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Shelter for the Homeless

Report of Construction Meeting

Meeting: September 28, 1988

Place: 546 West Julian . Construction Site

Present: Al Diludovico, Maxim Schrogin, Pat Lalor, Gary Black, Henry Sterngold

Discussion:

A. Contractor

1) The entrances from exterior arcade and the stairway to the Main Lobby are to be framed for standard doors.

2) The location for the Fire Alarm Box and the electric push button for the gate were given to the electrician.

3) The finish hardware schedule was changed to reflect a net cost of \$5050. The contract allowance is \$4100. The new schedule will delete the panic hardware at the double door entrance to the Dining Hall, round knobs except for handicapped access and bronze anodized finish on all hardware.

4) Doors are to be flush, wood solid core with birch face, except for glass panel doors.

5) The clay roof tile is scheduled for Nov. 15 at present. Roofer suggests using an equal to the MCA roof tile that is specified. Oliver to advise Al DiLudovico and submit samples of more readily available roof tile.

6) Trusses for the Kitchen, Laundry, Shower Building were ordered Monday, Sept. 26, after shop drawings were belatedly submitted. Hubbard advised three week delivery. Oliver to get expedited delivery and installation.

7) Change order proposals submitted by Oliver to be acted upon this week, with Al DiLudovico to send AIA Change Order forms for those items approved. Some of the Change Order proposals are being held up for cost breakdowns, some are rejected fully and some are rejected in part. Those partially rejected are to be negotiated and resubmitted.

8) Lath & stucco subcontractor to break down cost on contract to reflect credit for one side of Kitchen, Laundry, Shower Building and the cost of the freize/fascia.

9) The Fire Sprinkler contractor advises that it will take two weeks to complete the Residence Building. This is an inordinate delay and must be expedited. See previous meeting reports.



#### B. Architect

- 1) Passageway arches are to be confirmed this date. Construction will proceed as contractor schedules this work.
- 2) Structural design of reinforced concrete trusses for Dining Hall be completed by Oct. 5 and submitted to City Building Dept.
- 3) Al DiLudovico to finalize decision on Dining Hall wall height after Maxim Schrogin estimates cost for a 16" concrete tie beam on sides and rake and submits same to Al DiLudovico.
- 4) Decision required on height of entrance from Mail Room and Entrance Lobby into Main Lobby.
- 5) Revised and updated drawings are required by City Building Dept. - critical - see previous reports.
- 6) Roof structure at curved section of the Residence Building must be analyzed by structural engineer and corrective work, if any, undertaken.
- 7) The thickness of the stucco on the second floor of the Residence Building must be resolved. Also, method to install decorative tiles.
- 8) Freize/fascia detail to be resolved to stay within budget.

#### C. Owner

- 1) Street cut for storm sewer and electric light pole wiring to be resolved.
- 2) Oliver gave the date of second week in October for gypsum board installation.

#### D. Schedule

There are many details to be accomplished in order to complete Residence Building by Nov. 15, 1988. Some of these are: exterior door frames not on the job, arcade construction not yet begun, passageway windows are needed, subcontractors need to be expedited.

#### E. Subcontractors

- 1) Horizontal Framing - roof structure delays on Kitchen, Laundry, Shower Building must be mitigated.
- 2) Roofer - started dry-in of Residence Building. Must work continuously to complete expeditiously.
- 3) Stucco & Lath - Paul Ruedi advises he will start next week with scaffolding.



- 4) Insulation - contractor must visit job to schedule work.
- 5) Plumber - needs gas piping and rough-in inspection of Residence Building - may become critical.
- 6) Electrician - needs to complete wiring of Residence Building and obtain rough-in inspection.
- 7) Heating - started installing ducts. Must work continuously to complete and obtain inspection.
- 8) Fire Sprinkler - Started piping. Must work continuously to complete - crew inadequate, rough-in will be delayed unless expedited.
- 9) Exterior Door Jambs - Needed now - critical.

G. Clean Up and Safety

Still too much debris on site. Need extensive and continuous cleanup. Must comply with all OSHA regulations for safety. Some unsafe conditions. No safety posters.

H. Construction Status

Residence Building

- 1) Roof being dried-in.
- 2) Curbs poured for stairs and connection to Existing Building.
- 3) Rough plumbing and electrical same as last week.
- 4) Heating ducts being installed.
- 5) Fire Sprinkler work started.
- 6) Windows installed.

Kitchen, Laundry, Shower

- 1) Exterior walls and partitions erected.

Dining Hall

- 1) Same as last week.

Front Porch

- 1) Same as last week.
- 2) Lintels formed and on wall.