



# LOS ALTOS COMMUNITY CENTER REPORT #02: OCTOBER 2019

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MONTHLY  
PROGRESS  
REPORT

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# Los Altos Community Center Project

## October 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.

## **October 2019 Activities**

Onsite activities in October 2019 included the following:

- Completed hazardous materials abatement activities at the existing structures.
- Certification of hazardous materials removal from the existing buildings by the City's consultant, Znapfly.
- Completed tree protection around trees scheduled to remain and inspection by City's Planning Department.
- Gas service and electrical power were permanently disconnected from the existing structure by PG&E prior to the beginning of building demolition.
- Demolition of the existing buildings.
- Site clearing including tree removal and preparation for demolition.
- Site layout and preparation for new building occurred.
- Salvage of trees for future use by the City.

## **Upcoming Activities**

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

- Completion of building demolition.
- Removal of underground utilities not required for the new structure.
- Off-haul of demolition debris and recycling of materials from demolition operation.
- Selective parking lot removal to allow for building layout.
- Building pad layout and preparation.
- Foundation excavation for spread footing of the building, working from north to south.
- Forming and installation of rebar for foundations.
- Under-building utility layout and installation.

October 2019

## Construction Photos



Demolition of the existing building



Removal and sorting of demolition debris. Recycling of steel from windows in foreground



Salvage of redwood trees for recycling and future use



Demolition of the structures and remaining footings in the foreground



Demolition of final existing building in preparation for removal of foundations



Sorting of demolition debris prior to off-haul

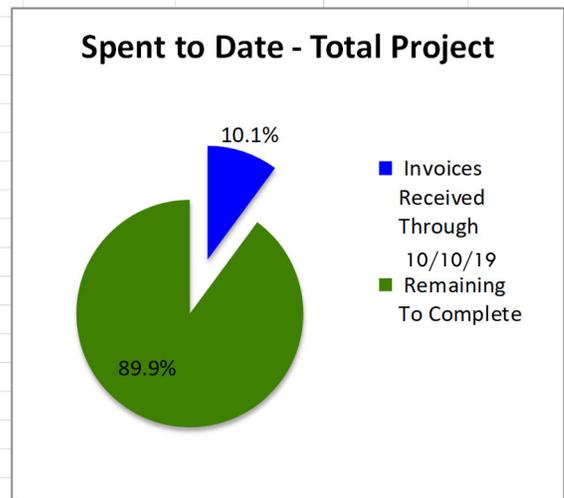
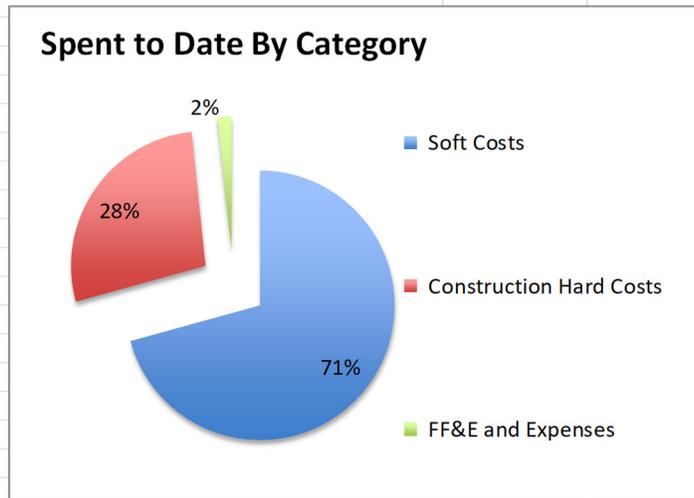
October 2019

Project Budget

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

11/5/2019

Budget Line Description	Approved Project Budget AUG 2019	Change Orders And Budget Reallocations	Current Forecast	Invoices Received Through (10/10/19)	Remaining To Complete	Percent Complete
Soft Costs	5,535,443	-	5,535,443	2,747,960	2,787,483	49.6%
Construction Hard Costs	31,035,400	103,713	31,139,113	1,072,419	30,066,694	3.4%
FF&E and Expenses	1,764,557	(103,713)	1,660,844	64,692	1,596,152	3.9%
<b>Total Project Costs</b>	<b>38,335,400</b>	<b>-</b>	<b>38,335,400</b>	<b>3,885,071</b>	<b>34,450,329</b>	<b>10.1%</b>



Total project cost of \$38,335,400 approved by City Council on July 30, 2019.  
 \$103,713 represents an internal transfer of project dollars for temporary space construction for the Recreation Staff during the construction duration.

October 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	
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.