



Meeting #49

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Project: - CP-SRM San Jose
 3315 Almaden Expressway
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SRM San Jose/Novelle OAC Agenda

MEETING DATE: 08/28/2024 **MEETING TIME:** 9:00 AM - 10:00 AM Pacific Time (US & Canada)

MEETING LOCATION: <https://us02web.zoom.us/j/89935467132?pwd=SndaL1hLRWZmb0EyRmo1am9BYnVCUT09>
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OVERVIEW:

Join Zoom Meeting <https://us02web.zoom.us/j/89935467132?pwd=SndaL1hLRWZmb0EyRmo1am9BYnVCUT09>
 Meeting ID: 899 3546 7132 Passcode: 861791 One tap mobile +12532158782,,89935467132# US (Tacoma) +13462487799,,89935467132# US (Houston)
 Dial by your location +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 408 638 0968 US (San Jose) +1 669 900 6833 US (San Jose)
 +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 646 876 9923 US (New York) Meeting ID: 899 3546 7132 Find your local number: <https://us02web.zoom.us/u/kBsHQx1h1>

ATTACHMENTS:

ATTENDEES:

| Name | Company | Phone Number | Email |
|---------------------|------------------------------------|------------------------------|--------------------------------|
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RFIs and Submittals

| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
|-----|----------------|---------------------|--|----------|----------|--------|
| 1.1 | 9 | RFIs and Submittals | Kim Do (SRM Construction), Russell Lesieur (Urbal Architecture), Jesus Coronado (SRM Construction) | | | Open |

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| | <p>Description:</p> <p>Outstanding RFIs</p> <p>RFI 323 Seating 210 Change to Storage Room- With all consultants to make formal changes and update plans. This needs to be clarified and submitted to city eventually per Inspector's request. Inspector will review per RFI but did want this to be documented.</p> <p>RFI 322 Common Area Lighting Dimensions- Urbal and AMH</p> <p>RFI 321 Corridor Bean and Lighting Discrepancy- Urbal and AMH</p> <p>RFI 320 Commercial Kitchen FRP Clarification- with AMH</p> <p>RFI 317 MC Entry Canopy Revision---Urbal and Structural Forte. SRM needs to work and discuss on corrections needed.</p> <p>RFI 290 Gym Mirror Dimensions- to check with Merrill Gardens and CPA?</p> <p>Porte Cochere lights---email sent to Urbal on proposed install</p> <p>*MC Canopy--(RFI 317) --drainage/gutter. 2 options: TPO versus half round downspout in front keeping standing seam</p> <p>Outstanding Submittals</p> <p>none</p> <p>Submittals with City of San Jose or County</p> <p>none</p> <p>Submittals on Hold with MG</p> <ul style="list-style-type: none"> Access Controls- Securitas--a few markups recieved by Scott from MG; SRM will review and set up separate meeting to discuss |
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| | <p>Previous Meeting Minutes:</p> <p>08/14/2024:</p> <ul style="list-style-type: none"> RFI 317- Need structural to review first but canopy does need to be moved. Water draining in front still issue/concern to be explored. SRM will discuss with Urbal after and view options. RFI 316- Clinical sink item and ROM will be on box walk spreadsheet to adjust cost. Note that this was caught for box walk notes and subcontractor noticed this area does not have hot water at the location and the fixture here only is cold water. MG stated it's necessary/helpful to have hot water at this particular location. SRM also mentioned this is only location to not have hot water, other locations already have it. Madisen from MG mentioned she will reforward the interior signage and review for Scott to then send to SRM. Access controls and hardware----SRM recieved markups from MG. It was mentioned if any hardware is requested to be changed out (keyed to keyless Saffire) this would be a large change order that CPA previously denied with previous operator. However, CPA mentioned that after review of all box walk items with costs this can be revisited later. <ul style="list-style-type: none"> It was noted that Dormakaba/Saffire does take long lead time to get. |
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| Construction Updates | | | | | | |
|---|----------------|---------------------------|------------|----------|----------|--------|
| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
| 2.1 | 16 | Construction Site Updates | | | | Open |
| <p>Description:</p> <p style="text-align: center;">October 9th --Urbal visit too, MG</p> <ul style="list-style-type: none"> • Model Units scheduled to be complete by October 7th. CPA (Brit) confirmed to be present October 9th to view units and set level of standard. • Prepping of courtyard to begin September with baserock removal to come first. <ul style="list-style-type: none"> ◦ Need to notify air quality • Initiated submittal process with Braso (VTA bus shelter). This is currently a 30+ week lead time AFTER submittal approval. Note that this is being shipped from midwest. • Balconies are being put in place. • Stucco continuing, stone and painting following. • Dry wall production for L4 continuing and going on to L3. • Balconies delivered. • TPO on porte cochere completed • Inspections continuing and insulation and cover of units to possibly begin July 8th • Stucco and Alumaboard continuing. Stone veneer recently delivered. • Framing out of Port Cochere continuing with hope to have TPO done soon after. • Striping at roof completed • Stucco brown this week. • Elevator work continuing • Port Cochere framing of roof to complete in a few weeks with start of roofing (grey color) to start in early June. | | | | | | |
| <p>Attachments:</p> <p>8-20 aerial photos.pdf</p> | | | | | | |
| <p>Previous Meeting Minutes:</p> <p>08/14/2024:</p> <ul style="list-style-type: none"> • Urbal will also be on site next week for site visit. Also on the visit is choosing/finalizing colors for Monument sign. | | | | | | |

