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Shelter for the Homeless

Report of Construction Meeting

Meeting: August 18, 1988

Place: 546 West Julian Street. Construction Site

Those Present: Maxim Schrogin, Paul Reudi, Al DiLudovico, Patrick Lalor, Henry Sterngold, arriving later were James Maguire and Roand Angenent (architect's assistants).

Discussion

A. Contractor Maxim Schrogin, Paul Reudi.

1) A decision on which contractor is to construct arcade must be made by August 22. Al DiLudovico told Maxim that he should make the decision. The owner will not pay any additional money above the credit allowed by Hubbard. If Hubbard is to construct the arcade, it must be a quality job.

2) Maxim Schrogin will be on a two-week vacation Beginning Monday, August 22. Steve Oliver will assume his role as contractor contact.

3) Change Orders are requested on a series of items previously approved. Maxim was told to submit individual Change Proposals with back up on subcontractor's letterhead showing a breakdown of the costs. Each is to be accompanied by an AIA form Change Order for signature by architect and owner when approved.

4) Window details have been given by architect to Maxim and the windows are ordered. Maxim and architect's assistants to meet with window supplier on Friday, August 19 to firm up prompt delivery so job will not be delayed. Window manufacturer to install windows and be responsible for waterproofing.

5) Concrete curb at Kitchen to be on hold. Paul Reudi is to request approval by City to install catch basin along south building wall with outfall into rain water leader line under kitchen to courtyard catch basin. Ground alongside Kitchen, Laundry and Shower to have sufficient slope to drain rain water to new catch basin. Paul Reudi to check and, if approved by City, The concrete curb detail will be unnecessary since the elevation of the Kitchen, Laundry Room & Shower floor slab will be above the exterior grade. Clarification No. 21 for the concrete curb will not be used. Refer to contract drawing.

6) No decision by architect on Dining Hall 3'0 double door adjacent to Kitchen relocation. Subsequently, Clarification No. 23 presented, however this must be reviewed by the architect.

7) Dining Hall sill detail, Clarification No. 22, presented. This is to be checked by architect to insure that window details are coordinated.

- 8) Gary Black has not yet confirmed gas hot water heater locations. This is becoming critical.
- 9) Gas Meter details, as approved by PG & E. were sent to architect. Clarification No. 24 issued by architect. The dimensions are not shown. New floor plan of shower area with alcove, including all dimensions, is needed. This is critical.
- 10) Floor finish schedule has not yet been submitted. See August 4 and August 11 reports.
- 11) Written approval of deletion of seismic joints is needed. See previous reports.
- 12) The beam size and connection between columns 6 and 27, at first floor arcade, submitted by architect in Clarification No. 20.
- 13) Paul Reudi called CES man Carl who said that the arcade columns were to be installed Thursday, August 18. This was not being done as of meeting time. Previous promises have been made, but no action taken. This item is becoming critical.
- 14) The bolts have not yet been installed in the intersecting lobby beams. If this is superfluous, the written approval of the engineer is required.
- 15) The architect's has not revised and updated the drawings as requested by the Building Inspector.
- 16) The structural design of the reinforced concrete trusses for the Dining Hall have not been submitted. See previous reports.
- 17) The masonry has been delayed one week. It will start on August 22 on the Dining Hall.
- 18) Connection of Existing Building with Residence Hall still not provided for. See previous reports.
- 19) Architect's decision for attic ventilation is needed. See previous reports. This will shortly become critical.
- 20) Design of floor for support of Heating Unit at second floor of Residence Hall is needed.
- 21) Approval to move courtyard catch basin approximately 10 feet to miss ramp is needed.
- 22) Do curved entrance steps to Dining Hall meet Code? Variation in tread width is greater than 3/8 inch.
- 23) Details of gate at Handicapped Shower is needed.
- 24) The upstairs toilets have been redesigned to allow for door swing. Lavatory and Water Closet now located on wall opposite door. The interior rough dimensions of toilets is 5'2" by 5'2".
- 25) The conduit for 220 volt electrical line to garbage disposer under sink is to be installed under Kitchen floor slab. Authorized by Al DiLudovico.
- 26) The Design Build drawings for electrical and plumbing are to be submitted to architect today. The Heating drawings have previously been submitted. Architect's approval of these drawings is needed since the electrical and plumbing is now under way and the Heating installation will start September 1, 1988.

B. Architect

- 1) Gary Black has not yet come up with method to correct the rejected wood beams. See previous reports.
- 2) What is to be done about ceiling lights in Residence Hall?
- 3) Good to have James Maguire come aboard. Together with Roland and Gary, they should expedite architectural decisions.

C. Schedule. Revised schedule showing completion by November 15 not yet submitted. Maxim Schrogin acknowledged that the completion date could be met if architect's decisions are issued timely and if there are no delays for materials.

D. Subcontractors

- 1) Mason will begin on Dining Hall August 22 and continue all masonry until complete.
- 2) Horizontal Framing - Lobby ceiling deck still delayed because of bolts. Truss erection on the Residence Building to start on August 22.
- 3) Roofing - proposed contract by Oliver to Parker Roofing was rejected because more money is wanted. Al DiLudovico has the possibility of a Roofer donating labor only. Materials to be paid by Oliver. This is to be resolved.
- 4) Stucco & Lath - Nothing further on contract with Jones & Bridges.
- 5) Gypsum Board - Al DiLudovico needs the actual date on which the gypsum board installation can start. The labor is to be donated. Supervision and materials by Oliver.

E. Clean Up and Safety

Trash container being used. Project being cleaned up. Safety posters not posted.

F. Construction Status

Residential Building

- 1) The deck almost complete. The exterior walls erected.
- 2) Interior shear walls and partitions underway.
- 3) Trusses to start Monday, August 22.

Kitchen, Laundry, Shower

- 1) Floor slab ready to be poured pending curb decision.
- 2) Grease interceptor installed.

Dining Hall

- 1) No additional work this week.
- 2) Masonry to begin Monday, August 22.