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Shelter for the Homeless

Report of Construction Meeting

Meeting: October 5, 1988

Place: 546 West Julian, Construction site

Present: Maxim Schrogin, James Maguire, Pat Lalor, Henry Sterngold and for part of the time Al DiLudovico and Paul Ruedi.

Discussion:

A. Contractor

1) Doors and door frames ordered with the following considerations:

- a) Single glazing in French Doors.
- b) Exterior flush doors to be solid core birch face.
- c) Thresholds to be oak for the second floor and aluminum on the first floor of the Residence Building.
- d) All exterior doors to be weatherstopped.
- e) The exterior casing to be brick mold to match the window trim.

2) The four windows for passageways in Residence Building have been ordered. Need expedited delivery date to avoid delay of lathing.

3) The cost of raising the masonry walls of Dining Hall were not submitted by contractor. This is critical and must be done by Friday, October 7, 1988.

4) The exterior sheathing nailing schedule was submitted by the structural engineer. After Building Dep't. approval, this should expedite inspection and allow lathing to proceed.

5) The design of the roof structure for the exterior stairs is to to be given by architect to Paul Ruedi today.

6) Stair railings for interior stairs are to be side mounted to allow for minimum Building Code width of steps.

7) The cost of fascia/frieze and vertical strip, including wood blocking and stucco, are considerably over the allowance of \$8050 as determined by the architect and contractor. This must be resolved at once to avoid delay in construction of the Residence Building.

8) The masonry wall at the Front Porch intersection with the Kitchen, Laundry and Shower Building has not been detailed. Jim Maguire is to provide details.

9) The first story stucco of the Residence Building will not have an integral color; it will be painted. The second story stucco to be gray, with a sample to be provided by the subcontractor.

10) The thickness of the stucco on the second story of the Residence Building has been resolved with the finish stucco flush with the inset tiles.

11) Need credit for stucco not applied to rear wall of Kitchen, Laundry and Shower Building.

B. Architect

1) In order to maintain a liaison between the architect and the contractor it was agreed that Jim Maguire would telephone Paul Ruediat 8:00 a.m. every work day and again at 3:00 p.m, when possible.

2) The revised and updated drawings have not been submitted to the City Building Dep't. This is critical.

3) Jim Maguire advised that the Dining Hall trusses are being structurally designed and will be available shortly. This is delaying construction.

4) The structural engineer's approval of the roof structure at the curve of the Residence Building has not been submitted. This is critical.

5) The typical trusses for the Residence Building should be checked by the Structural Engineer. The dead load of the double clay roof tiles, the piping including fire sprinklers resting on the bottom chord, and the heating duct, as well as the gypsum board ceiling should be taken into account.

6) The details for the entrance from Mail Room and Entrance Lobby into Man Lobby have not yet been given to contractor.

C. Owner

1) The structural engineer must inspect and certify the roof construction of the Residential Building.

2) There are horizontal cracks in the arcade columns. These must be investigated by the architect.

3) There are numerous concrete floor cracks, including a crack in the passageway that extends down the foundation wall. These must be investigated by the architect.

4) The installation of the gypsum board should begin between the middle to the end of October.

5) The street cut for storm sewer and electric light poles needs to be resolved.

D. Schedule

The rough inspection of the Residence Building should be completed by October 14, 1988, including electrical, plumbing, fire sprinklers, heating and framing.

E. Subcontractor

1) Horizontal Framing - awaiting delivery of roof trusses for Kitchen, Laundry and Shower Building. They are anticipated by the end of next week.

2) Roofer - Residence Building dried-in. Need roof tiles to be expedited.

3) Lath & Stucco - began installing paper on first story walls of Residence Building. Must be expedited.

4) Insulation - contractor to be scheduled for walls and ceiling. Walkways being done by Oliver.

5) Plumber - seems to have rough-in inspection of Residence. Roughing Shower Building.

6) Electrician - Residence Building inspection turned down. Need to meet with inspector to resolve problem.

7) Heating - seems ready for inspection on Residence Building.

8) Fire Sprinkler - working on Residence Building.

9) Arcade - materials ordered. Construction must begin. Delaying construction of Residence Building.

G. Clean Up and Safety - Project being cleaned up. Must comply with all OSHA requirements.

H. Construction Status

Residence Building

- 1) Roof dried-in
- 2) Exterior stairs and connection to Existing Building 30% complete.
- 3) Rough plumbing, electrical and heating completed.
- 4) Fire Sprinkler work 60% complete.
- 5) Windows installed.
- 6) Lathing to start.
- 7) Passageway arches completed.

Kitchen, Laundry and Shower

- 1) Same as last week.

Dining Hall

- 1) Same as last week.

Front Porch

- 1) Same as last week.

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