



City of Los Altos

Los Altos Community Center



MONTHLY REPORT #9

MAY 2020

PREPARED BY NOVA PARTNERS, INC.

Los Altos Community Center

Owner

City of Los Altos
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Architect

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Construction**
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The Los Altos Community Center will support play, learning and community gatherings and will be configured to maximize connections to existing amenities on the Civic Center campus and downtown.

The building will contain modern amenities, be sustainably designed and provide facilities that are both adequate and useful to the community. The architecture will be inviting and showcase the unique character of Los Altos, with the building located in a beautiful park-like setting.



Project Summary

The Hillview Community Center located at 97 Hillview Avenue, Los Altos was constructed in the 1940s and 1950s as an elementary school and has served as a community center since 1975. The buildings were originally constructed as wood-frame and steel structures and had undergone numerous additions, renovations, and upgrades over more than 70 years. The scope of this project is to demolish the existing 30,362 square-foot community center, re-designing the site, retaining 71 existing trees, and constructing a new one-story 24,500 square-foot community center building occupying a location at the north end of the present community center site. Pedestrian pathways and crosswalks will be provided throughout the site to connect the parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site such as the History Museum and Library. The driveway connections to Hillview Avenue will be realigned, with a total of two driveway connections rather than the existing four driveway entrances. The site will function more efficiently and provide a better connection to the existing buildings within the Civic Center.

The construction phase of the project began with bidding and subsequent City Council approval of the construction contract in July 2019. The project budget approved by City Council for the entire project is \$38,335,400 which includes all soft costs, hard costs and furniture for the new building.

The construction work is being performed by Gonsalves & Stronck Construction Company, Inc. Demolition of the site began in September 2019 and the buildings were demolished in October 2019. Grading and site utilities work was undertaken during the months of November and December 2019. Excavation, rebar and concrete placement activities were completed in January-February 2020 for the building footings and mat slabs. Structural framing began in February and made significant progress in March 2020. Installation of mechanical and electrical systems also began in March 2020.

In accordance with the shelter-in-place order issued by Santa Clara County, on March 31, 2020, in response to COVID-19, work on-site was suspended until the revised County order on April 29, 2020. Work resumed, with new health and safety requirements, on May 4, 2020.

The original November 25, 2020 completion date reflected in the bid is currently revised to Mid-February, 2021. It is highly likely the completion date will continue to be adjusted as impacts from COVID-19 are realized. For more details on the budget and schedule, see pages 7 & 8 and Appendices A & B enclosed.

Activities Summary

May 2020 Activities:

Gonsalves & Stronck Construction resumed construction activities on May 4th 2020 following the Santa Clara County shelter-in-place order prohibiting work on site. Work performed in May 2020 includes:

- Implement COVID-19 health and safety plan protocols in accordance with Santa Clara County.
- Structural steel beam erection.
- Fire sprinkler, mechanical ductwork installation, electrical work at North side of building.
- Roof framing, and metal deck installation.
- Waterproofing vapor barrier installation.
- Work at Library Connector began. This part of the project is being undertaken now while most facilities are still closed due to the shelter-in-place restrictions, to minimize impacts to staff and visitors of the Los Altos civic campus.

Upcoming Activities:

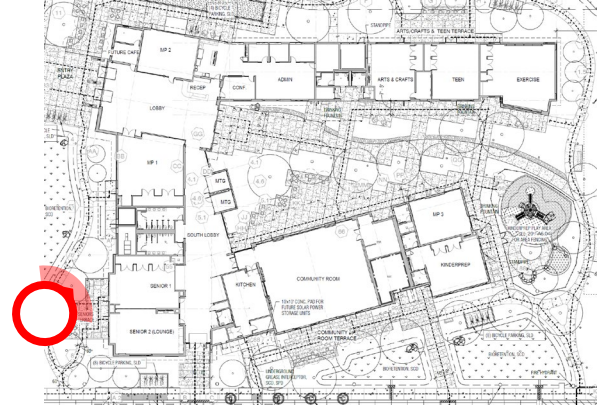
The revised County shelter-in-place order allows construction to continue. During June 2020, Gonsalves & Stronck Construction expects to perform the following activities:

- Continued COVID-19 health and safety protocols in accordance with Santa Clara County.
- Roof truss fabrication and installation.
- Waterproofing Membrane and insulation installation.
- Fire sprinkler installation and electrical rough-in throughout building.
- Preparation of electrical room for inspection.
- Waterproofing vapor barrier installation.
- Fire water piping line and site telecom installation.
- Continued Library Connector site work.

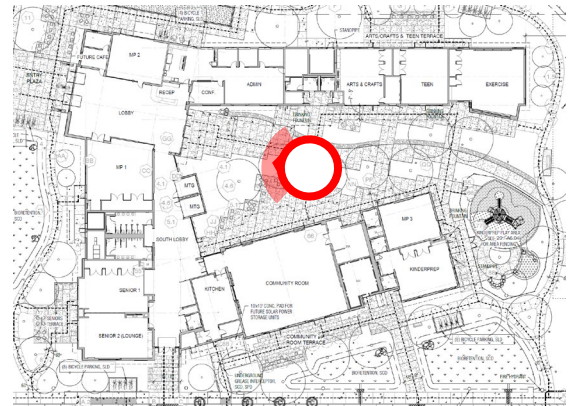
A detailed construction schedule is included in Appendix B. Please note, further adjustments due to COVID-19 may be required.

Project Photos

Progress photographs from May, 2020.



