



LOS ALTOS COMMUNITY CENTER REPORT #03: NOVEMBER 2019

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MONTHLY
PROGRESS
REPORT

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Los Altos Community Center Project

November 2019

MONTHLY REPORT

Project Summary

The Hillview Community Center located at 97 Hillview Avenue 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 have undergone numerous additions, renovations, and upgrades over more than 70 years. The City proposes to demolish the existing 30,362 square-foot community center which consists of four main buildings, five smaller ancillary structures, and connecting breezeways and exterior courtyards. The planned improvements include removal of the buildings and all existing site improvements, 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. The project is scheduled to be completed near the end of calendar year 2020.

November 2019 Activities

Onsite activities in November 2019 included the following:

- Completed demolition of the existing building vertical structures.
- Removed underground utilities from footprint of new building.
- Off-hauled demolition debris and recycled materials.
- Parking lot removal and preparation for building pad.
- Removal of existing building concrete slabs, sidewalks, and foundations.
- Remaining site clearing including tree removal was completed.
- Site layout, building corner surveying, and preparation for new building occurred.
- Inspection by Bay Area Air Quality Management District (BAAQMD) during demolition operations on November 22, 2019. No violations or action items were required as a result of the BAAQMD inspection.

Upcoming Activities

During December 2019, Gonsalves & Stronck Construction expects to perform the following activities:

- Completion of existing building foundation and slab removal.
- Removal of underground utilities not required for the new structure.
- Off-haul of demolition debris and recycling of materials from demolition operation.
- Building pad preparation and re-compaction.
- Foundation excavation for spread footings of the building, working from north to south side of the site.
- Forming and installation of rebar for foundations.
- Concrete placement for the foundations at the north side of the building.
- Under-building utility layout and installation.

November 2019

Construction Photos



Final demolition of the existing building



Removal of building vertical structures completed



Removal of underslab utilities from existing building areas



Clearing of existing concrete foundation at northern portion of site



Concrete foundation and slab removal



Northern portion of site following demolition, prior to new foundation re-compaction

November 2019

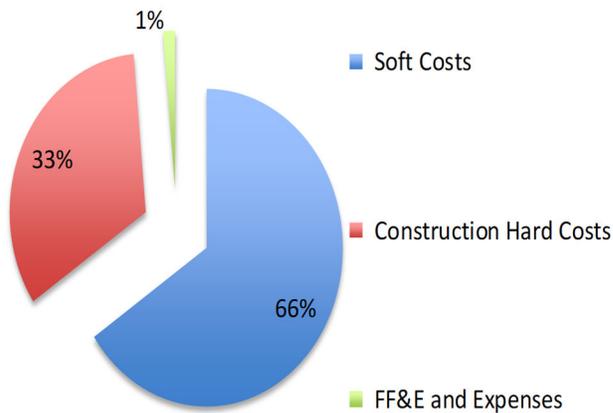
Project Budget

Los Altos Community Center
97 HILLVIEW AVENUE, LOS ALTOS
Project Dashboard - Executive Summary

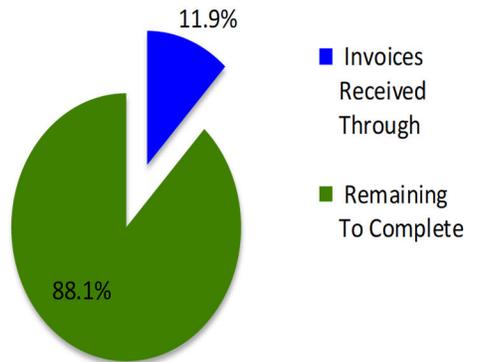
12/4/2019

Budget Line Description	Approved Project Budget AUG 2019	Change Orders And Budget Reallocations	Current Forecast	Invoices Received Through (11/26/19)	Remaining To Complete	Percent Complete
Soft Costs	5,535,443	-	5,535,443	2,986,649	2,548,794	54.0%
Construction Hard Costs	31,035,400	-	31,035,400	1,507,800	29,527,600	4.9%
FF&E and Expenses	1,764,557	-	1,764,557	64,826	1,699,731	3.7%
Total Project Costs	38,335,400	-	38,335,400	4,559,275	33,776,125	11.9%

