoing.
- Placement of waterproofing at the lower theater assembly area.
- Placement of the concrete steps at the theater assembly area.



Steel Ledgers Installation

**Sacramento City Unified School District
Sacramento Charter High School
Modernization**



Exterior North Side

Start Date: August 2006
Finish Date: January 2009

SCUSD Project Manager:
Dave Taxara

PCM3 Construction Manager:
Jeff Jones

Architect:
HMR Architects

Contractor:
Arntz Builders

Original Contract Amount: \$19,149,850.00
Approved Change Orders: \$488,461.52
Pending Change Orders: \$0.00

Project Description:

The Sacramento Charter High School Modernization project consisted of demolition and the modernization of Administration, classrooms, restrooms, and multipurpose buildings. Work completed in these buildings included: asbestos and mold abatement, mechanical, electrical, plumbing, fire alarm, painting, flooring, and ADA upgrades.



Computer Classroom



Occupied Lab Classroom

Project Status:

- Punch list is 96% complete.
- The fire smoke damper submittal is being reviewed by DSA.

Sacramento City Unified School District Emergency Repair Program (ERP)



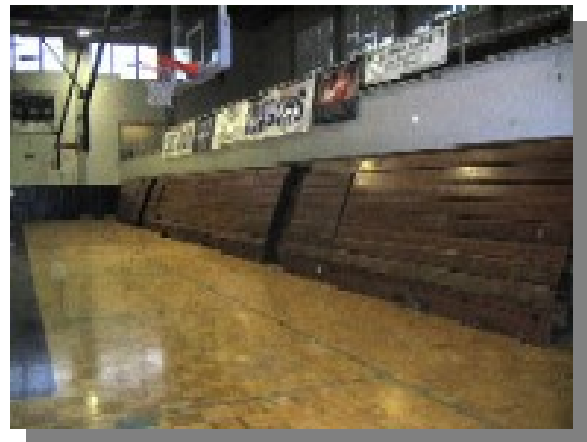
Pool Equipment at Sacramento Charter HS

Program Description:

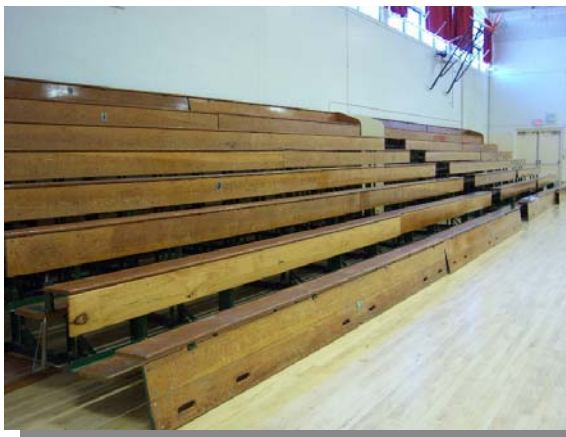
The Emergency Repair Program (ERP) was implemented as a result of the Williams Settlement for schools in deciles one through three. Funds are allocated by the State Allocation Board (SAB) to provide reimbursement for all costs associated with emergency repairs. Thirty-seven (37) schools are eligible for ERP funds, including two schools, Alice Birney Elementary School and Genesis High School, that will be closed in 2009-2010 and another school, Mark Hopkins Elementary School, which has been identified for closure in 2010-2011.

ERP Applications:

- Sixty-four ERP applications submitted by the SCUSD have been approved and funded. The SCUSD has received over \$640,000.00 for these applications.
- One hundred and seventy-seven applications are awaiting OPSC approval. The aggregate value of these applications exceeds \$62,000,000.00. The value of the applications submitted for Alice Birney Elementary School, Genesis High School, and Mark Hopkins Elementary School is approximately \$1,500,000.00.
- The status of three ERP applications is now listed as “pending” on the OPSC website, which depicts the status of all of the ERP applications that have been received by the state. This “pending” status indicates that these applications are now being reviewed by OPSC.
- The three ERP applications now being reviewed by OPSC are for the bleachers at Sacramento Charter High School, the pool equipment at Sacramento Charter High School, and a previously completed gas line repair at Luther Burbank High School.



