

4821 Reconstruction

December 10, 2010

Construction Meeting Notes

Present; Jamie Malloy, Jason DeNeui, Robert Dubansky, Roger Schemmel, Jay (Building Inspector)

1. City of Urbandale would like cross reference document to determine actual unit numbers with architectural room numbers. Robert will find document and get to Jamie and Jason.
2. Unit improvements will be handled by Hubbell. Any code, structural or accessibility modifications will need to be reviewed by City of Urbandale. Floor 1 receives an exception for accessibility changes.
3. Discussed construction phasing: Jason plans to frame floors 1-3 up, MEP rough-ins 1-3 up and then drywall 3-1 down.
4. Perimeter Angle Supports being installed today.
5. Elevator shaft and perimeter blocking next week.
6. Framing in 2 weeks (approximately.)
7. Inspection process flexible; can be onsite daily or within a couple hours notice. Jay will be inspecting framing as well as MEP.
8. Electrical release- need to have electrical inspected for the entire building prior to going live with service. Verify with Mid-American.
9. Exhaust fans may be installed in walls (unrated fans) and thru top plate and out sidewall OR if in ceilings, units will need to be rated.
10. Dryer vent may be installed thru wall and up thru the plate. No chase is required.
11. Windows at B units on each side of bathroom door need to be tempered. As to stair sidelights and windows adjacent to doors.
12. Discussed sump options in elevator. City requires one sump discharge to grade (bucket) and wired to switch. The water level in the pit will require a constant sump discharging into the trench drain. This may be adjacent to elevator (as is currently planned for relocation.)
13. Need to install grate over existing garage vent area-well. Or infill with block and fill with sand and stoop slab. Will get price from Randy.
Yellow gas lines are permitted by code if installed and bonded per mfg instructions. Black is permitted and not required to be bonded.
15. Followed meeting at city with field visit: Robert, Jamie, Jason & Cameron were present.
16. Reviewed existing building elevator finish and interior corridor finishes with Robert and Jason.
17. Slab holes have been patched with metal and ready to be filled with concrete.
18. Stoops have been removed and filled with sand.
19. Elevator and Stair are laid out and ready to start installing block.
Infill walls under stair will be Metal-Stud and Gyp in lieu of CMU for constructability.

Web Site: <http://www.pmiowa.com/plumwoodfire.html>

We can mail copies of the plans to you upon request by calling 515 963-1717.

Contact Information for Randy Snider at Hubbell Corporation:

Hubbell Corporation will be contacting each Owner directly to discuss the selection of building components.