

WEEKLY JOB MEETING 03/01/05 – 601 4TH STREET LOFTS

ATTENDEES: Jim Castaway, Axis; Andrew Chekene, Axis; Bizhan Mahallati, Axis; Steve Penland, RA&A; Marnie Collier, RA&A; Henry Su, BOD; Paul Rice, BOD

Review of Items from Previous Meeting:

1. Interior skylight trim is complete at all affected areas. Cracked lens cover at Unit 310 – Axis to investigate if crack was pre-existing and obtain information on replacement.
2. Sheetmetal at Lightcourt D, reglet/counterflashing completed, ledge flashing to be re-fabricated. Reviewed sketch re alternate design with RA&A, which was approved.
3. Everest Waterproofing to start remaining work at light courts, weather permitting.
4. Elevator enclosure – partial delivery of tube steel and formwork at roof. Work to begin once weather cooperates.
5. Water test at windows – information indicated that 9 units with history of window leakage. RA&A to review information and provide additional direction to Axis to further watertest and follow up on repairs on specific units. Repairs at double doors @ 223 in progress. Everest to wet seal older type windows at #127. Unit 225 to be scheduled.
6. 4 units outstanding re interior final assessment walk through. Unit 104 requires drain to be re-worked and coating applied at deck before interior walk through. Marnie to schedule units 311, 326 and 327.
7. Steve Penland and Jim Castaway will finalize details at Lightcourt D, as work progresses.
8. Steve Penland to confirm location of added scuppers at elevator enclosure. Roofer to advise on size.

Review of Submittals/Shop Drawings:

1. Axis to provide product data for Torrance glass and shop drawings for RA&A review.
2. Axis to provide design drawings for electrical and plumbing layouts for roof. (See problems impeding progress).

Off Site Fabrication:

1. JD Collins – galvanizing complete – steel being delivered to site.
2. Concord sheetmetal – GSM fabricated and delivered on a continual basis.

Problems Impeding Progress:

1. Need final selection from PH1 regarding deck material.
2. Final decision on decks required before design drawings for electrical and plumbing are completed at roof.

3. Final decision on scope of work at East wall. Issue regarding added cost are being reviewed by RA&A and Axis, to be later forwarded to Board.
4. Weather – rain previous week – Monday 02/21/05.
5. Weather affecting progress of roof completion. Interior repairs to be started after roof is 100% watertight.

New Business:

1. Interior repairs – repairs to be started when roof is watertight. Discussed closing out units that do not require interior repairs as quickly as possible. Specifically discussed unit 309 regarding damaged hanging ceiling art piece.
2. New leak at Unit 303 and 3rd floor hallway near trash room. Axis investigated – may be related to recent roof work.