



# LOS ALTOS COMMUNITY CENTER REPORT #01: SEPTEMBER 2019

## Contents

1. Project Summary
2. Project Activities
3. Photos
4. Budget
5. Schedule



MONTHLY  
PROGRESS  
REPORT

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# Los Altos Community Center Project

## September 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 will be demolished in October 2019. The project is scheduled to be completed near the end of calendar year 2020.

## **September 2019 Activities**

Onsite activities in September 2019 included the following:

- Established site fencing around the entire site. Job-site trailer set-up.
- Installed tree protection around trees scheduled to remain.
- Identified and tagged trees to be removed and salvaged for recycling.
- Surveyed for bats per the Mitigated Negative Declaration requirements.
- Safed-off electrical services within the existing buildings.
- Performed soft demolition of building components to access hazardous materials.
- Installed temporary water service for abatement and demolition/construction.
- Abatement began with the establishment of containment and installation of negative air pressure machines to regulate air flow and isolate abatement areas.
- Removed hazardous materials including light ballasts, light tubes, and other materials.
- Removed asbestos-containing materials such as floor tile, adhesives, and insulation under the direction of the City's consultant, Znapfly.
- Site layout and preparation for building demolition occurred.

## **Upcoming Activities**

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

- Completion of all hazardous materials abatement activities.
- Disconnection of the PG&E gas and electrical services to the existing buildings.
- Preparation for demolition of the buildings.
- Site clearing including tree removal and preparation for demolition.
- Salvage of trees for future use by the City.
- Demolition of the buildings and removal of debris to recycling facilities.
- Site layout for building pad layout.
- Investigate existing utilities and locate prior to demolition.
- Remove light poles and play structure near the baseball field.

September 2019

## Construction Photos



Preparation for removal of asbestos-containing materials



Removal of flooring materials and adhesive in contained environment



Stockpiling of light tubes for recycling



Soft demolition in preparation for insulation abatement and removal



PG&E gas meter removal in preparation for removal of gas service to buildings

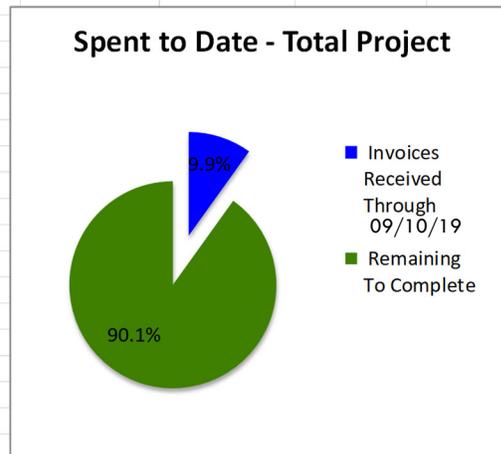
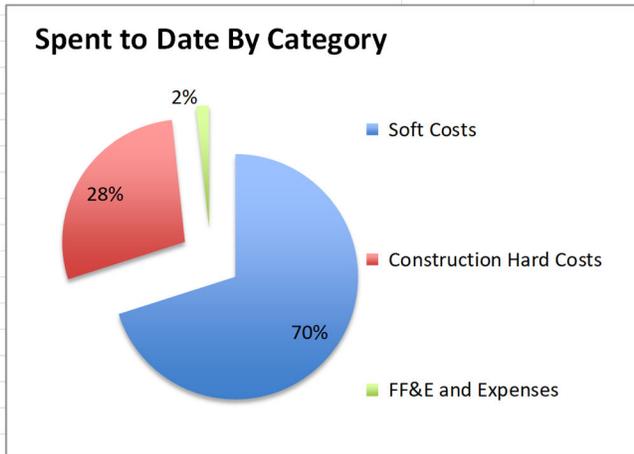
September 2019

Project Budget



**Los Altos Community Center**  
**97 HILLVIEW AVENUE, LOS ALTOS**  
**Project Dashboard - Executive Summary**  
**9/10/2019**

Budget Line Description	Project Budget JULY 2019	Council Budget Reallocations	Current Budget	Invoices Received Through (09/10/19)	Remaining To Complete	Percent Complete
Soft Costs	5,535,443	-	5,535,443	2,662,469	2,872,974	48.1%
Construction Hard Costs	27,635,757	3,399,643	31,035,400	1,072,419	29,962,981	3.5%
FF&E and Expenses	1,528,800	235,757	1,764,557	64,368	1,700,189	3.6%
<b>Total Project Costs</b>	<b>34,700,000</b>	<b>3,635,400</b>	<b>38,335,400</b>	<b>3,799,256</b>	<b>34,536,144</b>	<b>9.9%</b>



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

September 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		
6	Site Preparation and Layout for Building	10	10/25/2019	11/07/2019		
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.