As announced in our Construction Advisory on November 8, concrete placement for building foundations at Escondido Village Graduate Residences will continue through July 2018. A typical week will involve two dates for major concrete placement (or “pours”), usually Tuesdays and Thursdays, weather dependent, and is expected to continue into the Summer.

In recent weeks, we have heard concerns regarding extended construction hours, noise, and related construction impacts associated with these pours. The EVGR Project Team and Stanford Housing Operations hear and acknowledge these concerns.

Concrete pours are subject to external conditions beyond our control that may lead to extended work hours. Once started, the pours cannot be stopped other than at determined boundaries, which does expose us to a risk of extended hours, including from these factors:

- **Weather and temperature** greatly affect pours and the scheduling dates. Concrete pours are greatly impacted by rain, so we must always work around the future predicted forecast. Colder weather makes concrete harder to manipulate in the forms and, consequently, takes longer to place properly.
- **Traffic** congestion impacts the concrete trucks and their arrival to Stanford. Concrete deliveries must maneuver through heavy traffic on El Camino Real and local freeways, and heavy congestion can cause and delay deliveries and start times of pours.
- **Market demand** influences the delivery of concrete as there are very few concrete plants in the Bay Area and heavy concrete demand from a historic level of construction activity in the Bay Area and the diversion of concrete to emergency dam repairs in Northern California. As a result, this project may not receive priority delivery services, leading to delayed or extended pours. Priority of service is only determined on the day of scheduled delivery based on other orders for concrete.

We will continue to work strategically to balance community concerns, university needs, and these project risks. It is something we discuss daily, but every pour day presents the risk of extended hours.

Our commitment to the community continues, as we collect resident feedback, share information, mitigate as many impacts as possible, and work with adjacent construction projects and other Stanford departments to stay on track with our construction schedule.

I encourage all community members to remain engaged with our communications channels so we can collaborate and improve our operations. Please do reach out to the proper residential front desks as needed for ear plugs, recommendations of areas of respite, and additional resources.

Thank you for your patience while we work to provide this critical need for graduate student housing.

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