

Issue Resolution Log
As of: 2021-02-04

Day 2	
Item	Item Description
12	<p>COVID 19 Pandemic</p> <p>In light of the recent global events surrounding COVID-19, there is a lot of uncertainty regarding the future of this project. The City of San Diego has issued a shelter in place order but has just deemed the construction industry as essential. Your trade partners and internal Clark employees are worried and are turning to you for direction on how to manage this.</p> <ol style="list-style-type: none"> 1) Please develop safety measures that you will implement to keep the required social distancing requirement between the workers on site, as well as your internal Clark employees in the trailers. 2) What changes or rules are you implementing to ensure project success and safety? 3) Based on these measures, how do you plan to mitigate any potential schedule delays and cost impacts? 4) A few of your Clark employees have stated they do not feel comfortable working in the office right now because they've noticed other coworkers coughing. How will you handle this? 5) How do you keep your project staff working efficiently and staying engaged if part of your staff has to work remotely. 6) You have heard rumors that several of the Clark employees went on a golf outing over the weekend and one of them has just tested positive for COVID. How will you handle this?
13	<p>One of Clark's superintendents was walking our new attic and noticed some mold on the walls. After further investigation, the team discovered mold on all of the attic walls, including head and bottom of wall conditions. Attached is an area diagram showing the extent of the mold.</p> <p>SDSU and the State Fire Marshal (SFM) will not issue the certificate of occupancy (CofO) with mold in the building, since it is a safety hazard. We are 1 week away from when we were originally planning to receive the CofO. After the CofO was received, SDSU was planning on spending 2 weeks to move in the Resident Advisor's (RA's) and faculty, to start prepping for student move-in. Student move-in is currently 3 weeks out. So to put it lightly, this is a BIG issue.</p> <p>Please address the following:</p> <ul style="list-style-type: none"> -What is your plan to remediate the attic? -The attic has already been inspected and signed-off by the SFM, but with the mitigation efforts you will have to do, you will need to get the SFM back out to re-do some of their inspections. Please let us know what inspections the SFM will need to re-do. -What is the potential cost impact? -Who is responsible for this? -Based on the move-in date restrictions above, please provide a schedule showing the durations needed to remediate the mold, complete follow-on work from additional trades to get the attic in turnover condition, internal Clark inspections, SFM inspections, and owner punchlist. The Owner needs to know tomorrow if the building won't be ready in time, since they then in turn would have to book hotel rooms for 1,300 incoming freshmen.
14	Your current job cost status report appears to have some missing data. Please complete the job cost status report. Please consider the IR log as you update your job cost status report. What is your projected fee?
15	One of the water fountains broke overnight and the hallway it was adjacent to is under an inch of water. Photo is attached. Luckily, a superintendent was working the night shift and found the water. Please write a letter to SDSU explaining the mitigation efforts you will do to ensure all water/moisture is removed. Address how you will make up this lost time as well as any cost impacts. The areas with water damage had all finishes and furniture already installed.
16	There is only a few weeks to complete Lot 10A before students arrive. After Lot 10A soil testing, the geotech consultant recommends a 2' over-excavation backfilled with a structural soil due to the expansive clay-type soil. Notification has been sent to the Owner's Rep and work has begun. When the CO is submitted to the owner weeks later the cost is denied. This is due to a field directive not being issued by the owner/CM. The owner would have recommended to proceed without the overexcavation if they were given the opportunity to advise. Put together a cost estimate and explain how you will resolve this with SDSU and get paid.
17	Reference IRL Item #1. Once the new turf was installed by the landscaper at the baseball field, it was found out that it was not installed correctly. The grass was rough and uneven, and caused a tripping hazard for those using the field. How would you address this problem? Identify the parties involved, who is at fault, and the solution. What are the cost and schedule impacts of this? Provide a plan with how to mitigate this issue.
18	Reference IRL Item #2. Due to delays with COVID-19, the team will not be able to turn the Market & Café over in time for student move-in and the start of the new semester. SDSU needs a food option available for these students. Provide a plan to SDSU on a temporary solution to provide this. Who will pay for it?
19	Create a 1 minute Virtual Safety Orientation Video