



# **MONTHLY REPORT**

April 2009



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## **Construction Progress Report Distribution List**

<b>Mellissa Truitt</b> Assistant Superintendent	<b>Sacramento City Unified School District</b>
<b>Jim Dobson</b> Director II, Planning & Construction	<b>Sacramento City Unified School District</b>
<b>Christopher Frappier</b> <b>David Taxara</b> Project Managers, Planning & Construction	<b>Sacramento City Unified School District</b>
<b>Gene Irestone</b> President / CEO	<b>PCM3, Inc.</b>
<b>Craig Rouse</b> Vice President / COO	<b>PCM3, Inc.</b>
<b>Jeff Thrift</b> Project Director	<b>PCM3, Inc.</b>

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**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:**  
Roebelen 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.



*Crushed Rock Installation*



*Concrete Wall at Stage*

**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.

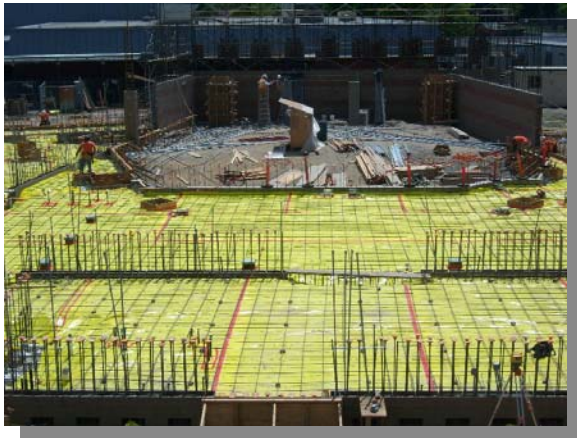
**Sacramento City Unified School District  
John F. Kennedy High School  
Performing Arts Center**

**Schedule Status:**

- Vertical concrete walls at the stage placed on April 9, 2009.
- The building's gas line connected to the site's gas service on April 16, 2009.
- Crushed rock installed behind the stage walls and over the top of footings on April 17, 2009.
- Under-slab electrical rough-in and plumbing rough-in completed.
- Slab-on-grade vapor barrier and reinforcing was completed.
- Excluding the seating area, the building's slab-on-grade was placed on April 30, 2009.



*Under Slab Conduits*



*Stage and Backstage Ready for Slab-on-Grade*

**Construction Issues:**

- None at this time.

**Next 30-Day Progress Projection:**

- Masonry ongoing.
- Electrical rough-in coinciding with erection of masonry walls.
- Installation of door frames.
- Placing vertical concrete walls.
- Backfill of the theater seating area.



*Slab Placement in Progress*



# Sacramento City Unified School District Sacramento Charter High School Modernization



*History Classroom in the West Wing*

**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.



*Library is Almost Fully Categorized and Stocked*



*New Transformer Providing Power to the West Wing*

## **Project Status:**

- St. Hope has been moved into the West Wing along with all of the library books and furniture. St. Hope is occupying all but twelve classrooms and four offices in the West Wing.
- The eleven storage containers in the east parking lot have been emptied and removed from the site.
- Punch list is 85% complete.
- The fire smoke damper submittal is being reviewed by DSA.

## Sacramento City Unified School District Emergency Repair Program (ERP)



*Roofing at Mark Twain ES*

### **Program Description:**

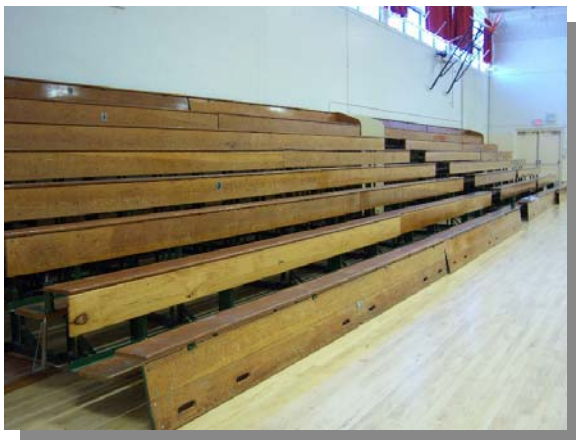
The Emergency Repair Program (ERP) was implemented as a result of the Williams Settlement for schools in deciles one through three. Funds are allocated by the State Allocation Board (SAB) to provide reimbursement for all costs associated with emergency repairs. Thirty-seven (37) schools are eligible 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. It is tentatively anticipated that the first of these ERP applications will be reviewed this spring.



