



DISCUSSION ITEMS

Agenda Item # 5

AGENDA REPORT SUMMARY

Meeting Date: July 30, 2019

Subject: Contract Award: Los Altos Community Center, Project CF-01002

Prepared by: Peter Maslo, Project Manager

Reviewed by: James Sandoval, Engineering Services Director

Approved by: Chris Jordan, City Manager

Attachment:

1. Bid Summary for Los Altos Community Center, Project CF-01002

Initiated by:

City Council – CIP Project CF-01002

Previous Council Consideration:

July 9, 2019; April 23, 2019; March 12, 2019; September 11, 2018; July 10, 2018; March 13, 2018; December 12, 2017; September 26, 2017; August 22, 2017; May 23, 2017; April 25, 2017.

Fiscal Impact:

Additional appropriation in the amount of \$4,064,000 is needed from the General Fund in order to award the construction contract containing the Base Bid and proposed Add Alternates 1, 3, 4A and 5. See table below for the proposed project budget. Please refer to the Discussion / Analysis section of this staff report for the description of the various Add Alternates.

PROPOSED PROJECT BUDGET		
Project Item	Base Bid Only	Base Bid + Add Alternates (1, 3, 4A, and 5)
Design + All Soft Costs (CM, A/E Services, FF&E & Prof. Services)	\$7,300,000	\$7,300,000
Construction Cost	\$27,300,000	\$28,604,000
10% Contingency	\$2,730,000	\$2,860,400
Project Budget	\$37,330,000	\$38,764,400
Adopted Project Budget	\$34,700,000	\$34,700,000
Appropriation Request	\$2,630,000	\$4,064,400
TOTAL PROJECT BUDGET	\$37,330,000	\$38,764,400

Reviewed By:

City Manager

CJ

City Attorney

CD

Finance Director

SE



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Environmental Review:

Completed

Policy Question(s) for Council Consideration:

- Does the City Council wish to award the construction contract for the new Los Altos Community Center and replace the existing Hillview Community Center?

Summary:

- The City received and opened one bid on July 18, 2019 for the new Los Altos Community Center Project.
- The total of the Base Bid and the recommended Add Alternates is \$28,604,000.

Staff Recommendation:

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 up to 10% of the construction contract



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Purpose

Award a construction contract to Gonsalves & Stronck Construction Company, Inc., as the lowest responsible bidder submitting a responsive bid 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.

Background

At the March 12, 2019 meeting, the City Council directed staff to move forward with the Project. Since then, the City has undertaken the following:

1. Hired NOVA Partners to perform interim project manager tasks (March 27, 2019)
2. NOVA Partners performed a constructability review of the project (April-May 2019)
3. Submitted for all necessary building permits, and responded to comments from the permitting authorities (March-June 2019)
4. Received 10 pre-qualification submittals from general contractors (May 9, 2019)
5. Reviewed those submittals and pre-qualified 6 contractors (May 21, 2019)
6. Prepared all the bid documents and advertised for bid to the 6 pre-qualified contractors (June 13, 2019)
7. Received and opened one bid (July 18, 2019)

The Community Center Construction Contract

The Council is being asked to award the construction contract to Gonsalves & Stronck Construction Company, Inc., as the lowest responsible bidder submitting a responsive bid. The bid for the base construction is \$27,300,000. The Base Bid provides for the construction of the community as described by the design team below.

The new 24,500 sq. ft. Community Center is a Court Yard building in a park like setting. Site features include a walking path around the building, space for future community center expansion and a gracious main entry plaza extending toward the Library. The landscape design extends the design character of the Community Center toward the Library, creating a cohesive pedestrian connection between the Community Center and Library. A new playground serves kinder-prep and is designed to be accessible for public use. Landscape and water treatment features buffer Hillview neighbors from the community center parking lot.

The building is designed to connect with the landscape; all program areas open to either the courtyard or perimeter landscape. The North and South entry lobbies welcome visitors and serve as informal gathering areas. The Community Center program includes a Community Room capable of banquet seating for 180, spaces for seniors, teens, art, movement and 3 multipurpose rooms. A catering kitchen serves the community room.



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The all electric Community Center is LEED Gold equivalent, equipped with highly insulative walls and roof structure. The walls of the building are covered with combination of vertical wood siding, cement fiber panels and cement plaster. To enhance energy conservation, exterior doors and windows have insulated glass and thermally broken frames. The roof is covered with solar reflective shingle roofing which readily receive Photovoltaic panels.

