

Construction Project Status Report

Project Title: Robin Hill Road – Phase 2

Project Manager: Dan Underwood, Underwood Management Resources, Inc.

Project Architect: Paul Poirier + Associates Architects

Construction Contractor: Schipper Construction

Date: March 17, 2025

Executive Summary

The second phase of the Robin Hill Road project was initially designed to develop the first and second-floor suites as generic office spaces, bringing them close to move-in readiness for potential tenants. These suites were to feature standard office finishes, including built-out offices, flooring, completed HVAC systems, conference rooms, and other essential components. Additionally, the project included the specific build-out of the Cornerstone suite to meet tailored design specifications.

In June 2024, the Board of Retirement approved moving forward with the construction of both the generic suites and the Cornerstone suite, authorizing a contract with Schipper Construction not to exceed \$2.7 million with a contracted amount of \$2,613,298. Following this approval, a tenant lease was negotiated with Bardex, which led to design changes that impacted the project schedule and increased costs by an estimated \$135,000.

The current estimated completion dates are March 24, 2025, for the Cornerstone suite and the end of May 2025 for the Bardex suite.

Project Overview

Start Date: November 15, 2023 – Contract signed with Paul Poirier

Construction Start Date: September 16, 2024, permit received September 11, 2024

Expected Completion Date:

- Cornerstone suite: March 24, 2025
- Bardex suite: May 23, 2025

Note: there was a delay in the schedule as a result of Bardex design changes that had to be completed and rebid to the trades as well as resubmitted to the City of Goleta.

Budget:

Robin Hill Rd Phase II Construction

Category	Original Budgeted Amount	Revised Budgeted Amount ⁽²⁾	Actuals To Date	Variance
Design & Engineering	214,160	287,979	210,558	(77,421)
Construction	2,613,298 ⁽¹⁾	2,975,000	1,158,230	(1,816,770)
Project Management	50,000	75,000	47,693	(27,307)
Permits	--	15,500	16,708	1,208
Total	2,877,458	3,353,479	1,433,189	(1,920,290)

(1) June 26, 2024 BOR authorized up to \$2.7 million.

(2) Revision to the budget was a result of Bardex changes.

Issues, Risks, and Concerns

Currently there are no known issues, there are some concerns regarding supply chain availability or timely delivery for supplies. These supply times are being closely monitored and are being mitigated by alternative products if necessary.

The likelihood of risks of discovering unknowns are diminishing as the major elements of the project are being complete. As of the present there are no known risks.

Comments and Recommendations

The project has been progressing well overall. We will continue with detailed project oversight and proactive issue resolution, as a team, to minimize schedule and budget impacts.