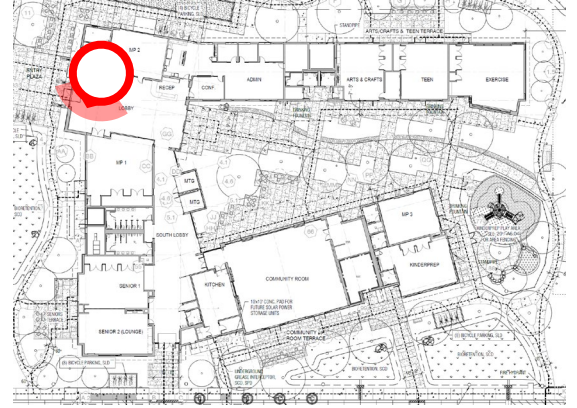
Continued wall and roof framing



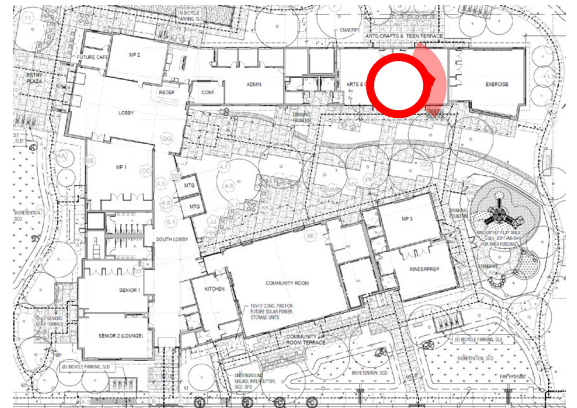
Continued wall and roof framing

Project Photos

Progress photographs from May, 2020.



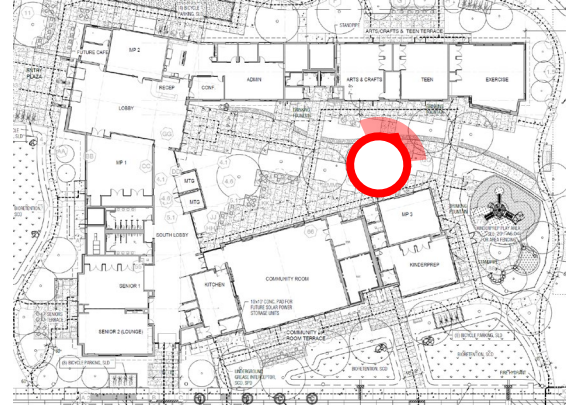
Continued interior wall and roof framing at main lobby



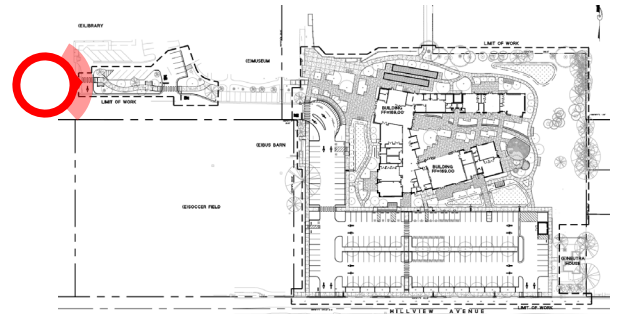
Continued mechanical and electrical installation

Project Photos

Progress photographs from May, 2020.



Eave and rafter tail framing at North side of building



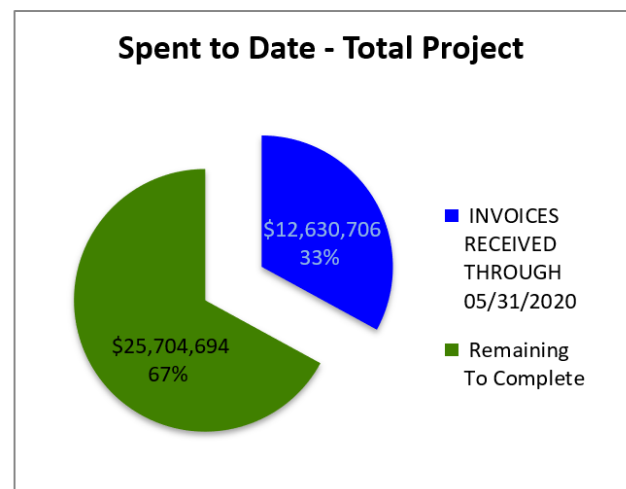
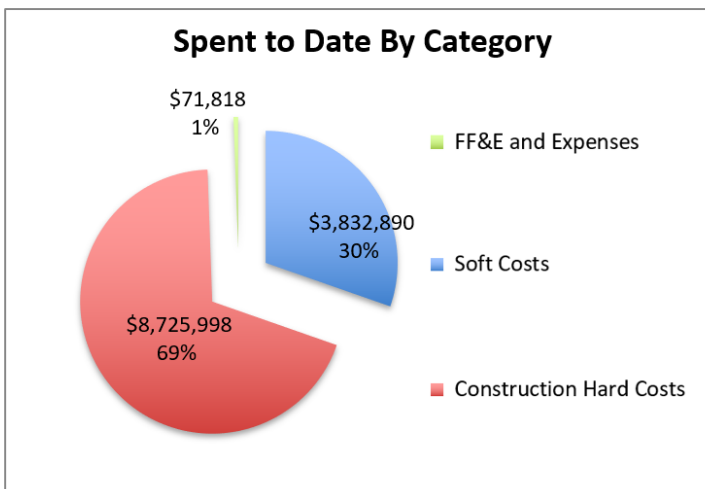
Site work at Library Connector

Project Budget: May Status



LOS ALTOS COMMUNITY CENTER
97 Hillview Avenue, Los Altos
Project Dashboard - Executive Summary
May 2020

Budget Line Description	APPROVED PROJECT BUDGET	Budget Reallocations	Current Forecast	INVOICES RECEIVED THROUGH 05/31/2020	Remaining To Complete	Percent Complete
Soft Costs	\$ 5,535,443	\$ -	\$ 5,535,443	\$ 3,832,890	\$ 1,702,553	69.2%
Construction Hard Costs	\$ 31,035,400	\$ -	\$ 31,035,400	\$ 8,725,998	\$ 22,309,402	28.1%
FF&E and Expenses	\$ 1,764,557	\$ -	\$ 1,764,557	\$ 71,818	\$ 1,692,739	4.1%
Total Project Costs	\$ 38,335,400	\$ -	\$ 38,335,400	\$ 12,630,706	\$ 25,704,694	32.9%



Total project cost of \$38,335,400 approved by Los Altos City Council on July 30, 2019.

