

# Construction Project Status Report

**Project Title: Robin Hill Road – Phase 2**

**Project Manager: Dan Underwood**

**Project Architect: Paul Poirier**

**Report Date: August 6, 2024**

---

## 1. Executive Summary

The Robin Hill Road 2<sup>nd</sup> Phase is approaching the start of construction. As of this reporting period, the project is ready to commence but we are waiting for the approval of the plans from the City of Goleta. This process is creating a delay in the originally anticipated schedule. Key updates and 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 Construction Start Date:** September 1, 2024
  - Start date moved back approx one month
- **Expected Completion Date:** Feb 28, 2025
  - Completion date moved back two months due to a later start date and a longer contract construction schedule than previous verbal schedule estimates from Schipper
- **Budget: \$2,950,000.00**
- **Spent to Date: \$141,766.92**
  - Design & Engineering: \$126,747
  - Project Consultants \$8,380
  - Misc Costs / Permits \$9,487

## 3. Project Status

- **Plan Approvals**
  - Cornerstone: Revised plans (Cornerstone adds/changes and plan check revisions) expected to be sent on August 6, 2024 for tenant final design sign off
  - City of Goleta:
    - Response to City comments expected resubmittal: August 9, 2024
    - Expected building permit issuance: August 23, 2024
- **Bidding Process**

Bidding process is complete other than finalizing scope for certain allowances so actual amounts can be included with the applicable trade line items.
- **GC Contract**

The contract with Frank Schipper Construction was executed on August 1, 2024 for a Guaranteed Maximum Price of \$2,613,298.

- **Current Efforts**

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

- Structural changes in response to second plan check comments and plan resubmittal to the City of Goleta
- Schipper contracting with all subcontractors in preparation for the start of construction, to lock in pricing, and to order materials
- Material submittal approvals
- Identification of long lead materials
- Misc confirmation of the plans and existing conditions by Schipper and subcontractors
- Identification of costs to be paid by Cornerstone costs outside the scope of work that is included in the lease
- Schipper separation of the Cornerstone space costs from the rest of the project
- Creation of project budget

We are using this time waiting for plan approvals to address as much as possible in preparation for the start of construction rather than waiting until the project starts. Each week the Owner, construction manager, architect, and GC meet to address all project issues and follow up action items for each party. Now that a contract with Schipper has been executed, each subcontractor can be contracted for the project so submittals can be approved, materials ordered, and schedules confirmed and committed.

- **Upcoming Milestones**

- Plan approval and building permit issuance – End of August
- Executed contract with Schipper Construction – August 1, 2024
- Construction start date – Beginning of September

#### **4. Issues, Risks, and Concerns**

- **Issues**

- Resubmittal of plans for approval and permit  
**Mitigation:** Remained on structural engineer's schedule while waiting to see if the City would accept explanation in response to plan check comments. Structural engineer finishing response to comments now to go with rest of comment responses for third submittal.

- **Risks**

- Start delay – We did not get approval of the plans with the second submittal and so have delayed the estimated start of construction to the beginning of September. This September 1, 2024 start date assumes approval of this third plan submittal. Additional plan check comments will delay the issuance of a permit.  
**Mitigation:** Out of our control.

- **Concerns**

- None

#### **5. Comments and Recommendations**

The project is progressing well overall. Regular monitoring and proactive issue resolution have been critical to minimizing delays created by plan approvals and to maintaining the budget. Schipper has been executing on tasks as soon as they can and have been very responsive. Current delay rest entirely with plan check and permits being issued by the City of Goleta.