

**OFFICE OF FINANCIAL MANAGEMENT**  
2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**  
**December 2023**

Agency	699
Project Name	Skagit Valley College Library and Culinary Arts
OFM Project Number(s)	40000110

Contact Information	
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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	The programs supported by this project include, Library & Media/eLearning Services, Reference Help, Student On-line Services, Culinary Arts, Student Support Services, Math Labs, Tutoring and IT Help Desk Services.
<b>Project Status:</b> (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.)	Our project team has completed the design development phase of this project and the related DD level cost estimate has been performed. Skagit Valley College Leadership has verified the cost estimate completed by DW Close consulting is in line with the funding available for the project. Skagit Valley College, Director of Facilities will reach out to Darrell Jenning in January of 2024 to discuss how additional funding can be added to our C-100 to cover additional costs related to inflation and also additional costs associated with unforeseen code requirements. We are starting preparation of our Construction Documents and expect the CD design phase to be completed in the spring of 2024. We will complete our design to the level of 90% CD's and also complete the SEPA review with the City of Mount Vernon, and once this phase of work is complete our design team will go on hold until construction funding is appropriated for this project.

**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		
<b>Predesign</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Design</b>	\$ 931,397	\$ 633,559	\$ 692,044	\$ -	\$ -	\$ 2,257,000	
057 - State Bldg Const Acct	931,397	633,559	692,044			2,257,000	C12
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ -	\$ -	\$ 3,999,000	\$ -	\$ 28,694,000	\$ 32,693,000	
057 - State Bldg Const Acct					22,757,000	22,757,000	Future
XXX - Other State Funding						0	
147 - Local Funds			3,999,000			3,999,000	Q690
147 - Local Funds					5,937,000	5,937,000	Future if needed
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 931,397	\$ 633,559	\$ 4,691,044	\$ -	\$ 28,694,000	\$ 34,950,000	

**Details**

Construction Type	Libraries	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)	43,200	43,200		(43,200.00)	
Usable Sq Ft (USF)	32,180	31,545		(31,545.00)	
Space Efficiency (USF/GSF %):	74%	73%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	26,730	26,730		(26,730)	
MACC/Bid Award COST/GSF	\$ 556.01	\$ 556.01			
Construction Subtotal COST/GSF (Includes change orders)	\$ 635.29	\$ 635.29			

**Milestone Dates**

Pre-design Complete	4/1/2022	4/1/2022	8/1/2022	4 mo.
Start Design	7/1/2022	7/1/2022	1/6/2023	6 mo.
Bid Due Date				
Notice to Proceed	1/1/2024	1/1/2024		
Substantial Completion	7/1/2025	7/1/2025		
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
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	206,717	206,717	204,736	\$ (1,981)	
AE Basic Service Fee - Construction Documents	1,392,091	1,392,091	1,210,436	\$ (181,655)	
Extra Services - Pre-Bid	1,337,196	1,337,196	156,028	\$ (1,181,168)	
AE Basic Service Fee - Bid/Construction/Closeout	553,200	553,200	-	\$ (553,200)	
Other Services - Post Bid	484,069	484,069	-	\$ (484,069)	
Design Services Contingency	204,273	204,273	-	\$ (204,273)	
<b>Consultant Services Total</b>	<b>\$ 4,177,546</b>	<b>\$ 4,177,546</b>	<b>\$ 1,571,200</b>	<b>\$ (2,606,346)</b>	
<b>Construction</b>					
Site Work	4,909,517	4,909,517		\$ (4,909,517.00)	
Related Project Costs		-		\$ -	
Facility Construction	19,109,967	19,109,967		\$ (19,109,967.00)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 24,019,484</b>	<b>\$ 24,019,484</b>	<b>\$ -</b>	<b>\$ (24,019,484.00)</b>	
Construction Contingencies	1,205,347	1,205,347		\$ (1,205,347.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,219,786	2,219,786		\$ (2,219,786.00)	
				\$ -	
				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 27,444,617</b>	<b>\$ 27,444,617</b>	<b>\$ -</b>	<b>\$ (27,444,617.00)</b>	
<b>Other Project Costs</b>					
Equipment	1,678,894	1,678,894		\$ (1,678,894)	
Art Work	125,126	125,126		\$ (125,126)	
Project Management	386,764	386,764		\$ (386,764)	
Other Costs (describe)	1,137,437	1,137,437		\$ (1,137,437)	
<b>Other Project Costs Total</b>	<b>\$ 3,328,221</b>	<b>\$ 3,328,221</b>	<b>\$ -</b>	<b>\$ (3,328,221.00)</b>	
<b>Total Project Costs</b>	<b>\$ 34,950,384</b>	<b>\$ 34,950,384</b>	<b>\$ 1,571,200</b>	<b>\$ (33,379,184)</b>	

**Additional comments:**

Demolish UFI A05680 = 26,730 gsf  
 Wa Arts Commission: December 2023 - not started