Refer to Appendix A for budget details:

- Project budget detail
- Contingency transfers (approved to date)
- Construction cost detail

Milestone Schedule

Item	Description	Duration	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
1	Execute Contract	0	8/3/2019	8/3/2019	08/03/2019	08/19/2019
2	Notice to Proceed	0	8/21/2019	8/21/2019	08/21/2019	08/21/2019
3	Start of Construction	0	9/3/2019	9/3/2019	09/03/2019	09/03/2019
4	Building Abatement	23	9/9/2019	10/2/2019	09/09/2019	10/02/2019
5	Building & Site Demolition	22	10/3/2019	10/25/2019	10/11/2019	11/25/2019
6	Site Preparation and Layout for Building	13	10/25/2019	11/7/2019	12/11/2019	12/20/2019
7	Excavate for Site Utilities: Storm/Bio-ret.	24	10/25/2019	11/18/2019	12/13/2019	01/20/2020
8	Excavate for Site Utilities: Sanitary	12	11/8/2019	11/20/2019	01/27/2020	02/26/2920
9	Footings/Slab: North Portion; New Bldg.	67	11/8/2019	1/14/2020	12/23/2019	02/21/2920
10	Footings/Slab: South Portion; New Bldg.	74	11/15/2019	1/28/2020	01/02/2020	02/21/2920
11	Frame Walls/Roof Structures	115	2/3/2020	5/28/2020	02/04/2020	
12	Roof Decking and Gables/Flat Roofs	122	2/28/2020	6/29/2020	02/13/2020	
13	Roofing Shingles/Flat Roof Membrane	98	5/22/2020	8/28/2020	5/27/2020	
14	Exterior Wall Finishes	93	5/26/2020	8/27/2020		
15	Interior Finishes	233	3/9/2020	10/28/2020		
16	Library Connector Sitework	34	6/17/2020	7/21/2020	5/26/2020	
17	Parking Lot Construction/Paving	120	6/11/2020	10/9/2020		
18	Exterior Sitework; Landscape/Lights	54	8/28/2020	10/21/2020		
19	Concrete Sidewalk & Trellis Systems	61	8/14/2020	10/14/2020		
20	Commissioning of Systems	53	8/28/2020	10/20/2020		
21	Substantial Completion	12	12/18/2020	12/30/2020		
22	Temporary Certificate of Occupancy	12	12/18/2020	12/30/2020		
23	Furniture Move-in	22	1/4/2021	1/26/2021		
24	Final Occupancy	15	1/27/2021	2/11/2021		

Contractual completion for the project is 450 calendar days from Start of Construction date. Dates, durations and sequence indicated for each activity are subject to a variety of factors including weather, construction timing, and phasing of the construction and may be adjusted as the project progresses.

To date, three issues have been encountered that delayed progress:

1. PG&E delay in capping off the gas line in the street delayed progress by **7 working days**.
2. Unforeseen below-grade conditions encountered during demolition delayed progress by an additional **7 working days**.
3. Due to the COVID-19 Pandemic, the construction site was closed between March 30th 2020 and May 4th 2020. Ongoing impacts to construction productivity, material and equipment fabrication, deliveries, manpower availability, and external organizations such as Cal Water, PG&E, Santa Clara County that are required for reviews and inspections, are all being impacted. Schedules are being evaluated and adjusted in accordance with the construction contract.

The 450-calendar-day baseline schedule assumes 20 weather delay days. Accordingly, rain days do not push-out the overall completion date. The project has encountered 8 inclement weather delay days to date.

Construction was originally anticipated to be completed by the November 25, 2020 as reflected in the bids schedule. The completion date is currently anticipated to be Mid-February, 2021. It is likely that the completion date will be further revised as impacts due to COVID-19 are evaluated and addressed. A detailed construction schedule is included in Appendix B.

Appendix A. Budget Details

- Project Budget Details
- Construction Cost Details
- Contingency Transfers
(approved to date)



LOS ALTOS COMMUNITY CENTER
 97 Hillview Avenue, Los Altos
 Project Budget Report
 May 2020