The roof is designed with solar reflective asphalt shingles with a 35-year warranty. The base building has roughly 18% of building electric load satisfied by photovoltaic (PV) panels included in the current project cost; full implementation of Add Alternate #4 has the potential to elevate PV panel capacity to as much as 100% of building load depending on panel efficiency, orientation and other factors.

The Council is also being asked to consider the following additions to the Base Bid:

Alternate 1: Skylights at North Lobby, Community Room, and Seniors in the amount of \$115,000

Alternate 2: Standing Seam Metal Roof in the amount of \$452,000

Alternate 3: Smart Glass in the amount of \$275,000

Alternate 4A: Photovoltaic Panel Array (on asphalt shingle roof) in the amount of \$675,000

Alternate 4B: Photovoltaic Panel Array (on standing seam metal roof) in the amount of \$610,000

Alternate 5: Library Portion of Pedestrian Connection in the amount of \$239,000

Discussion/Analysis

The Design Development Working Group (consisting of key staff members on the project; the architect team from Noll and Tam; the construction manager, and two citizen members) met on July 23 to discuss the bid and the add-alternates. Following a robust discussion, the group agreed to recommend to the Council that the Council include the following in the award of the contract:

Alternate 1: Skylights at North Lobby, Community Room, and Seniors in the amount of \$115,000

Alternate 3: Smart Glass in the amount of \$275,000

Alternate 4A: Photovoltaic Panel Array (on asphalt shingle roof) in the amount of \$675,000

Alternate 5: Library Portion of Pedestrian Connection in the amount of \$239,000

The Design Development Working Group determined that with the recommendation to expand the PV (add alternate 4), the aesthetic benefit of the standing seam metal roof is reduced. Therefore, the add-alternates associated with that aspect of the project are not being recommended.

The total of the recommended Add-Alternates is \$1,304,000, bringing the total contract award amount for the Base Bid and recommended Add Alternates to \$28,604,000.

As with all City capital projects, the recommendation also includes an additional amount equal to a contingency of 10% of the total contract price to accommodate change orders that may be required as construction progresses.



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Please note that city staff will be returning to City Council for approval of outstanding soft cost items, such as special inspections and testing (as an amendment to NOVA's contract), FF&E, etc., which are accounted for in the \$7,300,000 design / soft cost budget.

Options

- 1) Award Base Bid and Add Alternates 1, 3, 4A, and 5 and authorize the City Manager to execute a construction contract with Gonsalves & Stronck Construction Company, Inc., as the lowest responsible bidder submitting a responsive bid for the Los Altos Community Center Project in the amount of \$28,604,000; and authorize the City Manager to execute change orders up to 10% of the construction contract amount.

Advantages: The Los Altos community will have a new community center in the next 18 months with the additional features included in the Add-Alternates.

Disadvantages: The cost is approximately 10% more than anticipated.

- 2) Award Base Bid only and authorize the City Manager to execute a construction contract with Gonsalves & Stronck Construction Company, Inc., as the lowest responsible bidder submitting a responsive bid for the Los Altos Community Center Project in the amount of \$27,300,000; and authorize the City Manager to execute change orders up to 10% of the construction contract amount.

Advantages: The award of the Base Bid only will still allow for the construction of the new community center to start. This option is less expensive than Option #1.

Disadvantages: It doesn't include the Add Alternates proposed in Option #1 above, therefore, additional funds will need to be identified in the future to retrofit the project with PV panels and expand the pedestrian connection to the Library. Also, skylights and smart glass will not be part of the project. If the Add Alternates are not awarded as part of the contract, the construction cost of the implementation of the Add Alternates will likely be higher in the future.

- 3) Reject the bid.

Advantages: The City does not spend the funds already allocated for the new community center.

Disadvantages: The City does not have a new community center, and the cost of the project in the future is likely to increase.



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Recommendation

City staff recommends Option 1.



Bid Opening
Thursday at 2:00 p.m., July 18, 2019
Los Altos Community Center Project
PROJECT CF-01002

Engineer's Estimate:

Base Bid: \$25,003,255
Add Alternates (1, 2, 3, 4A, 4B, and 5): \$2,963,908
Total Bid including Alternates: \$27,967,163

CONTRACTOR	BASE BID	ADD ALTERNATES 1, 2, 3, 4A, 4B and 5	TOTAL BIDS
Gonsalves & Stronck Construction Company, Inc.	\$27,300,000	\$2,366,000	\$29,666,000