| Signage | | | | | | |
|--|----------------|---------|--|----------|----------|--------|
| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
| 3.1 | 25 | Signage | Kim Do (SRM Construction), Peter Friis (SRM Construction) | | | Open |
| <p>Description:</p> <ul style="list-style-type: none"> • Monument sign colors picked by Urbal and in production • Address sign installed. • Monument signage colors are to be finalized and picked in person by Urbal during visit on 8/19/2024 • Updated permit received for calculations for monument sign. Received 7/16/2024 • Updated that calculations should be reviewed/commented on by 7/1. SRM asked sub to get update (if any). • Monument calcs sent and additional forms signed to send back to city recently sent on 4/19/2024. Will check in on comments around 5/31 (city takes approx 4 weeks to review) • Permit was received for monument sign with the removable of the sign on Newberry as directed by CPA due to visibility. <ul style="list-style-type: none"> ◦ Building permit is being currently being in the works with coordination with SRM field team to get backing for address sign on building. ◦ Issue was brought up about name change/branding. Currently plans for interior is on "hold" till operator on board. ADDITIONALLY, if any branding/name change is done that affects the monument sign (longer name, look, etc.) may affect the cost but also may need to resubmit to the city as well. • Per email direction from CPA on 3/12/2024 it is noted to remove blade sign on Newberry due to lack of visibility in the parameters that meets city requirements. • As noted in above, City has approved monument signage but only one signage in question (on Newberry). Location and space was shown to Brit (CPA) during box walk. SRM has directed sub to resubmit with blade sign but also provide follow up in regards to lighting for signage (not too bright). • On 1/10/2024 it was stated that City plan reviewer for signage will be reviewing as "commercial" permit and will reevaluate submission. SRM will check in end of this week on status for monument signage. • SRM receive confirmation from CPA that interior signage and parking lot signage will be held on to until operator is on board to review and make comments. <ul style="list-style-type: none"> ◦ Back and forth concern over "All Gender Restrooms" may be determined by operator then. SRM will hold off asking inspector till closer to that time. • Comments from city received back around 12/26 and will need follow up from consultants on responses and CPA's input. We may need to relocate and resize signs. City was out all last week so further follow questions cannot be responded back. • Meeting with consultants and CPA on 11/27/2023 with items that need to address on relocating signage. Updates provided on 12/5/2023 from Corporate Sign but SRM reconfirming if Landscape and Civil plans need updates or information to provide to city as well in resubmission. • Comments received back from city on 11/16/2023 with items to address relocating signage. • Exterior signage finally submitted on 11/2/2023. • Exterior signage package meeting with city was on 10/20. SRM requesting update from subcontractor on ETA on final response, etc. • SRM reached out to Fire Department who cited the code that it address has to be clear and visible. It is advisable to have this lighted so CO would be needed for this. <ul style="list-style-type: none"> ◦ Other items SRM will be reviewing with sub still ◦ Separately, SRM will have to get painting/stripping priced out • Luxcreate provided some cost associated with last meeting in regards to signage. Peter and Kim to review prior to presenting it with the team. • Question/concern in regards to parking lot signage/wheel stops. Limited parking clearances already and there is bushes and trees in front which leaves wheel stops out of question. Possibility to have other options in signage and protection of charging stations. • SRM working with Corporate Sign on submission to city to get coordinated letter in regards to sign near bioretention area. | | | | | | |
| <p>Attachments:</p> <p>IMG_6772.jpg</p> | | | | | | |
| <p>Previous Meeting Minutes:</p> <p>08/14/2024: (None)</p> | | | | | | |

