



Los Altos Community Center--Update

January 26, 2021 City Council Meeting
Jim Sandoval, Engineering Services Director



Construction Activities January 2021

- Continued electrical installation and drywall
- Continued installation of windows
- Install building exterior finishes: cement board, plaster, paint and cedar siding
- Construction of courtyard canopies
- Continue implementation of COVID-19 health and safety protocols in accordance with Santa Clara County Health Order



Budget Through December

BUDGET LINE DESCRIPTION	APPROVED PROJECT BUDGET AUG 2019	INVOICES RECEIVED THROUGH 12/30/2020	REMAINING TO COMPLETE	PERCENT COMPLETE
Soft Costs	\$ 5,535,443	\$ 4,855,794	\$ 679,650	87.7%
Construction Hard Costs	\$ 31,035,400	\$ 20,043,064	\$ 10,992,336	64.6%
FF&E and Expenses	\$ 1,764,557	\$ 364,746	\$ 1,399,811	20.7%
Total Project Costs	\$ 38,335,400	\$ 25,263,603	\$ 13,071,797	65.9%

Budget Through December

Description	Approved Budget	Change Orders	Committed Spending Thru Dec 2020	Amount Under Budget Thru Dec 2020
SOFT COST: Permits, Fees, Consultants, Testing, Inspections, etc.	\$ 5,037,053	\$ 464,699	\$ 5,501,752	\$ (464,699)
<i>Contingency (~10%)</i>	\$ 498,390	\$ -	\$ -	\$ 498,390
SOFT COST TOTAL	\$ 5,535,443	\$ 464,699	\$ 5,501,752	\$ 33,691
HARD COST: Construction	\$ 28,214,000		\$ 28,214,000	\$ -
<i>Contingency (10%)</i>	\$ 2,821,400	\$ 705,798	\$ 705,798	\$ 2,115,602
HARD COST TOTAL	\$ 31,035,400		\$ 28,919,798	\$ 2,115,602
FURNITURE, FIXTURES & EQUIPMENT	\$ 1,593,757	\$ (243,283)	\$ 1,350,474	\$ 243,283
<i>Contingency (~8.5%)</i>	\$ 135,800	\$ -	\$ -	\$ 135,800
FF&E TOTAL	\$ 1,729,557		\$ 1,350,474	\$ 379,083
EXPENSES	\$ 35,000		\$ 24,244	\$ 10,756
PROJECT TOTAL	\$ 38,335,400		\$ 35,796,268	\$ 2,539,132

Change Orders December

1. COVID-19 Health Order Protocols (March- October)

- Approx. 1.5 FTEs per day
- Full-time manned gate
- Ongoing disinfection
- Distribution and monitoring of PPE
- Monitoring of social distancing



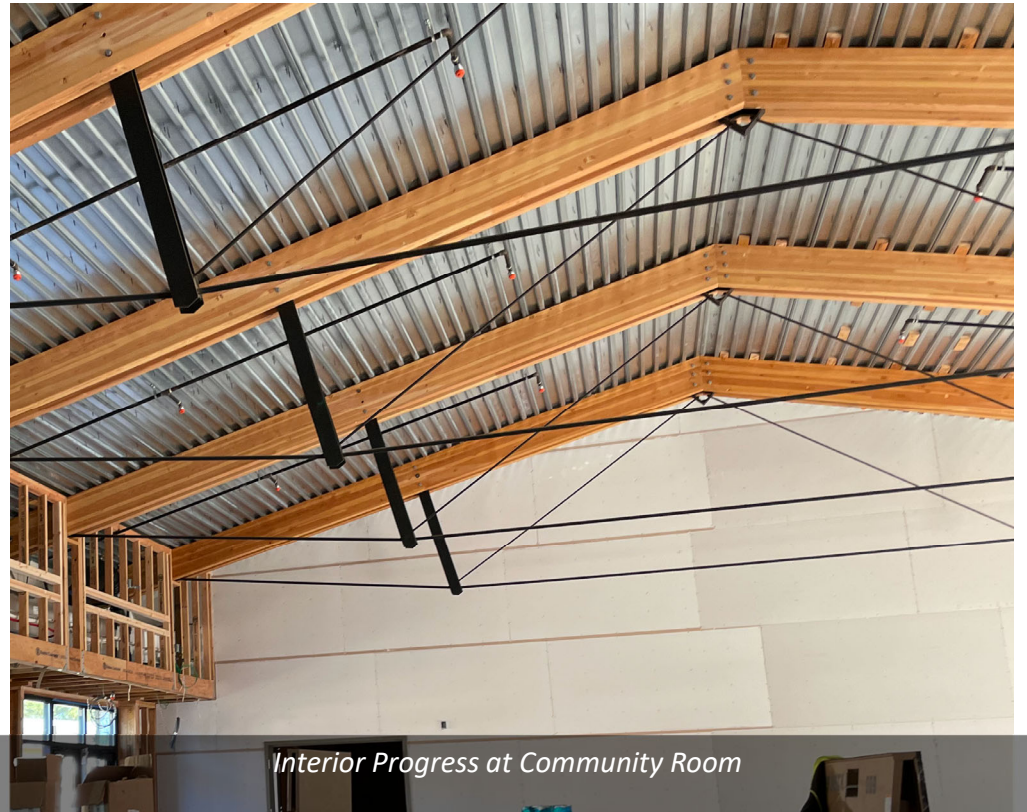
Change Order – COVID-19 Health Order Protocols

