

Construction Project Status Report

Project Title: Robin Hill Road – Phase 2

Project Manager: Dan Underwood

Architect: Paul Poirier

Report Date: July 10, 2024

1. Executive Summary

The Robin Hill Road 2nd Phase is progressing as planned. As of this reporting period, the project is on the expected schedule. Key milestones are identified below as well as potential issues and concerns.

2. Project Overview

- **Start Date:** November 15, 2023 – Contract signed with Paul Poirier
- **Expected Completion Date:** December 31, 2024
- **Budget:**

<u>Item</u>	<u>Estimated cost</u>
Design and engineering	\$200,000
Construction	2,700,000
Other costs	50,000
<u>Total</u>	<u>\$2,950,000</u>

Spent to Date:

Paul Poirier + Associates Architects:	\$126,747.17
Underwood Management Resources, Inc	4,662.00
City of Goleta	8,951.75
<u>SB County Fire</u>	<u>536.00</u>
Total	\$140,896.92

3. Project Status

- **Plan Approvals**

Cornerstone: Revised plans sent for tenant final design sign off after misc revisions

City of Goleta:

- Response to Comments resubmitted: June 28, 2024
- Expected completion of plan check: end of July 2024

- **Bidding Process**

Bidding is largely complete other than finalizing scope for certain allowances so actual amounts can be included with the applicable trade line items.

- **General Contractor Contract**

The construction contract has been reviewed, revised, reviewed by SBCERS legal team and is now back to Schipper for review. Received Board approval on June 26, 2024, for up to \$2,700,000.

- **Current Efforts**

In preparation for the issuance of a building permit, the following is underway:

- Letters of Intent from Schipper to all subcontractors in order to lock in pricing and get material submittals submitted and approved asap.
- Identification of long lead materials to be ordered at contract execution.
- Confirmation of integration of existing MEP elements to proposed work.
- Low voltage scope by Owner coordinated with plans and GC scope of work.
- Planning and coordination of construction access and staging.
- Numerous job walks.

- **Upcoming Milestones and Timeline**

- Plan approval and building permit issuance – End of July, 2024
- Executed contract with Schipper Construction – End of July, awaiting final plan check.
- Construction start date – Beginning to middle of August 2024
- Project is expected to take approximately 3 month (12-15 weeks)

4. Issues, Risks, and Concerns

- **Issues**

None

- **Risks**

Start delay – The current start date assumes approval of the plans in this second review. However, structural comments were addressed with an explanation since the structural engineer was not available to provide an engineered response. Additional plan check comments will delay the issuance of a permit.

Mitigation

Out of our control. However, we remain on the structural engineer’s schedule to save time in case structural comments are requested.

- **Concerns**

Logistical aspects of the construction. Where portable trailers and bathrooms will be located during the construction and the impact to the tenants.

Mitigation

Requested and received an access and staging plan from Schipper and meeting with SBCERS, Westerlay, and Schipper to review and discuss.

5. Comments and Recommendations

The project is progressing well, with all critical path activities on track. Regular monitoring and proactive issue resolution have been key to maintaining the schedule and budget.