Building Square Footage: 24,500 sq. ft.		BUDGET STATUS				COMMITTED COSTS			SPENDING				
Budget Line Description	Vendor	A	B	C (A+B)		D	E	F (D+E)	G	H (G/C)	I	COMMENTS	
		APPROVED PROJECT BUDGET	TRANSFERS & CONTINGENCY USAGE	TOTAL FORECASTED FINAL BUDGET	COST PER SF	ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS	REVISED CONTRACT AMOUNT	INVOICES RECEIVED THROUGH 05/31/2020	% COMPLETE	REMAINING TO BE SPENT		
SOFT COSTS													
PERMITS, FEE & UTILITIES													
S-105*	Plan Check Fees	3rd Party Plan Check	108,104	-	108,104	4.41	70,000	-	70,000	39,875	36.9%	68,229	3rd party review by Structech
S-110	Building Permit Fees		-	-	-	-	-	-	-	-	-	-	
S-115	Fire	Santa Clara Fire	-	-	-	-	-	-	-	-	-	-	Fees for deferred submittals
S-125	Utility Fees	Cal Water/P&G&E	200,000	(101,760)	98,240	4.01	98,240	-	98,240	91,973	93.6%	6,267	Cal Water, PG&E
S-145	Title Reports	City of Los Altos	500	-	500	0.02	500	-	500	400	80.0%	100	
ARCHITECT & ENGINEER													
S-200	Architect	Noll & Tam	3,440,178	426,853	3,867,031	157.84	3,867,031	-	3,867,031	3,021,087	78.1%	845,944	
S-245	CEQA Consultant	EMC Planning	-	38,194	38,194	1.56	38,194	-	38,194	38,194	100.0%	0	Initial CEQA Study
OTHER CONSULTANTS													
S-315	Phase I ESA	Ninyo & Moore	3,400	-	3,400	0.14	3,400	-	3,400	3,400	100.0%	-	
S-340	Hazardous Material Survey	Znapfly	75,000	(36,165)	38,835	1.59	37,106	1,729	38,835	38,835	100.0%	-	Includes abatement monitoring
S-350	Construction Management	Nova	1,013,475	250,718	1,264,193	51.60	68,450	1,195,743	1,264,193	567,465	44.9%	696,728	
S-380	Biologist	Rincon	23,520	(17,611)	5,909	0.24	5,909	-	5,909	5,279	89.3%	630	Bat/Bird surveys for Mitigated Neg Dec
TESTING & INSPECTION													
S-510	Special Inspections	Nova	74,876	(74,876)	-	-	-	-	-	-	-	-	
S-570	Abatement Monitoring		68,000	(68,000)	-	-	-	-	-	-	-	-	Moved to soft cost contingency
S-580	Commissioning	Interface	30,000	-	30,000	1.22	28,580	-	28,580	9,894	33.0%	20,106	
S-590	City Utility Inspections	Bellecci	-	22,012	22,012	0.90	22,012	-	22,012	16,488	74.9%	5,524	Storm Drain and Sanitary Sewer inspections
SUBTOTAL			5,037,053	439,365	5,476,418	223.53	4,239,422	1,197,472	5,436,894	3,832,890	70.0%	1,643,528	
Soft Cost Contingency		~10%	498,390	(439,365)	59,025	-	-	-	-	-	-	59,025	
SOFT COST TOTAL			5,535,443	-	5,535,443	225.94	4,239,422	1,197,472	5,436,894	3,832,890	69.2%	1,702,553	
CONSTRUCTION HARD COSTS													
H-200	Construction	Gonsalves & Stronck	28,214,000	343,950	28,557,950	1,165.63	28,214,000	343,950	28,557,950	8,725,998	30.6%	19,831,952	G&S contract plus approved Change Orders
SUBTOTAL			28,214,000	343,950	28,557,950	1,165.63	28,214,000	343,950	28,557,950	8,725,998	30.6%	19,831,952	
Construction/Owner Contingency		10%	2,821,400	(343,950)	2,477,450	-	-	-	-	-	-	2,477,450	
CONSTRUCTION HARD COST TOTAL			31,035,400	-	31,035,400	1,266.75	28,214,000	343,950	28,557,950	8,725,998	28.1%	22,309,402	
FURNITURE, FIXTURES & EQUIPMENT													
F-130	Interior Furniture		920,000	-	920,000	37.55	-	-	-	-	-	920,000	Furniture design by N&T as per above Architect line
F-160	Move / Relocation	JKA	200,000	-	200,000	8.16	49,009	-	49,009	44,811	22.4%	155,189	Cost for moving into new facility
F-170	Lock Smith	TBD	-	-	-	-	-	-	-	-	-	-	TBD by City
IT & A/V EQUIPMENT													
F-200	IT		190,000	-	190,000	7.76	74,327	-	74,327	5,392	2.8%	184,608	AMS Fiber connection to LAPD to be funded
F-210	Security		113,000	-	113,000	4.61	-	-	-	-	-	113,000	Intrusion Detection alarm system
F-220	AV		170,757	-	170,757	6.97	-	-	-	-	-	170,757	Owner furnished Audio-visual hardware / equipment
SUBTOTAL			1,593,757	-	1,593,757	65.05	123,336	-	123,336	50,203	3.1%	1,543,553.90	
FF&E Contingency		~8.5%	135,800	-	135,800	5.54	-	-	-	-	-	135,800.00	
FF&E TOTAL			1,729,557	-	1,729,557	70.59	123,336	-	123,336	50,203	2.9%	1,679,353.90	
EXPENSES													
E-120	Reimbursables		10,000	-	10,000	0.41	10,000	-	10,000	6,856	68.6%	3,144	
E-130	Blueprinting/FedEx/Etc.		10,000	-	10,000	0.41	10,000	-	10,000	7,065	70.7%	2,935	
E-140	Travel		5,000	-	5,000	0.20	5,000	-	5,000	-	-	5,000	
E-150	Miscellaneous Expenses		10,000	-	10,000	0.41	10,000	-	10,000	7,694	76.9%	2,306	
E-160	Other		-	-	-	-	-	-	-	-	-	-	
EXPENSES TOTAL			35,000	-	35,000	1.43	35,000	-	35,000	21,615	61.8%	13,385	
Additional Owner Project Contingency			-	-	-	-	-	-	-	-	-	-	
Project Totals			\$38,335,400	\$0	\$38,335,400	\$ 1,564.71	\$32,611,758	\$1,541,422	\$34,153,180	\$12,630,706	32.9%	\$25,704,694	



LOS ALTOS COMMUNITY CENTER
97 Hillview Avenue, Los Altos
Construction Cost Breakdown
May 2020



