

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699
Project Name	Lake Washington Institute of Technology Center for Design
OFM Project Number(s)	40000102

Contact Information

Name	Robert Derose
Phone Number	425-739-8100 x8495
Email	Robert.Derose@lwtech.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Center for Design will be a two-story structure located on the grounds immediately next to LWTech's main entrance. Its purpose will be to meet industry demand for skilled professionals who will succeed in today's collaborative design, engineering and information technology work environments. Principle instruction spaces will be for Design, Information Technology, Art, and Engineering programs.
Project Status: (Include scope or budget changes, phase updates, identified project delivery issues, discussion of critical path for construction and any potential for project cost overruns or claims.)	The city of Kirkland has issued the permit and the design team has set a bid date set for 12/7/23 with two pre-bid walk throughs scheduled for 12/19/23 and 1/9/24. Bids are due back by 1/23/24 for a public bid opening. Ground breaking is tentatively scheduled for March 2024...

Funding

Phase & Fund Type	All State & Local Sources, Project Transfers and Amounts						Notes
	Expenditures		Current Plan			TOTAL	
	Prior Expended	2023-25 Expended	2023-25 Remaining	2025-27 Plan	Future Plan		
Predesign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Design	\$ 2,291,097	\$ 39,716	\$ 829,187	\$ -	\$ -	\$ 3,160,000	
057 - State Bldg Const Acct	2,291,097	39,716	829,187			3,160,000	A07
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ -	\$ 39,449,000	\$ -	\$ -	\$ 39,449,000	
057 - State Bldg Const Acct		0	38,949,000			38,949,000	D00
XXX - Other State Funding						0	
147 - Local Funds			500,000			500,000	R538
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 2,291,097	\$ 39,716	\$ 40,278,187	\$ -	\$ -	\$ 42,609,000	

Details

Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	0%	Art Requirement Applies	Yes
Procurement Method	Design-Bid-Build	Higher Ed Institution	Yes

Statistics

Complete the table below with information from the cost estimate submitted with the predesign study, the cost estimate of the project as funded and the actual cost data to date or at completion. Explain any variances in the Notes column or below.	Estimate at Approved Predesign	Estimate of the Project as Currently Funded	Actuals to Date	Estimate as Currently Funded to Actuals Variance	Notes
Gross Sq Ft (GSF)	51,750	49,645		(49,645.00)	
Usable Sq Ft (USF)	34,950	39,900		(39,900.00)	
Space Efficiency (USF/GSF %):	68%	80%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 450.02	\$ 598.91			
Construction Subtotal COST/GSF (Includes change orders)	\$ 520.32	\$ 693.12			

Milestone Dates

Predesign Complete	2/1/2020	3/1/2020	2/18/2020		OFM approved
Start Design	2/1/2020	4/1/2020	2/24/2020		
Bid Due Date			1/23/2024	1489 mo.	
Notice to Proceed	7/1/2021	8/1/2023			
Substantial Completion	1/1/2023	2/1/2025			
Final Acceptance/Project Close-out Date					

Project Costs

Complete the table below with information from the cost estimate submitted with the predesign study, the cost estimate of the project as funded and the actual cost data to date or at completion. Explain any variances in the Notes column or below.	Cost Estimate at Approved Predesign	Cost Estimate of the Project as Currently Funded	Actual Costs to Date	Estimate as Currently Funded to Actuals Variance	Notes
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	228,616	242,148	308,618	\$ 66,470	
AE Basic Service Fee - Construction Documents	1,146,423	1,391,562	1,137,291	\$ (254,271)	
Extra Services - Pre-Bid	1,268,489	1,423,119	740,643	\$ (682,476)	
AE Basic Service Fee - Bid/Construction/Closeout	539,811	685,401		\$ (685,401)	
Other Services - Post Bid	268,251	313,544		\$ (313,544)	
Design Services Contingency	179,184	217,508		\$ (217,508)	
Consultant Services Total	\$ 3,630,774	\$ 4,273,282	\$ 2,186,552	\$ (2,086,730)	
Construction					
Site Work	2,860,268	3,005,252		\$ (3,005,252.00)	
Related Project Costs	36,680	-		\$ -	
Facility Construction	20,391,773	26,727,678		\$ (26,727,678.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 23,288,721	\$ 29,732,930	\$ -	\$ (29,732,930.00)	
Construction Contingencies	1,167,892	1,492,146		\$ (1,492,146.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,470,118	3,184,957		\$ (3,184,957.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 26,926,731	\$ 34,410,033	\$ -	\$ (34,410,033.00)	
Other Project Costs					
Equipment	2,452,975	2,869,703		\$ (2,869,703)	
Art Work	116,444	209,496	-	\$ (209,496)	
Project Management	214,600	250,832		\$ (250,832)	
Other Costs (describe)	1,126,600	595,320		\$ (595,320)	
Other Project Costs Total	\$ 3,910,619	\$ 3,925,351	\$ -	\$ (3,925,351.00)	
Total Project Costs	\$ 34,468,124	\$ 42,608,666	\$ 2,186,552	\$ (40,422,114)	

Additional comments:

Wa Arts Commission: December 2023: Finalist interviews and probably selection on 1/9/2024.