*Damaged Fencing near Pump Station at CB Wire ES*



*Bleachers at Rosa Parks MS*

### **ERP Projects:**

- The Rosa Parks Middle School bleacher replacement project is out to bid. New bleachers are tentatively scheduled for installation during December 2009/January 2010. An ERP application in the amount of \$115,577.96 has been submitted to OPSC for this project.

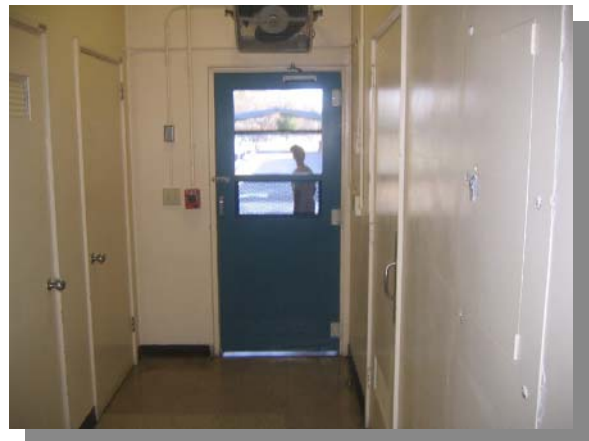
## Sacramento City Unified School District Kitchen Surveys



*Water Cooled Compressor for Walk-in Refrigerator with an Open Continuously Wet Drain in the Dry Food Storage Area - Insect and Rodent Risk at AM Winn Elementary and Multiple School Sites*

### **Schedule Status:**

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



*Large Gaps Around and Under Doors Along with Improper Fly Fans - Sutter Middle and Multiple School Sites*



*Wood Shelving in Dry Food Storage - Health Code Violation at Freeport Elementary and Multiple School 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.

### **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).

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## Kitchen Surveys Compliance - Totals and Percentages



School	One or more California Retail Food Code Violations	Outdated or Obsolete Kitchen Equipment	Pricing for Needed Improvements
1 A. M. Winn Elementary School	X	X	\$ 138,714.50
2 Abraham Lincoln Elementary School	X	X	\$ 127,852.00
3 Albert Einstein Middle	X	X	\$ 232,351.80
4 Alice Birney Elementary School	X	X	\$ 102,038.50
5 American Legion	X	X	\$ 82,675.80
6 Arthur A. Benjamin Health Professions High School			\$ 44,208.60
7 Bowling Green (Charter School)	X	X	\$ 223,935.00
8 Bowling Green Center for O.H.	X	X	\$ 115,273.00
9 Bret Harte	X	X	\$ 124,849.25
10 C. K. McClatchy High	X	X	\$ 352,323.00
11 Caleb Greenwood - K-8	X	X	\$ 146,838.50
12 California Middle		X	\$ 257,178.25
13 Camellia Basic	X	X	\$ 137,262.50
14 Caroline Wenzel	X	X	\$ 110,858.75
15 Cesar E. Chavez	X		\$ 129,948.75
16 Clayton B. Wire	X	X	\$ 147,706.00
17 Collis P. Huntington		X	\$ 113,819.50
18 Crocker/Riverside	X	X	\$ 169,493.60
19 David Lubin	X	X	\$ 134,822.25
20 Earl Warren	X	X	\$ 111,229.50
21 Edward Kemble	X	X	\$ 109,123.50
22 Elder Creek	X	X	\$ 98,904.25
23 Ethel I. Baker	X	X	\$ 130,835.50
24 Ethel Phillips	X	X	\$ 146,923.00
25 Father Keith B. Kenny (Charter School)	X	X	\$ 82,953.75
26 Fern Bacon Basic Middle	X	X	\$ 348,413.00
27 Freeport	X	X	\$ 121,480.00
28 Fruit Ridge	X	X	\$ 197,756.75
29 Genesis (Charter School)			\$ 2,648.00
30 Genevieve F. Didion - K-8	X	X	\$ 131,802.00
31 George Washington Carver High School			\$ 7,960.00
32 Golden Empire	X	X	\$ 140,452.00
33 H.W. Harkness	X	X	\$ 167,315.00
34 Hiram W. Johnson High	X	X	\$ 305,377.00
35 Hollywood Park	X	X	\$ 190,294.00
36 Hubert H. Bancroft	X	X	\$ 53,981.50
37 Isador Cohen	X	X	\$ 107,790.75
38 James W. Marshall	X	X	\$ 151,052.00
39 Jedediah Smith	X	X	\$ 181,515.50
40 John Bidwell		X	\$ 83,639.50
41 John Cabrillo	X	X	\$ 159,634.00
42 John D. Sloat Basic	X	X	\$ 130,943.50
43 John F. Kennedy High	X	X	\$ 354,778.15
44 John H. Still Elementary			\$ 1,000.00