| Responsibility Log | | | | | | |
|--|----------------|-------------------------------------|--|----------|----------|--------|
| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
| 4.1 | 27 | Responsibility Log/Outstanding list | Pete Aparico (Columbia Pacific Advisors), Kim Do (SRM Construction), Peter Friis (SRM Construction), Brit Funk (Columbia Pacific Advisors), Abbi Hepworth (SRM INTERIORS (INTERIOR DESIGN)), Russell Lesieur (Urbal Architecture) | | | Open |
| <p>Description:</p> <ul style="list-style-type: none"> Attached updated Box Walk notes with some pricing provided (not all done as waiting on some confirmations from MG and/or subs) Updated box walk notes with Merrill Gardens sent on 7-16-2024. Some items still need MG to respond/clarify <ul style="list-style-type: none"> High priority items <ul style="list-style-type: none"> Wellness center rearrangement--CPA requested to go with original hardware. SRM requested to get adjusted pricing to reflect this. NOTE, if hardware to be changed later this will cost more time and money to do. Kaba/saffire locks are long lead and order needs to be put in soon for all to ensure timely shipment. MC Dining 124- Dual internet drop requested. CPA asked what's needed for? (Located at Bistro/sitting area) Bistro 154- SRM proceeding per plan. NO refrigeration pastry display and casework still in place. Commercial Laundry- Requested no stackable washer/dryer per markups. Any other unit here? Otherwise SRM will assume delete completely and try to get full credit for this. Gym 175- Assuming to go per plan with outlets, etc. No gym layout ever recieved from Merrill Gardens SRM sent email to CPA and Merrill Gardens on outstanding items list (5/29/2024) that would then need to be prioritized and get items addressed now that Merrill Gardens on board. Responsibility Log attached outlines design items that have come up and need to be addressed and tracked. SRM has started this to track items easily. Current items tracked in log attached. | | | | | | |
| <p>Attachments:</p> <p>2024-08-27 CPA ROM Box Walk UPDATE.pdf Furniture Plan Floor Plans_Box Walk 8-6 update.pdf</p> | | | | | | |
| <p>Previous Meeting Minutes:</p> <p>08/14/2024:</p> <ul style="list-style-type: none"> CPA requested a few COPs for the bulk "approved" items to move foward with instead of creating a COP for each item to limit the paperwork. Still waiting on Wellness center numbers. Just received request for flooring. MG requested SV-1 for locations but CPA asked to check if LVT is cost savings or not to go that route. Mentioned no trough drain for trash room due to Inspector's comments which would have high costs and more time to do. | | | | | | |