	BASE CONTRACT	WORK PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED AND STORED	% COMPLETE	BALANCE TO FINISH	RETENTION (10%)
DIVISION 1 - GENERAL CONDITIONS & FEE	\$4,663,406.00	\$2,084,654.00	\$146,296.00	\$0.00	\$2,230,950.00	48%	\$2,432,456.00	\$223,095.00
DIVISION 2 - DEMO	\$612,000.00	\$571,700.00	\$0.00	\$0.00	\$571,700.00	93%	\$40,300.00	\$57,170.00
DIVISION 3 - CONCRETE	\$896,325.00	\$818,263.00	\$0.00	\$0.00	\$818,263.00	91%	\$78,062.00	\$81,826.30
DIVISION 5 - METALS	\$1,348,650.00	\$1,017,865.00	\$8,475.00	\$16,695.00	\$1,043,035.00	77%	\$305,615.00	\$104,303.50
DIVISION 6 - WOOD AND PLASTICS	\$3,742,780.00	\$1,795,665.00	\$18,118.00	\$44,892.00	\$1,858,675.00	50%	\$1,884,105.00	\$185,867.50
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	\$2,075,083.00	\$122,640.00	\$5,528.00	\$44,760.00	\$172,928.00	8%	\$1,902,155.00	\$17,292.80
DIVISION 8 - WINDOWS AND DOORS	\$1,356,606.00	\$0.00	\$0.00	\$37,972.00	\$37,972.00	3%	\$1,318,634.00	\$3,797.20
DIVISION 9 - FINISHES	\$2,133,086.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,133,086.00	\$0.00
DIVISION 10 - SPECIALTIES	\$261,659.00	\$2,640.00	\$0.00	\$0.00	\$2,640.00	1%	\$259,019.00	\$264.00
DIVISION 11 - EQUIPMENT	\$255,116.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$255,116.00	\$0.00
DIVISION 12 - FURNISHINGS	\$158,711.00	\$72,639.00	\$0.00	\$0.00	\$72,639.00	46%	\$86,072.00	\$7,263.90
DIVISION 21 - FIRE SUPPRESSION	\$195,500.00	\$33,235.00	\$0.00	\$0.00	\$33,235.00	17%	\$162,265.00	\$3,323.50
DIVISION 22 - PLUMBING	\$624,726.00	\$237,395.00	\$18,742.00	\$0.00	\$256,137.00	41%	\$368,589.00	\$25,613.70
DIVISION 23 - HVAC	\$1,744,176.00	\$104,650.00	\$40,814.00	\$90,000.00	\$235,464.00	14%	\$1,508,712.00	\$23,546.40
DIVISION 26 - ELECTRICAL	\$5,043,346.00	\$505,866.00	\$1,200.00	\$88,800.00	\$595,866.00	12%	\$4,447,480.00	\$59,586.60
DIVISION 31 - EARTHWORK	\$872,300.00	\$65,600.00	\$0.00	\$0.00	\$65,600.00	8%	\$806,700.00	\$6,560.00
DIVISION 32 - EXTERIOR IMPROVEMENTS	\$1,671,720.00	\$15,170.00	\$0.00	\$0.00	\$15,170.00	1%	\$1,656,550.00	\$1,517.00
DIVISION 33 - UTILITIES	\$558,810.00	\$402,343.00	\$0.00	\$0.00	\$402,343.00	72%	\$156,467.00	\$40,234.30
SUB-TOTAL	\$28,214,000.00	\$7,850,325.00	\$239,173.00	\$323,119.00	\$8,412,617.00	30%	\$19,801,383.00	\$841,261.70
CHANGE ORDERS	\$343,950.00	\$287,444.00	\$25,937.00	\$0.00	\$313,381.00	91%	\$30,569.00	\$31,338.10
GRAND TOTAL	\$28,557,950.00	\$8,137,769.00	\$265,110.00	\$323,119.00	\$8,725,998.00	31%	\$19,831,952.00	\$872,599.80



LOS ALTOS COMMUNITY CENTER
 97 Hillview Avenue, Los Altos
 Budget Transfer and Contingency Log
 May 2020



