

HENRY STERNGOLD
PROFESSIONAL ENGINEER
720M BLAIR COURT
SUNNYVALE, CALIFORNIA 94087
(408) 738-2859

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

Meeting: February 2, 1989

Place: 546 West Julian, Construction Site

Present: Al DiLudovico, Pat Lalor, Maxim Schrogin, Chris Alexander, James Maguire, Henry Sterngold

Discussion

A. Owner

- 1) The concrete trusses for the Dining Hall must be started immediately and completed forthwith in order for the contractor to mitigate the delay damages.
- 2) The decorative tiles for the exterior walls of the second story of the Residence Building must be installed now so that the appropriate departments of the City of San Jose will approve and final the construction of the Residence Building.
- 3) The heating system in the Residence Building needs to be balanced by the contractor.
- 4) A proposal by Oliver is requested to furnish and install a hose bibb at a convenient location.
- 5) A proposal by Oliver is requested to furnish and install a drinking fountain on the first floor of the Residence Building.
- 6) Both of these proposals should be submitted separately.

B. Architect

- 1) Chris Alexander stated that he would require payment of all outstanding invoices before he would release Cal Lindberg to start construction of the concrete trusses. Maxim Schrogin agreed to make payment either when satisfactory liability insurance was submitted by CES or if they would perform as a supplier of materials and Carl Lindberg be the contractor.
- 2) Chris Alexander agreed that he would agree to construct the trusses and install the wall tile if either one of two conditions is met. One; if the contractor pays for the liability insurance policy, then CES would contract to furnish and install the concrete trusses and the decorative tile; or, two, if CES is paid for certain materials and work furnished for the trusses and the tile installation and Oliver contracts

directly with Carl Lindberg for the construction of the trusses and installation of the tile.

3) The architect requested a clarification of the contract document regarding the bench backs on Julian Street. Oliver contends that they were excluded from his estimate. Henry Sterngold's opinion was that the specifications stated that seat backs would be included at extra cost in the construction contract.

4) The architect requested a proposal from Oliver to furnish and install exterior panelled doors in the Dining Hall in lieu of flush doors. James Maguire will provide the details.

C. Contractor

1) The contractor was advised by the owner that unless construction began immediately on the Dining Hall trusses he would, of necessity, advise Oliver's surety and demand action.

2) Maxim Schrogin stated that it was Oliver's contention that the CES work, including concrete trusses and decorative tile was an allowance and that they would begin work as soon as the extra cost was agreed upon. The owner advised him that the attached letter part of the construction contract was Oliver's and that it required Oliver to contract with CES at a stated price. If there were other terms or conditions, they should have been set forth in the letter agreement.

3) Chris Alexander advised that the City of San Jose had expressed an interest in granting a Change Order to increase the cost of furnishing and installing the concrete trusses and the decorative tiles. Maxim Schrogin was requested to submit two proposals relative to the possible Change Order for the a City to accept. One would be for the liability insurance premium CES would purchase and the alternate for the cost of CES furnishing some materials and Carl Lindberg constructing the trusses and applying the tile. Pat Lalor advised that approval by the City would be conditional upon an immediate start of the truss and a completion date for both the truss construction and the tile application.

D. Schedule

The construction is being delayed because of the truss problem in the Dining Hall, which in turn holds up the connection of the roof of the Kitchen Building. The kitchen cannot be rough inspected, therefore insulation and gypsum wallboard installation cannot proceed. The pace of construction is slow on all the other contract work. Paul Reudi continues doing carpentry work daily.

E. Subcontractors.

- 1) Roofer - still needs to complete tile roof on Shower and Laundry Building.
- 2) Electrician - completed Fire Alarm installation on Friday, February 3, 1989.
Needs telephone box cover.
- 3) Ceramic tile - worked on Shower building again on Saturday; almost complete.
- 4) Dining Hall trusses - concrete poured in a beam form on Monday, January 30.
Forms not stripped. Work stopped.
- 5) Painter - completed interior painting including sleeping alcoves in Residential Building.

F. Clean up and Safety

Fence erected under arcade separating the Residence Hall from the construction area. The project is relatively clean.

G. Construction Status

Residence Building

- 1) No decorative tile on second story walls.
- 2) Downspouts not installed in many areas.
- 3) Occupied by urban Ministries on Wednesday, February 1, 1989.

Kitchen, Laundry, Shower Building

- 1) Ceramic tile in toilets 75% complete.
- 2) Roof tiling 2/3 complete.
- 3) Hot water heater installed.
- 4) Furnace installed.
- 5) Gate to front Porch installed. Expanded metal to be added to cover unfilled area of gate.
- 6) Doors being installed.

Dining Hall

- 1) Concrete beam poured, form not stripped.

Front Porch

- 1) Grilles installed.
- 2) Need architectural design of front low walls.