Spent to Date By Category



Spent to Date - Total Project



Los Altos Community Center Replacement Project November 2019



Los Altos Community Center
97 HILLVIEW AVENUE, LOS ALTOS

PROJECT BUDGET REPORT
12/4/2019

Budget Line Description	Vendor	BUDGET		SPENDING*		SCOPE	COMMENTS
		Approved Budget Aug-19	Invoices Received Through (11/30/19)	% Complete	Remaining To Be Spent		
SOFT COSTS							
PERMITS, FEE & UTILITIES							
Plan Check Fees	3rd Party Plan Check	108,104	39,875	36.9%	68,229	Plan check fees for building permit	3rd party review of plans
Utility Fees		200,000	17,995	9.0%	182,005	Utility connections for Cal Water, PG&E, telecom/cable, ATT and others as required from utility companies.	
Title Reports	City of Los Altos	500	400	80.0%	100	Title report required for project	
ARCHITECT & ENGINEER							
Architect	Noll & Tam	3,440,178	2,676,657	77.8%	763,521	Architecture, Engineering, Design, Construction Administration, Meetings	
CEQA Consultant	EMC Planning	38,194	38,194	100.0%	-	Initial Study and Mitigated Neg Declaration	Budget confirmed by City for Initial Study
OTHER CONSULTANTS							
Phase I ESA	Ninyo & Moore	3,400	3,400	100.0%	-	Phase I site assessment and records review	
Hazardous Material Survey	Znapfly	75,000	38,835	51.8%	36,165	Hazardous Materials survey and abatement monitoring with final reporting prior to bldg demo	Incl Shoup Park add serv at \$1729.
Construction Management	Nova	1,013,475	165,070	16.3%	848,405		
Biologist	Rincon	23,520	-	-	-	Compliance monitoring of Mitigated Neg Dec reqs	Bat/Bird surveys for Mitigated Neg Dec
TESTING & INSPECTION							
Special Inspections	Nova	74,876	-	-	74,876	Soils/special inspection and materials testing	
Commissioning	Interface	30,000	6,224	20.7%	23,776	Enhanced Commissioning for LEED equivalency	
SUBTOTAL		5,007,247	2,986,649	59.6%	2,020,597		
Soft Cost Contingency		528,196	-	-	528,196	Soft Cost Contingency for unforeseen items	
SOFT COST TOTAL		5,535,443	2,986,649	54.0%	2,548,794		
CONSTRUCTION HARD COSTS							
Construction	Gonsalves & Stronck	28,214,000	1,404,087	5.0%	26,809,913	Construction hard cost contract value originally approved by City Council for the project	Construction hard cost total: G&S original contract value without any contingency useage.
SUBTOTAL		28,214,000	1,404,087	5.0%	26,809,913		
10% Construction/Owner Contingency	Gonsalves & Stronck	2,821,400	103,713	3.7%	2,717,687	Hard Cost Contingency for unforeseen items and changes to date	Reduced for COR-001 (\$103,713) for Shoup Park Renovation
CONSTRUCTION HARD COST TOTAL		31,035,400	1,507,800	4.9%	29,527,600		
FURNITURE, FIXTURES & EQUIPMENT							
Interior Furniture		920,000	-	-	920,000	Purchase of furniture by City for new building	Furniture design by N&T as per above Architect line
Move / Relocation	JKA	200,000	44,811	22.4%	155,189	Relocation of staff and temp facility (Shoup Park). Incl design fees from JKA.	
IT & A/V EQUIPMENT		473,757	-	-	473,757		
SUBTOTAL		1,593,757	44,811	2.8%	1,548,945.99		
FF&E Contingency		135,800	-	-	135,800.00	Unforeseen FF&E contingency items	
FF&E TOTAL		1,729,557	44,811	2.6%	1,684,745.99		
EXPENSES							
Misc City Expenses		35,000	20,015	57.2%	14,985		Blueprinting, Fed-Ex, misc. expenses, etc.
EXPENSES TOTAL		35,000	20,015	57.2%	14,985		
Project Totals		\$38,335,400	\$4,559,275	11.9%	\$33,776,125		

Total project cost of \$38,335,400 approved by City Council on July 30, 2019.
 \$103,713 represents initial reduction of Hard Cost Contingency for the temporary space construction at Shoup Park for the Recreation Staff during the construction duration.

November 2019

Schedule Milestones

Item	Description	Duration	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
1	Execute Contract	15	08/03/2019	08/03/2019	08/03/2019	08/19/2019
2	Notice to Proceed	0	08/21/2019	08/21/2019	08/21/2019	08/21/2019
3	Start of Construction	0	09/03/2019	09/03/2019	09/03/2019	09/03/2019
4	Building Abatement	20	09/09/2019	10/02/2019	09/09/2019	10/02/2019
5	Building & Site Demolition	16	10/03/2019	10/25/2019	10/11/2019	11/25/2019
6	Site Preparation and Layout for Building	10	10/25/2019	11/07/2019	10/25/2019	
7	Excavate for Site Utilities: Storm/Bio-ret.	16	10/25/2019	11/18/2019		
8	Excavate for Site Utilities: Sanitary	8	11/08/2019	11/20/2019		
9	Footings/Slab: North Portion; New Bldg.	42	11/08/2019	01/14/2020		
10	Footings/Slab: South Portion; New Bldg.	44	11/15/2019	01/28/2020		
11	Frame Walls/Roof Structures	43	12/30/2019	03/02/2020		
12	Roof Decking and Gables/Flat Roofs	51	01/20/2020	03/30/2020		
13	Roofing Shingles/Flat Roof Membrane	68	02/24/2020	05/28/2020		
14	Exterior Wall Finishes	78	02/13/2020	06/06/2020		
15	Interior Finishes	115	02/13/2020	07/27/2020		
16	Library Connector Sitework	45	03/10/2020	04/30/2020		
17	Parking Lot Construction/Paving	60	03/25/2020	07/22/2020		
18	Exterior Sitework; Landscape/Lights	60	05/19/2020	07/24/2020		
19	Concrete Sidewalk & Trellis Systems	54	05/05/2020	07/21/2020		
20	Commissioning of Systems	34	06/04/2020	07/22/2020		
21	City Inspections	60	07/28/2020	09/08/2020		
22	Weather Allowance: 20 days	20	09/09/2020	10/09/2020		
23	Punchlist and Prep for Building Final	10	10/09/2020	10/26/2020		
24	Final Cleaning	2	10/27/2020	10/29/2020		
25	City Final Inspection	5	10/30/2020	11/08/2020		
26	Substantial Completion	10	11/09/2020	11/25/2020		
27	Temporary Certificate of Occupancy	5	11/16/2020	11/23/2020		
28	Punchlist Backcheck and Confirmation	10	11/12/2020	11/25/2020		
29	Furniture Move-in	10	11/30/2020	12/10/2020		
30	Final Occupancy	10	12/10/2020	12/20/2020		

Contractual completion for the project is 450 days from Start of Construction date. Durations indicated for each activity are approximate subject to a variety of factors including weather, construction timing, and phasing of the construction. Updates to schedule dates may be required due to changes in work flow or delays due to weather.