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Shelter for the Homeless

Report of Construction Meeting

Meeting August 25, 1988

Place: 546 West Julian Street. Construction Site

Those Present: James Maguire, Roland Angenent (both representatives of the architect), Al DiLudovico, Steve Oliver, Paul Reudi, Henry Sterngold and, at beginning of meeting, Sid Hubbard and Jack Colleau.

Discussion:

A. Contractor - Steve Oliver

1) Matter of who is to construct arcade must be resolved now (See previous reports). CES claims that it can do a better job than Hubbard. Owner will not pay any money above Hubbard credit.

2) Hubbard offered credit of \$770 for not furnishing purlins in Dining Hall. CES would select and furnish acceptable purlins for this amount. CES to advise Oliver if this is acceptable. The purlins must be furnished to job when needed.

3) Hubbard offered \$2000 credit for deletion of roof sheathing blocking. If plywood clips are required by the Building Dep't., a credit of \$1500 will be given. Architect to submit Change Order.

4) Architect rejected the beams furnished and installed by Hubbard. They are to be corrected as determined by architect. The acceptable method is to be submitted by architect as soon as possible so that Hubbard can correct the beams before his contract work is completed.

5) The platform for support of the heating unit in the Residence Hall will be constructed by Oliver.

6) The trade discount that Oliver will give to HIP for Hubbard's work will be given when HIP makes its next payment by September 10. Architect to cooperate to approve application timely so that HIP can obtain money from City within time period.

7) The windows have not yet been ordered. Architect requested competitive bids. Final bids to be analyzed and contract awarded Friday, August 26. There is \$30,500 in Schedule of Values for furnishing and installing aluminum windows in accordance with November 19, 1987, Oliver letter, which is a part of the contract. The wood windows will cost approximately \$51,000 to furnish and install. The architect will prepare a Change Order. However, this will not delay the window order. Al DiLudovico will assist in expediting window delivery if requested to do so since this item is critical and will delay the project.

The architect advised that there are two steel casement windows in the Dining Hall and these will have to be ordered separately.

A proposal by the architect to delete screens from windows was rejected by Al DiLudovico.



8) Steve Oliver advised the architect that all correspondence and orders are to go to the contractor's main office and then are to be distributed to Paul Reudi. This arrangement is to maintain the contractor's control of the project.

9) The proposed concrete curbs at Kitchen, Family Room and Shower are to be deleted. The concrete block will rest directly on the floor slab. The floor slab in the kitchen will be recessed along all four walls for an inset cove base. This was approved by the architect and the contractor was authorized to proceed by Al DiLudovico.

10) The entire floor area and walls only of the shower stalls of the Handicap Shower and Toilet is to have ceramic tile. In the other toilets, the showers only are to have ceramic tile floors and walls.

11) The toilet accessory and partition allowance must include a fold-up seat in Handicap Shower

12) The bolts have not yet been installed in intersecting lobby beam (See previous reports).

#### Architect - James Maguire and Roland Angenent

1) The architect was advised that kitchen changes must be coordinated with the Kitchen supplier, the operator and with Al DiLudovico.

2) The redesign of the Dining Hall exit doors to the courtyard and adjacent to the Kitchen must be submitted to the Building Department and the Fire Marshall for approval.

3) All revisions to the permit drawings must be approved by the Building Dep't. The Building Inspector requires that the drawings be revised and updated to reflect all the changes before he can make additional inspections. This is critical (See previous reports).

4) A model of the stairway and connection of the Residence Building to the Existing Building was presented and reviewed in detail by the architects and Paul Reudi.

5) The architect presented notebooks of all clarifications issued to date to Al DiLudovico, Steve Oliver and Paul Reudi.

6) Due to the pressure of time and the detailed review of the stairway model, the balance of the architect's agenda was not discussed. However, the upcoming design clarification should be discussed with Oliver and confirmed at the next weekly construction meeting.

7) The architect advised that the structural design of the reinforced concrete trusses for the Dining Hall is to be accomplished next week and then submitted to the Building Dep't. for approval.

C. Schedule - Revised schedule showing completion by November 15, 1988, not submitted (See previous reports).



#### D. Subcontractors

1) Mason will proceed after completing Dining Hall to Kitchen, Laundry and Shower Building.

2) Horizontal Framing - truss erection under way on Residence Building, will start roof sheathing after trusses are completed.

3) Roofing - It appears that the roofer who proposed donating labor will not do project. Confirm with Al DiLudovico. Dry-in of Residence Building must begin after roof sheathing installation has been approved. This is probably by Monday, August 29, 1988.

4) Stucco & Lath - Paul Reudi has contacted Jones & Bridges. Lathing cannot begin until windows are installed in Residence Building. This will delay the project.

5) Gypsum Board - After the Residence Building is dried-in and the rough electrical and rough plumbing installed, the rough-in inspection can be made. The next step is the installation of the insulation. Then the gypsum board can be erected. The contractor should decide if he can do this before the windows are installed. In any case, Al DiLudovico needs the date on which wall board can be erected in order to take advantage of donated labor.

E. Clean Up and Safety - The project is being cleaned up, but it could be better. Safety posters not up (See previous reports).

#### F. Construction Status

##### Residential Building

- lobby.
- 1) Some second floor decking remaining to be completed in lobby.
  - 2) Trusses being erected.
  - 3) Rough Plumbing and Electrical started on second floor.
  - 4) Roof Sheathing to start next week.

##### Kitchen, Laundry, Shower

- 1) Floor slab to be poured next week.
- 2) Ready for masonry after slab.

##### Dining Hall

- 1) Masonry approximately 50% complete.
- 2) After masonry, ready for roof system and windows.