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Shelter for the Homeless

Report of Construction Meeting

Meeting: August 4, 1988

Place: 546 West Julian Street, Construction Site

Those Present: Patrick Lalor, Paul Reudi, Chris Alexander, Gary Black, Roland Angenent (architect's assistant), Jack Colliace (Hubbard), Henry Sterngold.

Discussion:

A. Contractor - by Paul Reudi

1) Needs complete door schedule and hardware schedule. Handed to Paul by architect. It was pointed out that several door styles have not yet been determined. Door heights have been established for Residence Building, second floor. The door jambs are to be standard thickness.

2) Need all window cut ups (bars and muntins) so that they can be ordered. Architect was to submit to contractor this date. All determined except for Dining Hall, Lobby entrance and "tunnel" windows in Residence Building. At subsequent meeting on August 5, Gary Black reviewed window details and discovered several incorrect dimensions. These are to be corrected and the complete window details for the project, except for Dining Hall and door side lights given to Oliver on Tuesday, August 9, 1988.

3) Suggests concrete curb on floor slab for Kitchen, Laundry Room and Shower, except for Dining Hall wall. There already is a curb on some walls facing courtyard. This was approved by Gary Black on August 5. Curb to be coved at Kitchen.

4) The gas hot water heater locations are one in the corner of the Existing Building, and the second near the Kitchen in the Mechanical Room. Gary Black to review and issue a clarification.

5) The electric main panel and sub panels are to be located on the exterior wall of the Laundry.

6) The electric service from P.G. & E. is to be relocated so that it will now be alongside the footing of the exterior wall of the Shower and Laundry and terminate at the main electric panel. A letter to P.G. & E. is required to confirm this. This is to be handled by Henry Sterngold.

7) The gas meter is considerably larger than previously thought. Gary Black is to resolve this with P.G. & E. and confirm location.

8) Floor finish schedule is needed in order to plan the necessary work. It was agreed that ceramic tile is to be installed in the showers. The concrete floor is to be recessed and waterproof membrane applied.

9) Seismic vertical joints are to be deleted in accordance with telephone conversation between Paul Reudi and Avery Miller. This should be confirmed in writing by architect.

10) The size of the Arcade Beam between column lines 6 and 27 is needed. This is due to the masonry bearing wall being lowered for which a Change Order is needed.

11) The precast concrete arcade columns were to be installed Monday, August 1. Not installed as of this date.

12) The lobby beams do not have the straps and bolts as required by the drawings. This to be done over the ensuing weekend.

R 13) The Building Inspector requires that the drawings be revised and updated to show all of the changes that have been made. Gary Black will follow up so that the job will not be stopped as the inspector indicated.

14) The structural design of the reinforced concrete trusses in the Dining Hall has not yet been submitted. Gary Black stated that he would see that this was timely done. It should be accomplished within the next week.

R 15) The location and dimensions of windows and doors, including sill heights, in the Dining Hall and Kitchen are needed now so that masonry can start.

R 16) Avery Miller, in conversation with Paul Reudi, advised that footings are required for courtyard steps. Architect should provide the details.

R 17) Need details of connection of Existing Building with Residence Building.

R 18) Need stair details at junction of Existing Building with Residence Building.

R 19) Attic ventilation is required by Code. Need architectural design.

20) Need clarification on plywood sheathing second floor change and on second floor deck changes.

B. Architect - by Gary Black (Includes meeting of Aug. 5, 1988)

1) The beams in the day Room and the Mail Room have been rejected. Gary Black will come up with the method of correction.

2) Nine exit door lights have been added. Ceiling light proposals have been requested from the electrician. The electrical design build drawings have not been submitted by the contractor.

R 3) Gary Black to investigate the possibility of odors emanating from the grease trap. Since it is located in the Courtyard, venting may be necessary.

4) An alternate is requested from Hubbard to delete the arcade framing and deck. Credit previously given at \$17,000. This credit was reiterated by Hubbard.

5) The notched beams in the Lobby were checked by Gary Black for flexure and deflection and were satisfactory. The calculations are to be submitted to the owner.

BIDWELL
KEYSTONE
PLUMBER.

6) The entrance opening in Day Room to be reframed for a pair of 3'0 x 7'0 doors.

C. Schedule - Need revised schedule for completed Residence Building. The building can be completed by Nov. 15, 1988, with more attention and jobsite work by Maxim Schrogin and Gary Black.

D. Subcontractors

1) Masonry contract has been approved. Work to start after Kitchen, Laundry, Shower slab are poured next week.

2) Horizontal Framing subcontractor advised that the Lobby deck was excluded from his contract. Agreed to install deck for the cost of labor only of \$2400.00. This was accepted by the owner with a provision that the time be kept and submitted to General Contractor. The architect denied Hubbard's assertion that the lobby deck was deleted. At a meeting on August 5, Hubbard requested to be let out of contract with payment of costs to date. The owner told him to take that up with Oliver & Co., who was not present at the meeting. The owner insisted that the work be completed timely and that he would so advise Olive & Co. There was a dispute involving the Day room beams which the architect has rejected. Hubbard agreed that they would accept a \$17,000 deduct to delete the arcade framing and deck, providing the materials are not on hand. He will so advise Oliver & Co. on Monday, August 8. The architect advised Hubbard that the truss drawings had been approved and given to Oliver & Co. for transmittal to Hubbard and this was so acknowledged by Hubbard. Owner requested that Hubbard expedite delivery in order to avoid delaying the project. Gary Black advised Hubbard that the exposed purlins in the Dining Hall should be hand picked and approved by architect before erecting them.

3) Electrician - still need proposed electrical drawings and switch gear for approval by architect.

4) Plumber - Need plumbing drawings and catalogue cuts for approval by architect.

5) Roofing - Maxim Schrogin not present to report on contract with Parker Roofing.

6) Stucco & Lath - same as Roofing except contractor is Jones and Bridges.

E. Clean Up and Safety - Project still not cleaned up daily and materials neatly stacked. Safety posters still not posted.

F. Owner requirements - (Meeting August 5, 1988)

- 1) Gary Black must spend more time on job to resolve architectural decisions expeditiously.
- 2) Maxim Schrogin must spend more time on job, and organize all aspects to expedite construction and follow up on details.

G. Construction Status

Residence Building

- 1) Second floor deck 90% complete. All that remains is deck over lobby. This to be completed after straps and bolts installed on beams this weekend.
- 2) Second floor exterior walls and partitions being erected.

Kitchen, Laundry, Showers

- 1) Rough electrical and plumbing underfloor complete.
- 2) Footings and floor slab to be poured this week.

Dining Hall

- 1) No additional work last week.