DATE	DESCRIPTION OF CHANGE	PROJECT BUDGET LINE NUMBER*	AMOUNT	TYPE OF CHANGE	INTER BUDGET TRANSFER	SOFT COST CONTINGENCY	HARD COST CONTINGENCY	FF&E CONTINGENCY	COMMENTS
*Project Budget Line Numbers are an internal NOVA tracking tool.					Inter-Budget Transfer	Soft Cost Conting.	Hard Cost Conting.	FF&E Conting.	
Beginning Contingency Balance:						\$ 498,390	\$ 2,821,400	\$ 135,800	
11/18/2019	Removal of Special Inspections Testing as separate budget line item	S-510	\$ (74,876)	Soft Cost Conting.	\$ -	\$ (74,876)	\$ -	\$ -	Special Testing & Inspection added to Nova's contract
11/18/2019	Special Inspection & Testing added to Nova's contract	S-350	\$ 70,218	Soft Cost Conting.	\$ -	\$ 70,218	\$ -	\$ -	Special Testing & Inspection added to Nova's contract. (Amendment #1)
10/4/2019	Removal of Abatement Monitoring as separate budget line item because already captured in Znapfly contract	S-570	\$ (68,000)	Soft Cost Conting.	\$ -	\$ (68,000)	\$ -	\$ -	
11/13/2019	Move funds from Contingency to CEQA Consultant	S-245	\$ 38,194	Soft Cost Conting.	\$ -	\$ 38,194	\$ -	\$ -	
10/30/2019	Move funds from Contingency to G&S contract	H-200	\$ 103,713	Hard Cost Conting.	\$ -	\$ -	\$ 103,713	\$ -	COR-001 - Shoup Park renovation for relocated staff
11/30/2019	Move funds from Contingency to G&S contract	H-200	\$ 9,545	Hard Cost Conting.	\$ -	\$ -	\$ 9,545	\$ -	COR-002 - Analysis of soils prior to haul-off / disposal
1/7/2020	Move funds from Contingency to G&S contract	H-200	\$ 17,347	Hard Cost Conting.	\$ -	\$ -	\$ 17,347	\$ -	COR-003 - Pitzl Hangers. Improved aesthetic at exposed beam connections @ 48 locations
1/21/2020	Move funds from Contingency to G&S contract	H-200	\$ 9,005	Hard Cost Conting.	\$ -	\$ -	\$ 9,005	\$ -	COR-005 - Design clarification at Café for under-slab grease waste and vent pipe
2/13/2020	Move funds from Contingency to G&S contract	H-200	\$ 9,867	Hard Cost Conting.	\$ -	\$ -	\$ 9,867	\$ -	COR-006 - Added Sprinklers at Trash Enclosure
2/20/2020	Move funds from Contingency to G&S contract	H-200	\$ 18,919	Hard Cost Conting.	\$ -	\$ -	\$ 18,919	\$ -	COR-004 - Bulletin 1: Design clarification structural and plumbing for PV panel maintenance
2/20/2020	Move funds from Contingency to G&S contract	H-200	\$ 41,395	Hard Cost Conting.	\$ -	\$ -	\$ 41,395	\$ -	COR-008 - Overtime Schedule Acceleration Efforts Nov to Jan
2/23/2020	Move funds from Contingency to G&S contract	H-200	\$ 90,492	Hard Cost Conting.	\$ -	\$ -	\$ 90,492	\$ -	COR-007 - Demo Unforeseen Conditions
3/6/2020	Move funds from Contingency to G&S contract	H-200	\$ 8,788	Hard Cost Conting.	\$ -	\$ -	\$ 8,788	\$ -	COR-009 - Utility Changes
3/12/2020	Move funds from Contingency to G&S contract	H-200	\$ 3,612	Hard Cost Conting.	\$ -	\$ -	\$ 3,612	\$ -	COR-010 - Rebar Changes
3/30/2020	Move funds from Contingency to G&S contract	H-200	\$ 3,322	Hard Cost Conting.	\$ -	\$ -	\$ 3,322	\$ -	COR-011 - Coiling Door Changes
5/26/2020	Reduction of Utility Fees and balance placed back in Soft Cost Contingency. Cal Water doing less work.	S-125	\$ (101,760)	Soft Cost Conting.	\$ -	\$ (101,760)	\$ -	\$ -	
5/27/2020	Move funds from Contingency to Architect	S-200	\$ 246,353	Soft Cost Conting.	\$ -	\$ 246,353	\$ -	\$ -	Place Holder, Amendment Pending
5/27/2020	Move funds from Contingency to Architect	S-200	\$ 180,500	Soft Cost Conting.	\$ -	\$ 180,500	\$ -	\$ -	Place Holder, Amendment Pending
5/27/2020	Move funds from Contingency to Construction Management	S-350	\$ 180,500	Soft Cost Conting.	\$ -	\$ 180,500	\$ -	\$ -	Place Holder, Amendment Pending
5/27/2020	Reduction of Haz Mat Survey and balance placed back in Soft Cost Contingency.	S-340	\$ (36,165)	Soft Cost Conting.	\$ -	\$ (36,165)	\$ -	\$ -	No other haz mat work expected
5/27/2020	Reduction of Biologist and balance placed back in Soft Cost Contingency.	S-380	\$ (17,611)	Soft Cost Conting.	\$ -	\$ (17,611)	\$ -	\$ -	No other biologist work expected
5/27/2020	Move funds from Contingency to City Utility Inspections	S-590	\$ 22,012	Soft Cost Conting.	\$ -	\$ 22,012	\$ -	\$ -	5/27: Requested by the City. Could not do in house
5/27/2020	Move funds from Contingency to G&S contract	H-200	\$ 2,008	Hard Cost Conting.	\$ -	\$ -	\$ 2,008	\$ -	COR-012 - Wood Door Veneer
5/27/2020	Move funds from Contingency to G&S contract	H-200	\$ 2,940	Hard Cost Conting.	\$ -	\$ -	\$ 2,940	\$ -	COR-013 - Soils
5/27/2020	Move funds from Contingency to G&S contract	H-200	\$ 16,012	Hard Cost Conting.	\$ -	\$ -	\$ 16,012	\$ -	COR-014 - 2" Rat Slab
5/27/2020	Move funds from Contingency to G&S contract	H-200	\$ 1,994	Hard Cost Conting.	\$ -	\$ -	\$ 1,994	\$ -	COR-015 - Floor Boxes and Recep
5/27/2020	Move funds from Contingency to G&S contract	H-200	\$ 4,991	Hard Cost Conting.	\$ -	\$ -	\$ 4,991	\$ -	COR-016 - Light Pole
Subtotal					\$ -	\$ 439,365	\$ 343,950	\$ -	
Remaining Contingency Balance:						\$ 59,025	\$ 2,477,450	\$ 135,800	

Appendix B. Construction Schedule Details



Main project schedule table with columns for Activity ID, Activity Name, Original Duration, Start, Finish, Total Float, Activity % Complete, Predecessors, Successors, and a Gantt chart view for the year 2020 (Aug to Apr) and 2021 (Jan to Apr). Activities include Milestones, Permits, PG & E Service, Construction, HAZMAT & DEMO, PG&E DELAY TIA F1, STEEL - REVIEW, and UTILITIES - DEEP.