Previous meeting

| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
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| 5.1 | 37 | County Environmental | Kim Do (SRM Construction), Peter Friis (SRM Construction) | | | Open |
| <p>Description: Per submitted plans, vapor pins were installed (2/23) and samples were taken on (3/5). Additionally, addendum provided to county on the questions/clarifications requested on 3/8/2024.</p> <ul style="list-style-type: none"> Note that ownership looking into California Environmental Attorney SRM trying to get environmental attorney meeting schedule something. <p>SRM sent emails to county to get follow up on 8/5 and 8/12 with no status update provided.</p> | | | | | | |
| <p>Previous Meeting Minutes: 08/14/2024: (None)</p> | | | | | | |

New Items

| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
|---|----------------|-----------------|--|----------|----------|--------|
| 6.1 | 44 | VTA Bus Shelter | Peter Friis (SRM Construction), Kim Do (SRM Construction) | | | Open |
| <p>Description:</p> <ul style="list-style-type: none"> VTA bus shelter deposit provided to manufacturer and submittals are in process. Submittal to be recieved 9/9. SRM will review and distribute for VTA approval soon after. Permit approved and recieved. SRM to wrap up COP and provide all associated costs. SRM currently pricing out based on what was submitted to update COP for VTA bus shelter. <ul style="list-style-type: none"> Work includes additional demo of sidewalk connection to street light bus shelter with electrical connection Sidewalk to replace all work SRM has been tracking ongoing communication and requirements from County and VTA on bus shelter. Currently County provided comments to respond/address in updated plans including that to connect to bus shelter electrical in specific county standards <ul style="list-style-type: none"> SRM has reached out to joint trench consultant to provide this update Other item addressed was comment on 50 stops at location or more that would be a credit if we go with regular asphalt if not a lot of stops are going to be made at this location <ul style="list-style-type: none"> SRM followed up to ask VTA this question to see if we meet this lesser requirement but stated: <ul style="list-style-type: none"> They will predict more stops once building is open Additionally newer all electric busses that they are changing to is 3x more heavy than the previous busses so the higher rated bus pad is required. (no savings here) SRM has mentioned that no bus shelter has been on order yet as we wait for "final" approvals from both parties. Additionally, the proposal received for the bus shelter states 28 weeks from approved drawings/submission which means this can take 30+ weeks lead time till it gets on site. SRM is tracking this but predicts this should still be within our time frame. | | | | | | |

| New Items | | | | | | |
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| No | Meeting Origin | Title | Assignment | Due Date | Priority | Status |
| | <p>Previous Meeting Minutes: 08/14/2024:</p> <ul style="list-style-type: none"> Lead time after approval of submittals for bus shelter is 30+ weeks. Submittals in process and should be recieved within 2 weeks. | | | | | |
| 6.2 | 47 | PG&E Pole | | | | Open |
| | <p>Description:</p> <ul style="list-style-type: none"> PG&E met with SRM and sub last week. Some discrepancy but SRM pressured to get decision. Two weeks to start work Subcontractor sent in inspection request (Hudson) which will identify where riser is going. Subcontractor sent in request to PG&E on 8/8. | | | | | |
| | <p>Previous Meeting Minutes: 08/14/2024:</p> <ul style="list-style-type: none"> Still waiting on PG&E for confirmed inspection <p style="color: red; font-weight: bold;">Goal next week (depending on PG&E inspection for next week confirmed)</p> | | | | | |

November/December goal but other off hand talks that they are booked till end of year

Xfinity agreement--- Being process (east coast currently)?

SRM walked w/ Xfinity yesterday to go around site. Nothing reviewed for offsite yet per conversation.

Originally will give microduct but now since TV is only provided fiber to MPOE only and will use hardline (thick) but installation will be more
 SRM requested for them to review if they are able to use existing fiber but they stated they need to check with design team

Elevator for 1st year for monitoring (will check)
 Other agreements typically 60-90 days but will check

Adjustments of elevator (on temp power), etc. Currently elevators ok right now