

Construction Project Status Report

Project Title: Robin Hill Road – Phase 2

Project Manager: Dan Underwood

Project Architect: Paul Poirier

Report Date: October 8, 2024

1. Executive Summary

The Robin Hill Road 2nd Phase has been moving forward per the schedule provided by Frank Schipper Construction (Schipper). However, as of this reporting period, portions of the project have been shut down as we wait for potential tenant lease signings. This will delay the overall 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
- **Construction Start Date:** September 16, 2024 (mobilization started week prior)
 - Permit received September 11, 2024
- **Expected Completion Date:** Feb 28, 2025
 - The completion date will be revised once tenant leases and plan changes are finalized, and construction can re-commence.
- **Budget:**

RHR Phase II Construction

Category	Budgeted Amount	Actuals To Date	Variance
Design and Engineering	214,160.00	149,468.95	64,691.05
Construction	2,700,000.00	35,082.83	2,664,917.17
Project Management	50,000.00	17,186.50	32,813.50
Permits	--	16,708.51	(16,708.51)
Other	--	--	--
Total	2,964,160.00	218,446.79	2,745,713.21

Note: Schipper construction contract is in the amount of \$2,613,298

3. Project Status

- **Plan Approvals**
 - Cornerstone: Sign off for permit plans received for Cornerstone space
 - City of Goleta: Plans approved, and permit received September 11, 2024
 - Cornerstone has provided design direction for the added 1,160 sf and design work is underway
 - Bardex has provided initial design direction, but design work will not begin until directed by SBCERS.
 - Design work for both spaces to be submitted to the City of Goleta within 4 – 6 weeks.
- **Bidding Process**

Complete and all trades contracted with Schipper

- **Current Efforts**

- Material submittal approvals ongoing
- Long lead materials: Fan coils have been ordered (longest lead) and doors, frames, and hardware will be ordered this week.
- Confirmation of approved plans vs. bid set of plans. No changes to budget.
- Creation of project budget complete
- Construction:
 - Steel stud framing: nearly complete but stopped work for lease resolution
 - Plumbing: rough plumbing in process and can continue through October 18 before work to be stopped (working in areas where lease changes do not impact)
 - Electric: rough plumbing in process and can continue through October 18 before work to be stopped (working in areas where lease changes do not impact)
 - HVAC: most ducting has been installed but stopped work for lease resolution

We are doing as much as we can while we wait for potential new leases to be finalized but doing so in a manner that allocates as much of our original design budget as possible to the new work. However, based on the timing of the work on site and the initiation of the potential tenant addition and changes, it will be necessary to remove some work that has already been completed.

- **Upcoming Milestones**

- Revised plans for added Cornerstone space and Bartex changes – best case 4 – 6 weeks
- City of Goleta plan check and issuance of permit revision – 4 weeks best case
- Resume full-scale construction – 2 weeks best case. This will require agreements to either be signed or SBCERS to have full confidence agreements will be signed. We will work with the City of Goleta to proceed with courtesy inspections while plans are being completed, submitted, and reviewed.

4. Issues, Risks, and Concerns

- **Issues**

- Schedule delay and cost impact of revised space design based on space leasing.
Mitigation: Daily communication with team to keep construction activities in sync with leasing, design, etc in order to maximize what can get done and avoid what might require removal.

- **Risks**

- Potential delay waiting for tenant revised space design and approval.
Mitigation: Advising SBCERS about options to speed the process and the risks associated with those options.
- Potential cost increases due to revised space design.
Mitigation: Largely mitigated by the lease income. Additionally, providing cost related input with estimates, timing considerations, and timing/sequencing feedback to minimize costs where possible.

5. 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 as a result of the very good, but challenging, news of leasing all of the building space.