

**Shelter for the Homeless  
Report of Construction Meeting**

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**Meeting:** January 19, 1989

**Place:** 546 West Julian, Construction Site

**Present:** Al DiLudovico, Pat Lalor, Henry Sterngold

**Discussion**

**A. Owner**

- 1) The project has been delayed for many weeks because the contractor has failed to complete the Dining Hall roof structure. The Kitchen Building cannot be rough inspected because the Kitchen roof connects to the Dining Hall roof. Because this has not been done, neither the insulation nor the gypsum wallboard can be installed. The contractor has been continuously notified of the delay and has been frequently asked to take steps to expeditiously complete the work.
- 2) The Residence Building is being delayed because the exterior ceramic tiles have not been installed. The finish stucco on the second story walls must await the finish of the tile installation.
- 3) The completion of the Shower and Laundry Building is being delayed because the roof tile has not been installed. Part of the rear roof slope has been finished but the roofer has not returned to complete the roof for several weeks. The weather has been clear and dry. If not completed soon, there is a possibility of danger of damage to the insulation and gypsum wallboard that has been installed because of moisture penetration.
- 4) The installation of the Fire Alarm system has begun but not completed. This must be finished.

**B. Schedule**

The pace of construction is very slow even though promises were made to expedite completion of the building at the January 5, 1989, meeting.



### C. Subcontractor

- 1) Roofer - Still needs to complete the tile roof on the Shower and Laundry Building.
- 2) Electrician - Must complete the Fire Alarm and telephone systems.
- 3) Gypsum Wall Board - The Shower and Laundry Building is completed.
- 4) Ceramic Tile - The Residential Building has been completed. Tile installation has started on Shower Building.
- 5) Plumber - The Residential Building has been completed. Should start on the Shower Building after the tile is installed.
- 6) Dining Hall trusses - This is being delayed by the contractor.

### D. Clean Up & Safety

The job is extremely messy. It must be cleaned up now. Construction material lies everywhere; i.e. pipes on the Front Porch, sawdust and lumber throughout the job. Materials not neatly stacked.

### E. Construction Status

#### Residence Building

- 1) A conditional Certificate of Occupancy has been approved.
- 2) The bunks on the second floor are almost completed.
- 3) Installation of tiles on the exterior walls of the second story has not started. The finish stucco coat will follow.
- 4) Completion of interior painting can follow clean up.

#### Kitchen, Laundry, Shower Building

- 1) Shower and Laundry drywall is almost complete.
- 2) Ceramic tile installation has been started in toilets.
- 3) Roof tiling is 20% complete.
- 4) Roof tie in to Dining Hall is needed.

#### Dining Hall

- 1) The formwork and rebars used for raising the wall are still in place. Still to be concreted.
- 2) The steps to the courtyards concreted.

#### Front Porch

- 1) Concrete walk completed.
- 2) Ornamental gate and grilles are to be installed.