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Shelter for the Homeless
Report of Construction Meeting

Meeting: September 7, 1988

No formal meeting was held on September 1, 1988

Place: 546 West Julian Street. Construction Site

Those present: Al DiLudovico, Pat Lalor, Larry Meyer, Maxim Schrogin, Paul Reudi, Henry Sterngold.

Discussion

A. Contractor -

1) Requested payments on monthly requisition by 10th of month to allow credit on Hubbard contract. Payments on requisitions can be made on time if the applications are correct.

Pat Lalor and Al DiLudovico requested that applications be brought up to date including approved Change Orders and Withholding for correction of defective work; i.e. Lobby beams and Day Room beams. Approved Schedule of Values to be submitted by Oliver.

2) Change orders must be submitted for owner's approval before work is done. Oliver is to submit individual Change Orders with backup on subcontractors and material supplier's letterhead. Some outstanding Change Orders are:

- a) Dining Hall foundation change from masonry to concrete.
- b) Second story precast panels changed to lath and stucco.
- c) Aluminum window frames changed to wood windows.
- d) Credit for roof sheathing blocking deleted.
- e) Credit for grease interceptor less than allowance.
- f) Plumbing - kitchen rough in and connections - change underground pipe to cast iron - connect rain water leaders to catch basin and relocate catch basin.

g) Electrical - 400 amp service in lieu of 200 amp - kitchen rough in and connections - added outlets Dining Hall.

3) Arcade beams and connections at Day Room etc. must be designed by engineer and approved by Building Dept. Critical.

4) Oliver to begin Arcade at once to avoid delay of the project.

5) Window order must be firmed up today with Al DiLudovico notified of delivery date. This is now delaying the project. Investigate lathing first floor before windows are installed to mitigate delays. Order steel casement windows for Dining Hall.

6) Roofing Contractor is to dry in roof sheathing after attic ventilators are installed. Contract with roofer to be concluded by Oliver.

7) Ceramic tile will be installed by union apprentices gratis. Materials to be ordered by Oliver after material list is submitted by Skip Adams, union Business Representative.

8) The bolts have not yet been installed in intersecting Lobby beams (see previous reports).

9) Al DiLudovico approved routing of Beam and Floor deck for installation of conduit in Lobby and Day Room.

10) Need the decorative headers over masonry wall between the Front Porch and Courtyard. Gary Black, reached by telephone, said he would have someone there on Thursday, September 8.

11) Need trusses for Dining Hall now. This is critical.

12) Al DiLudovico approved the following to permit immediate construction of the Main stairwell in Residence Hall. First floor allow 5/16" for floor finish. Oak treads and oak nosing at landings. Riser to be good grade of finish lumber. Landing to allow for floor covering.

13) Al DiLudovico approved lowering the four windows in the Day Room facing arcade so that wood ledger can be constructed over window head.

14) A larger carpentry crew is needed now since the following is available for sequential work:

Residence Building - erect fascia, blocking of trusses for drywall, construct stairs, complete connection and stairs at Existing Building.

Kitchen, Laundry, Shower - form and pour concrete sill on masonry wall, frame walls and partitions, form and pour concrete steps.

Dining Hall - frame and pour concrete ramp and steps.

15) Larry Meyers of San Jose Dep't. of Housing will give Al DiLudovico proposal for corrective methods to be used on Day Room and Lobby beams.

B. Architect

1) All revisions to the permit drawings must be approved. The Building Inspector requires that the drawings be revised and updated to reflect all changes. This must be approved by the San Jose Building Dep't. before additional inspections can be made (See previous reports), with stamped set given to Paul Reudi.

2) The design of stairway and connection of the Residence Building with the Existing Building has not been submitted to Oliver for construction. This is critical and will delay the project.

3) See previous reports and Contractor section of this report for architectural decisions that must be timely made.

C. Schedule - Oliver and owner agreed that the originally submitted schedule is official and, accordingly, the project is to be completed by November 15, 1988.

D. Subcontractors

1) Mason completing Dining Hall. Started Kitchen, Laundry and Shower and Front Porch wall.

2) Horizontal Framing. All trusses erected on Residence Building, some work remaining at lower chord of trusses at curve. Roof sheathing approximately 95% tacked down, nailed off by week end.

3) Roofing. Residence Building ready for dry-in next week.

4) Stucco and Lath. Need windows in Residence Building. This is delaying the project. Investigate possibility of lathing prior to window installation.

5) Gypsum Wallboard. Could begin on Residence Hall after rough-in inspection, insulation, window installation and dry in. About three weeks or October 1, 1988.

6) Plumbing. Completing rough-in of Residence Building next week.

7) Electrician. Completing first floor Residence Building and started second floor.

8) Heating. Ducts to be installed in Residence Building beginning this week.

9) Fire Sprinkler. Residence Building to begin next week.

E. Clean Up and Safety - A large quantity of debris on site, must be cleaned up immediately and put into dumpster. Safety posters not up. Must comply with all OSHA requirements at once.

F. Construction Status

Residence Building

1) Trusses installed, some work at lower chord for drywall blocking at curve.

2) Sheathing tacked down for 95% of roof. Nailing down sheathing, underway to be completed this week.

3) Rough plumbing first floor 95% complete. 90% complete on second floor.

4) Rough electrical has begun on second floor, approximately 70% complete overall.

Kitchen, Laundry, Shower

1) Concrete floor slab poured.

2) Masonry stub wall 60% complete.

3) Concrete sill to be formed this week and poured.

Dining Hall

1) Masonry 90% complete

2) Reinforced concrete truss installation should start next week.

3) Roof framing to follow.

Front Porch

1) Masonry wall being erected on concrete foundation.