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## Kitchen Surveys Compliance - Totals and Percentages



	School	One or more California Retail Food Code Violations	Outdated or Obsolete Kitchen Equipment	Pricing for Needed Improvements
45	John H. Still Middle		X	\$ 235,782.50
46	John Morse/Waldorf - K-8	X	X	\$ 104,815.50
47	Joseph Bonnheim	X	X	\$ 200,529.40
48	Kit Carson Middle	X	X	\$ 273,538.25
49	Leonardo da Vinci - K-8	X	X	\$ 325,265.00
50	Lisbon	X	X	\$ 140,020.00
51	Luther Burbank High	X	X	\$ 466,943.05
52	Maple	X	X	\$ 80,343.15
53	Marian Anderson Special Education Center	X	X	\$ 161,597.00
54	Mark Hopkins	X	X	\$ 120,517.00
55	Martin Luther King Jr. - K-8	X	X	\$ 134,052.00
56	Matsuyama	X		\$ 50,555.00
57	Nicholas	X	X	\$ 209,105.40
58	O.W. Erlewine	X	X	\$ 82,759.50
59	Oak Ridge	X	X	\$ 122,329.00
60	Pacific	X	X	\$ 177,511.75
61	Parkway	X	X	\$ 155,162.50
62	Peter Burnett	X	X	\$ 125,506.50
63	Phoebe A. Hearst Basic	X	X	\$ 135,388.50
64	Pony Express	X	X	\$ 97,303.00
65	PS7 Elementary (Charter)	X	X	\$ 131,944.00
66	Rosa Parks	X	X	\$ 313,225.00
67	Rosemont			\$ 217,200.00
68	Sacramento Charter High School	X		\$ 276,443.90
69	Sacramento New Technology High School (Charter School)			\$ 1,450.00
70	Sam Brannan Middle	X	X	\$ 307,285.00
71	School of Engineering and Sciences (Grades 7-12)	X	X	\$ 114,577.00
72	Sequoia	X	X	\$ 127,712.30
73	Susan B. Anthony	X	X	\$ 126,270.00
74	Sutter Middle	X	X	\$ 293,810.50
75	Sutterville	X	X	\$ 171,962.25
76	Tahoe	X	X	\$ 178,957.00
77	The Met Sacramento (Charter School)	X		\$ 223,090.00
78	Theodore Judah	X	X	\$ 206,356.25
79	Thomas Jefferson	X	X	\$ 108,615.50
80	Washington	X	X	\$ 156,595.00
81	West Campus	X	X	\$ 248,370.00
82	Will C. Wood	X	X	\$ 341,651.00
83	William Land	X	X	\$ 89,950.25
84	Woodbine	X	X	\$ 129,298.00
Total kitchens not in compliance or with obsolete equipment:		74	74	\$13,573,738.65
Percentage of kitchens not in compliance or with obsolete equipment:		88.10%	88.10%	

\* 84 Total kitchens surveyed - adult schools and schools without kitchens are not listed

## Sacramento City Unified School District Science Lab Surveys



*Eyewash Station at California MS*

### **Program Description:**

PCM3, as directed by the SCUSD, surveyed all science labs in the district. PCM3 visited science labs at twenty-nine (29) school sites and evaluated the conditions of these labs. Refer to page 12 for conditions assessment.

### **Science Lab Stats:**

- Five (5) science labs surveyed at K-8 schools.
- Thirty-nine (39) science labs surveyed at middle schools.
- Seventy-two (72) science labs surveyed at high schools.