Bleachers at Sacramento Charter HS



Bleachers at Rosa Parks MS

ERP Projects:

- The bid opening for the Rosa Parks Middle School bleacher replacement project was held on May 27th. The apparent low bid came in at \$95,400.00 from Hetzler Construction. Approval of this bid is tentatively scheduled for the June 18th Board Meeting. An ERP application in the amount of \$115,577.96 has been submitted to OPSC for this project.

Sacramento City Unified School District Kitchen Surveys



Non GFCI Protected Electrical Outlets Next to Sinks at PS7 and Multiple Sites

Program Description:

PCM3, as directed by the SCUSD, surveyed all kitchens in the district. PCM3 worked with the Nutrition Services Department to visit kitchens at eighty-four (84) school sites and evaluate the conditions of these kitchens. Refer to page 9 for assessment.

Schedule Status:

- Site surveys completed February 13, 2009.
- Summary reports submitted to SCUSD.



Formica Serving Counters and Wood Cabinets at Caleb Greenwood and Multiple Sites - Health Code Violation



VCT under Kitchen Equipment at Phoebe Hearst

Progress Projection:

- Additional information such as ADA compliance, restrooms, utensils, cook ware, etc. may be added to the report.
- Condition assessment estimate is approximately \$13,500,000.00 (hard cost).

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.

Capital Improvement Projects

A. Warren McClaskey Adult School Roofing Project:

Scope of work includes water-tight roofing for approximately 20,000 square feet of area served by the school's three high-slope roofs including removal of clay roof tiles, installing new roofing underlayment, and reinstalling existing clay tiles. Plans and specifications have been reviewed by the Facilities Maintenance Department, and these documents will be taken for an "over-the-counter" review to the City of Sacramento on June 8, 2009. The bidding period will follow after plan approval is obtained.



West Wing Roof at A. Warren McClaskey

Isador Cohen Elementary School HVAC Replacement:

Scope of work includes demolition of existing HVAC system and the installation of new rooftop package units at Building A, with a roof access ladder and hatch. The project is on hold, and the District is reviewing possible funding sources.

John Still Middle School Landscaping and Fencing:

Scope of work includes landscaping and the installation of security fencing at the front of the campus. An architect has submitted a proposal for design services to the District.

West Campus High School Fire Loop and Concrete Work:

Scope of work included installation of a complete fire hydrant system to loop the campus and ADA parking stall modifications. Offsite improvements included concrete work, striping, signage, and fencing modifications. The 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.

Sacramento City Unified School District Staff Augmentation Services

Capital Improvement Projects (cont.)



Future Portable Location at Luther Burbank

Luther Burbank High School Career and Technical Education Portable Project:

Scope of work includes installing a portable building for a computer lab, fencing modifications, utility connections, and upgrades to the portable to accommodate equipment. Plans and specifications are complete. Fire hydrants on the campus were tested by the City, and the water pressure is not strong enough at the hydrants. The results of these tests are under review by a civil engineer. The District will not receive DSA approval for this project until the issue is resolved.

The Met Sacramento High School (8th and V) Electric Service Upgrade:

Scope of work includes the installation of a new transformer and main distribution switchboard. The City had originally stated that they would require engineered off site improvement drawings and additional concrete work to be completed for this project. However, options were reviewed with SMUD, and the City has removed this requirement and will only require an encroachment permit to complete this work as currently designed. The electrical engineer is finalizing the plans and specifications.

Fremont School for Adults Window Replacement:

Scope of work includes the demolition of seventy-three (73) existing windows and the installation of aluminum replacement windows along with all necessary patchback work. Additionally, twenty-eight (28) air conditioning units will be replaced in their existing locations. The architect is due to complete the plans and specifications during the first week of June. The plans and specifications will then be submitted for review to the Facilities Maintenance Department, and the electrical portion of the plans will be submitted to the City for plan approval.



North Elevation of Fremont School for Adults

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



Plan Racks and Sticks Organized During Inventory Process

Program Description:

PCM3, as directed by the SCUSD, is in the process of inventorying 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 is approximately 75% complete with the inventorying of all the plans in the Facilities/Maintenance plan room.



East Wall of Plan Room - Previously Lined With Rolled Plans



Rolled Plans Laid Out Flat after Being Inventoryed

Progress Projection:

More plans have been brought into the Facilities/Maintenance plan room. PCM3 will finish inventorying the plan room then begin inventorying the Facilities/Maintenance warehouse across the street in the next thirty (30) days.