Legend for activity bars: Remaining Level of Effort (green), Actual Work (blue), Critical Remaining W... (red), Actual Level of Effort (dark blue), Remaining Work (light green), Milestone (diamond)



Table with columns: Activity ID, Activity Name, Original Duration, Start, Finish, Total Float, Activity % Complete, Predecessors, Successors, and a Gantt chart grid for months from Aug 2020 to Apr 2021. Activities include Roofing, Admin & Classrooms, Lobby, South Lobby, Community & Classrooms, Flat Roof, and Exterior Walls.

Legend for activity bars: Remaining Level of Effort (green), Actual Work (blue), Critical Remaining W... (red), Actual Level of Effort (dark blue), Remaining Work (light green), Milestone (black diamond).



Table with columns: Activity ID, Activity Name, Original Duration, Start, Finish, Total Float, Activity % Complete, Predecessors, Successors, and a Gantt chart grid for months from Aug 2020 to Apr 2021. Activities include 'FINISHES', 'ADMIN, CLASSROOMS & TOILETS', and 'LOBBY & MP 1 & 2'.

Legend for activity bars: Remaining Level of Effort (green), Actual Work (blue), Critical Remaining W... (red), Actual Level of Effort (dark blue), Remaining Work (light green), Milestone (black diamond).



Activity ID, Activity Name, Original Duration, Start, Finish, Total Float, Activity % Complete, Predecessors, Successors, Gantt chart showing activity progress from August 2020 to April 2021.

Legend for activity bars: Remaining Level of Effort (green), Actual Work (blue), Critical Remaining W... (red), Actual Level of Effort (dark blue), Remaining Work (light green), Milestone (black diamond).



Table with columns: Activity ID, Activity Name, Original Duration, Start, Finish, Total Float, Activity % Complete, Predecessors, Successors, and a Gantt chart grid for months from August 2020 to April 2021. Activities include SITEWORK SOUTH, ENTRANCE SITEWORK, PARKING LOT, ALTERNATE 5, SUBMITTALS, and UTILITIES.

Legend for activity bars: Remaining Level of Effort (green), Actual Work (blue), Critical Remaining W... (red), Actual Level of Effort (dark blue), Remaining Work (light green), Milestone (diamond)



Activity ID, Activity Name, Original Duration, Start, Finish, Total Float, Activity % Complete, Predecessors, Successors, 2020 (Aug-Apr), 2021 (Jan-Apr)

Remaining Level of Effort, Actual Work, Critical Remaining W..., Actual Level of Effort, Remaining Work, Milestone