*Lab Stations at CK McClatchy HS*



*Chemical Storage at West Campus HS*

### **Summary of Findings:**

- Summary reports submitted November 2008.
- Conditions assessment estimate is approximately \$8,000,000.00 (hard cost).



# Summary Sheet Science Lab Evaluations

## K-8 Schools:

School	Total Rms	Site Funded	Operations	Total
Caleb Greenwood	1	\$3,350	\$105,153	\$108,503
Genevieve F. Didion	1	\$3,350	\$96,153	\$99,503
Leonardo da Vinci	1	\$1,880	\$30,153	\$32,033
Martin Luther King Jr.	1	\$900	\$108,256	\$109,156
Success Academy	1	\$4,250	\$131,066	\$135,316
<b>Totals</b>	<b>5</b>	<b>\$13,730</b>	<b>\$470,781</b>	<b>\$484,511</b>

## Middle Schools:

School	Total Rms	Site Funded	Operations	Total
Albert Einstein	6	\$4,880	\$245,659	\$250,539
California	3	\$2,860	\$193,098	\$195,958
Fern Bacon	4	\$4,280	\$126,740	\$131,020
John Still	2	\$150	\$77,520	\$77,670
Kit Carson	3	\$12,380	\$171,383	\$183,763
Rosa Parks	4	\$2,480	\$414,395	\$416,875
Sam Brannan	4	\$920	\$454,543	\$455,463
Sutter	8	\$10,930	\$853,007	\$863,937
Will C. Wood	5	\$14,490	\$531,856	\$546,346
<b>Totals</b>	<b>39</b>	<b>\$53,370</b>	<b>\$3,068,201</b>	<b>\$3,121,571</b>

## High Schools:

School	Total Rms	Site Funded	Operations	Total
American Legion	1	\$8,380	\$112,123	\$120,503
Capital City	1	\$4,330	\$128,726	\$133,056
Genesis	3	\$16,390	\$337,919	\$354,309
George Washington Carver	2	\$14,960	\$25,146	\$40,106
Health Professions	4	\$6,000	\$45,610	\$51,610
Hiram W. Johnson	12	\$58,950	\$1,336,679	\$1,395,629
John F. Kennedy	11	\$55,600	\$562,418	\$618,018
Luther Burbank	12	\$38,220	\$868,112	\$906,332
McClatchy	7	\$30,470	\$138,548	\$169,018
Sacramento Charter	Pending completion of modernization.			
Sacramento New Technology	2	\$300	\$680	\$980
School of Engineering & Sciences	Pending completion of permanent campus.			
Rosemont	10	\$33,250	\$10,350	\$43,600
The Met	1	\$10,830	\$148,326	\$159,156
West Campus	6	\$25,900	\$318,861	\$344,761
<b>Totals</b>	<b>72</b>	<b>\$303,580</b>	<b>\$4,033,498</b>	<b>\$4,337,078</b>
<b>Grand Totals</b>	<b>116</b>	<b>\$370,680</b>	<b>\$7,572,480</b>	<b>\$7,943,160</b>

## **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 located at the west classroom wing, the main building, and the multi-purpose building, including removal of clay roof tiles, installing new roofing underlayment, and reinstalling (e) clay tiles.

#### **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) mechanical units will be replaced in their existing locations.

#### **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.

#### **John Still Middle School Landscaping and Fencing:**

Scope of work includes landscaping and the installation of security fencing at the front of the campus.

#### **Luther Burbank High School Career and Technical Education Portable Project:**

Scope of work includes installing a portable building for a computer lab. Scope of work also includes fencing modifications, utility connections, and upgrades to the portable to accommodate equipment.

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

Scope of work includes the installation of a new transformer and main distribution switchboard.

#### **West Campus High School Fire Loop and Concrete Work:**

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

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



*Rolled and Loose Plans in Plan Room at First Avenue*

### **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 halfway through with the inventorying of all the plans in the Facilities/Maintenance plan room.



*Storage Bays at the Warehouse on Redding Ave*



*Pallets of Plans and Boxes in First Ave Warehouse*

### **Progress Projection:**

PCM3 will finish inventorying the Facilities/Maintenance plan room then begin inventorying the Facilities/Maintenance warehouse across the street in the next thirty (30) days.