Updated 12/4/20

Item #	DESCRIPTION: COST: REF:	Direct Cost (without OH&P)
1	Added Protocols (March, 2020)	\$ 4,486.00
2	Added Protocols (May, 2020)	\$ 23,597.00
3	Added Protocols (June, 2020)	\$ 20,936.00
4	Added Protocols (July, 2020)	\$ 24,624.00
5	Added Protocols (August, 2020)	\$ 21,945.00
6	Added Protocols (September, 2020)	\$ 23,350.00
7	Added Protocols (October, 2020)	\$ 23,192.00
	Total	\$ 142,130.00

Larger Anticipated Change Orders

1. Underground Fire Water Revisions to satisfy Cal Water and SC County Fire
2. Facility Security Revisions
3. Site Electrical: lighting added for flagpole & public art; outlets for holiday lights
4. Roof Fall Protection Upgrade
5. Continued implementation of Covid-19 safety protocols
 - November thru Substantial Completion
6. Settlement of calendar days extensions



Interior Progress at Community Room

Milestone Schedule

Item	Description	Duration	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
1	Execute Contract	0	8/3/2019	8/3/2019	8/3/2019	8/19/2019
2	Notice to Proceed	0	8/21/2019	8/21/2019	8/21/2019	8/21/2019
3	Start of Construction	0	9/3/2019	9/3/2019	9/3/2019	9/3/2019
4	Building Abatement	23	9/9/2019	10/2/2019	9/9/2019	10/2/2019
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	1/20/2020
8	Excavate for Site Utilities: Sanitary	12	11/8/2019	11/20/2019	1/27/2020	2/26/2020
9	Footings/Slab: North Portion; New Bldg.	67	11/8/2019	1/14/2020	12/23/2019	2/21/2020
10	Footings/Slab: South Portion; New Bldg.	74	11/15/2019	1/28/2020	1/2/2020	2/21/2020
11	Frame Walls/Roof Structures	231	2/3/2020	9/21/2020	2/4/2020	7/6/2020
12	Roof Decking and Gables/Flat Roofs	206	2/28/2020	9/21/2020	2/28/2020	2/11/2020
13	Roofing Shingles/Flat Roof Membrane	232	5/27/2020	1/14/2021	5/27/2020	
14	Exterior Wall Finishes	240	5/18/2020	1/13/2021	6/1/2020	
15	Interior Finishes	371	3/9/2020	3/15/2021	3/9/2020	
16	Library Connector Sitework	105	5/26/2020	9/8/2020	5/26/2020	9/8/2020
17	Parking Lot Construction/Paving	105	5/26/2020	9/8/2020	5/26/2020	
18	Exterior Sitework; Landscape/Lights	125	11/6/2020	3/11/2021	11/6/2020	
19	Concrete Sidewalk & Trellis Systems	106	11/3/2020	2/17/2021	11/3/2020	
20	Commissioning of Systems	77	12/15/2020	3/2/2021		
21	Substantial Completion	14	4/6/2021	4/20/2021		
22	Temporary Certificate of Occupancy	24	3/15/2021	4/8/2021		
23	Furniture Move-in	23	4/20/2021	5/13/2021		
24	Final Occupancy	19	5/13/2021	6/1/2021		

Q&A



Exterior Progress at Main Courtyard

Extra Slides

July 30, 2020 Council Action

5. Contract Award: Los Altos Community Center, Project CF-01002: Appropriate \$4,064,400 from the General Fund to the Los Altos Community Center, Project CF-01002; authorize the City Manager to execute a contract with Gonsalves & Stronck Construction Company Inc. in the amount of \$28,604,000 for the demolition of the existing Hillview Community Center and the construction of the new Los Altos Community Center Project; and authorize the City Manager to execute change orders of up to 10% of the construction contract

Action: Upon a motion by Councilmember Fligor, seconded by Councilmember Bruins, the Council awarded the Base Bid and Add Alternates No. 4a and 5 and authorized the City Manager to execute a construction contract with Gonsalves & Stronck Construction Company Inc. as the lowest responsible bidder, and sole bidder, submitting a responsive bid for the Los Altos Community Center Project in the amount of \$28,214,000; and authorized the City Manager to execute change orders up to 10% of the construction contract amount, by the following vote: AYES: Bruins, Fligor and Pepper; NOES: Enander and Lee Eng; ABSTAIN: None; ABSENT: None.