

Issue Resolution Log

As of: 2021-02-04

DAY 1	
Item	Item Description
1	<p>In order to get chilled water to the new building, a chilled water line needs to be tied into the campus chiller plant which is located across the street and past a baseball field. See sheet M0-100 for the proposed pathway. A line must be dug through the baseball field in order to tie in the chilled water line. This field is not being used at the moment but will need to be refinished and turned back over to the University in order for the anticipated start of baseball season. Put together a SIPS (Short Interval Production Schedule) for the trades involved in installing this chilled water line. Make note that there are additional utilities that are present underneath the field, such as electrical and low voltage. There is also existing fencing that is currently damaged and in the way, make sure to account for this in the schedule.</p>
2	<p>SDG&E is the local gas and electric company. They are notorious for taking a long time to receive and process requests. Your team has planned for the relocation of an existing gas meter for the Café, Market, and Chapultepec Plaza per the original schedule but have been unable to get SDG&E out on the project to relocate the gas meter. Work in the existing Chapultepec dorm plaza, new café, and market cannot begin until this meter is relocated. This gas meter is critical to starting construction and subsequently turning over these areas.</p> <p>After countless emails and phone calls, SDG&E finally agreed to come out three months past the original scheduled date. The work for the Plaza was originally supposed to take 6 months and the Market & Café 8 months. These durations have now been shortened by 3 months. You are contractually obligated to turn these spaces over by the initial given durations.</p> <p>A) Provide a schedule for the work occurring in the Chapultepec Plaza, Market, and Café and incorporate SDG&E's three-month lag time. Identify areas where you think durations may be shortened or additional work may occur to make up for lost time in order to get the areas completed by their contractual end dates.</p> <p>B) Provide a short narrative as to how you would push SDG&E to come out onto site.</p> <p>C) What are the cost impacts with accelerating the schedule to meet the turnover date?</p>
3	<p>The scaffolding on the south side of the project has recently been dismantled and the plaster has large fluctuations that are not architecturally acceptable to SDSU. They were looking for a smoother plaster finish that doesn't have a chicken pox feel. After review of the building's exterior, all elevations of the building have these fluctuations. They were not initially visible on the other elevations since they weren't getting direct sunlight, which casts shadows on the bumps. The bumps were also not seen when the scaffolding was up since they were in shadow. Photos are attached. Also included is a diagram showing the current status of your scaffolding (dismantled or still standing). SDSU especially has a large concern on the building elevations that face Remington Rd and 55th Street since the public drives by those elevations every day. Please present a solution to SDSU on how you plan to fix this mistake and what the cost impact is. They would like a narrative as well as a marked up plan showing which elevations you plan on fixing.</p>
5	<p>At a recent design meeting, SDSU brought up concerns about us utilizing wood doors in the bathroom and shower stalls. Wood doors are typical in dorm restrooms and have been utilized elsewhere on campus, but this dorm is one of the first to have gender neutral bathrooms. Each toilet and shower are in an enclosed room for privacy. SDSU is worried that wood doors will swell or delaminate due to the moisture from the showers. Please create an A3, template attached, to present to SDSU on alternate door materials that won't swell or delaminate.</p>

7	<p>State Fire Marshal Inspections</p> <p>For the past couple of weeks, the fire marshal has not been comfortable with the level of quality your team has been putting in place. There is confusion amongst your team, deputy inspector, and trade partners. Cal Fire is seeing this confusion and has expressed concern to the Inspector of Record. The relationship between the IOR and Fire Marshal is crucial for completions and Certificate of Occupancy. Since you're failing scheduled inspections, the IOR has decided to stop inspections.</p> <p>Items to Note: SDSU falls under the jurisdiction of Cal Fire and their inspections must go through the fire marshal. Cal Fire has designated Tuesdays and Thursdays for inspections only.</p> <p>Provide a solution on how to get inspections back on track. The owner, IOR, and Fire Marshal need a comprehensive plan before resuming inspections. The plan should include but not limited to: - An inspection sequence for all close up inspections. - Plan to get all stakeholders on board with new process.</p>
8	<p>No adequate schedule or logistics plan has ever been provided. Please provide an overall project schedule and a logistics plan. Please include relevant milestones that would be important to SDSU</p>
9	<p>You are faced with a late delivery of ipe wood decking that is located in areas that will impact the egress paths needed for State Fire Marshal (SFM) Temporary Certificate of Occupancy (TCO) approval. Our team is concerned, so please let us know how you plan to resolve this. Please let us know of any cost and/or schedule impacts we should expect.</p>
11	<p>Upon a walk with SDSU, they inquire about the acoustical separation between the trash rooms and student bedrooms and if there is sufficient sound insulation between the two. The partition wall between the rooms has already been framed and drywall has been hung on one side. How do you address this issue?</p>