

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699
Project Name	Edmonds College Triton Learning Commns
OFM Project Number(s)	40000114

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The project includes approx. 39,000 SF addition to Lynnwood Hall for Student Center/Informal Learning, Pre-College/English Language Acquisition, Information Technology, Learning Support, and Library and approx. 6,000 SF of misc. renovations, primarily for Student Services, to the existing Lynnwood Hall building.
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 project square footage was reduced after the 50% CD cost estimate as required to align the project scope with the budget. The project was submitted to the City of Lynnwood for Project Design Review in April 2023. The City responded requiring a property boundary consolidation of existing property lines within the campus. The college is coordinating with DES and the project Surveyor to perform this service. After submitting for Building Permit Review in Oct 2023, the City requested the project be resubmitted as the first project to be reviewed through the City's newly-developed on-line portal review process. The design team is coordinating with the City to agree to this request and resubmit, which is planned to occur in Dec 2023.

Funding

All State & Local Sources, Project Transfers and Amounts							
Phase & Fund Type	Expenditures		Current Plan			TOTAL	Notes
	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	\$ 1,937,130	\$ 823,937	\$ 894,933	\$ -	\$ -	\$ 3,656,000	
057 - State Bldg Const Acct	1,937,130	823,937	894,933			3,656,000	C13
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 34,709,000	\$ 34,709,000	
057 - State Bldg Const Acct					34,709,000	34,709,000	Future
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 1,937,130	\$ 823,937	\$ 894,933	\$ -	\$ 34,709,000	\$ 38,365,000	

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)	49,046	49,046	49,820	774.00
Usable Sq Ft (USF)	34,531	34,531	34,874	343.00	
Space Efficiency (USF/GSF %):	70%	70%	70%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 474.80	\$ 474.80	\$ -	\$ (474.80)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 551.40	\$ 551.40	\$ -	\$ (551.40)	

Milestone Dates

Pre-design Complete	5/1/2022	5/1/2022	5/1/2022	0 mo.	
Start Design	6/1/2022	6/1/2022	7/1/2022	1 mo.	
Bid Due Date					
Notice to Proceed	9/1/2023	9/1/2023			
Substantial Completion	2/1/2025	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	279,085	279,085	263,067	\$ (16,018)	
AE Basic Service Fee - Construction Documents	1,610,403	1,610,403	1,557,681	\$ (52,722)	
Extra Services - Pre-Bid	1,441,352	1,441,352	1,550,523	\$ 109,171	
AE Basic Service Fee - Bid/Construction/Closeout	536,825	536,825		\$ (536,825)	
Other Services - Post Bid	475,233	475,233		\$ (475,233)	
Design Services Contingency	222,843	222,843		\$ (222,843)	
Consultant Services Total	\$ 4,565,741	\$ 4,565,741	\$ 3,371,271	\$ (1,194,470)	
Construction					
Site Work	420,083	420,083		\$ (420,083.00)	
Related Project Costs				\$ -	
Facility Construction	22,867,041	22,867,041		\$ (22,867,041.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 23,287,124	\$ 23,287,124	\$ -	\$ (23,287,124.00)	
Construction Contingencies	1,164,712	1,164,712		\$ (1,164,712.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,591,895	2,591,895		\$ (2,591,895.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 27,043,731	\$ 27,043,731	\$ -	\$ (27,043,731.00)	
Other Project Costs					
Equipment	2,627,983	2,627,983		\$ (2,627,983)	
Art Work	179,916	179,916		\$ (179,916)	
Project Management	227,505	227,505		\$ (227,505)	
Other Costs (describe)	1,518,324	1,518,324		\$ (1,518,324)	
Other Project Costs Total	\$ 4,553,728	\$ 4,553,728	\$ -	\$ (4,553,728.00)	
Total Project Costs	\$ 36,163,200	\$ 36,163,200	\$ 3,371,271	\$ (32,791,929)	

Additional comments:

Wa Arts Commission December 2023 - Not started