Schedule Update

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	Activity % Complete	Predecessors	Successors	2020												2021									
									Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
S10690	Ductwork Submittal P & S	45	19-Aug-19 A	18-Feb-20 A		100%	S10000	S10700, S10702	[Gantt bar: 100% complete]																					
S10700	Architect R & A Ductwork	15	18-Feb-20 A	07-May-20	-47	85%	S10690, S10702	S10710	[Gantt bar: 85% complete]																					
S10702	Prepare Mechanical Coordination Drwg	5	01-May-20	07-May-20	-47	0%	S10690	S10700	[Gantt bar: 0% complete]																					
S10710	Fabricate Ductwork	40	08-May-20	06-Jul-20	-47	0%	S10700	A23110	[Gantt bar: 0% complete]																					
S10720	HVAC Controls Submittal P & S	45	19-Aug-19 A	10-Feb-20 A		100%	S10000	S10730	[Gantt bar: 100% complete]																					
S10730	Architect R & A Controls	15	11-Feb-20 A	03-Mar-20 A		100%	S10720	S10731	[Gantt bar: 100% complete]																					
S10731	Revise HVAC Controls Submittal -1	10	04-Mar-20 A	04-May-20	11	85%	S10730	S10732	[Gantt bar: 85% complete]																					
S10732	R & A HVAC Controls Submittal -1	15	04-May-20	26-May-20	11	0%	S10731	S10740	[Gantt bar: 0% complete]																					
S10740	Order HVAC Controls	40	26-May-20	22-Jul-20	11	0%	S10732	A23320	[Gantt bar: 0% complete]																					
ELEC & COMMUNICATION		256	19-Aug-19 A	27-Aug-20	-15				[Summary bar: ELEC & COMMUNICATION]																					
S10760	Electrical Materials Submittal P & S	34	19-Aug-19 A	30-Oct-19 A		100%	S10000	S10770	[Gantt bar: 100% complete]																					
S10770	Architect R & A Electrical Materials	15	30-Oct-19 A	19-Nov-19 A		100%	S10760	S10780	[Gantt bar: 100% complete]																					
S10780	Order Electrical Materials	20	19-Nov-19 A	19-Dec-19 A		100%	S10770	A20330	[Gantt bar: 100% complete]																					
S10790	Elec Panel Box's Submittal P & S	35	19-Aug-19 A	03-Dec-19 A		100%	S10000	S10800	[Gantt bar: 100% complete]																					
S10800	Architect R & A Panel Boxes	15	03-Dec-19 A	19-Dec-19 A		100%	S10790	S10801	[Gantt bar: 100% complete]																					
S10801	Revise panel box Submittal -1	10	20-Dec-19 A	24-Feb-20 A		100%	S10800	S10802, S1080	[Gantt bar: 100% complete]																					
S10801.1	Submit form to PG&E**	10	25-Feb-20 A	06-Mar-20 A		100%	S10801	S10802	[Gantt bar: 100% complete]																					
S10802	Arch R & A Panel Boxes	10	09-Mar-20 A	02-Apr-20 A		100%	S10801, S1080	S10810	[Gantt bar: 100% complete]																					
S10810	Order Panel Boxes	40	23-Mar-20 A	22-May-20	-18	60%	S10802	A23110	[Gantt bar: 60% complete]																					
S10820	Light Fixture Submittal P & S	35	19-Aug-19 A	04-Nov-19 A		100%	S10000	S10830	[Gantt bar: 100% complete]																					
S10830	Architect R & A Light Fixture	15	04-Nov-19 A	09-Dec-19 A		100%	S10820	S10840, S10831	[Gantt bar: 100% complete]																					
S10831	Revise Light Fixture Submittal -1	10	09-Dec-19 A	10-Feb-20 A		100%	S10830	S10832	[Gantt bar: 100% complete]																					
S10832	Arch Reviews Light Fixture Submittal -1	15	10-Feb-20 A	21-Feb-20 A		100%	S10831	S10840, S10833	[Gantt bar: 100% complete]																					
S10833	Revise & R Light Fixtures -2	10	24-Feb-20 A	06-Mar-20 A		100%	S10832	S10834	[Gantt bar: 100% complete]																					
S10834	Arch Reviews Light Fixtures -2	15	09-Mar-20 A	01-May-20	-14	95%	S10833	S10840	[Gantt bar: 95% complete]																					
S10840	Order Light Fixtures	60	01-May-20	28-Jul-20	-14	0%	S10830, S1083	A23280	[Gantt bar: 0% complete]																					
S10850	Communications/AV Submittal P & S	35	19-Aug-19 A	18-Nov-19 A		100%	S10000	S10860	[Gantt bar: 100% complete]																					
S10860	Architect R & A Communications/AV	15	18-Nov-19 A	03-Mar-20 A		100%	S10850	S10870	[Gantt bar: 100% complete]																					
S10870	Order Communications/RV	60	03-Mar-20 A	01-Jun-20	46	65%	S10860	A23320	[Gantt bar: 65% complete]																					
S10880	Life Safety & Security Submittal P & S	35	19-Aug-19 A	18-Nov-19 A		100%	S10000	S10890	[Gantt bar: 100% complete]																					
S10890	Architect R & A Life Safety & security	15	18-Nov-19 A	17-Dec-19 A		100%	S10880	S10900, S10891	[Gantt bar: 100% complete]																					
S10891	Revise Life Safety Submittal -1	15	18-Dec-19 A	26-Mar-20 A		100%	S10890	S10892	[Gantt bar: 100% complete]																					
S10892	Arch Reviews Revised Life Safety Submit	15	27-Mar-20 A	05-May-20	-15	85%	S10891	S10900	[Gantt bar: 85% complete]																					
S10900	Submit Life Safety to City for R & A	20	05-May-20	03-Jun-20	-15	0%	S10890, S10892	S10910	[Gantt bar: 0% complete]																					
S10910	Order Life Safety & security Material	60	03-Jun-20	27-Aug-20	-15	0%	S10900	A23320	[Gantt bar: 0% complete]																					
COMMISSIONING PLAN		190	19-Aug-19 A	26-May-20	28				[Summary bar: COMMISSIONING PLAN]																					
S10920	Prepare Commissioning Plan	45	19-Aug-19 A	04-May-20	28	97%	S10000	S10930	[Gantt bar: 97% complete]																					
S10930	Arch R & A Commissioning Plan	15	04-May-20	26-May-20	28	0%	S10920	A25200	[Gantt bar: 0% complete]																					
SUBMITTALS - second month		256	17-Sep-19 A	24-Sep-20	-41				[Summary bar: SUBMITTALS - second month]																					
BUILDING ENVELOPE		256	17-Sep-19 A	24-Sep-20	-46				[Summary bar: BUILDING ENVELOPE]																					
S20000	START SUBMITTALS 2ND MONTH	0	17-Sep-19 A			100%	S10000	S30000, S2001	[Gantt bar: 100% complete]																					
S20010	Insulation Submittal P & S	15	17-Sep-19 A	21-Feb-20 A		100%	S20000	S20020	[Gantt bar: 100% complete]																					
S20020	Arch R & A Insulation Submittal	15	24-Feb-20 A	30-Mar-20 A		100%	S20010	A23140	[Gantt bar: 100% complete]																					
S20030	Sheet Waterproofing Submittal P & S	20	17-Sep-19 A	02-Dec-19 A		100%	S20000	S20040	[Gantt bar: 100% complete]																					
S20040	Arch R & A Waterproofing Submittal	15	03-Dec-19 A	09-Dec-19 A		100%	S20030	S20050	[Gantt bar: 100% complete]																					
S20050	Purchase Waterproofing Material	30	09-Dec-19 A	18-Feb-20 A		100%	S20040	A22210	[Gantt bar: 100% complete]																					
S20060	Roofing Submittal P & S	18	17-Sep-19 A	18-Nov-19 A		100%	S20000	S20070	[Gantt bar: 100% complete]																					
S20070	Arch R & A Roofing Submittal	15	18-Nov-19 A	13-Dec-19 A		100%	S20060	S20071	[Gantt bar: 100% complete]																					
S20071	Revise Roofing Submittal -1	10	16-Dec-19 A	29-Jan-20 A		100%	S20070	S20072	[Gantt bar: 100% complete]																					
S20072	Arch R & A Revised Roofing Submittal -1	15	28-Jan-20 A	25-Feb-20 A		100%	S20071	S20080	[Gantt bar: 100% complete]																					
S20080	Order Roofing Material	20	26-Feb-20 A	23-Mar-20 A		100%	S20072	A21040	[Gantt bar: 100% complete]																					
S20090	Roof Screen Submittal P & S	20	17-Sep-19 A	28-Jan-20 A		100%	S20000	S20100	[Gantt bar: 100% complete]																					

█ Remaining Level of Effort
 █ Actual Work
 █ Critical Remaining W...
█ Actual Level of Effort
 █ Remaining Work
 ◆ Milestone

