

**OFFICE OF FINANCIAL MANAGEMENT**

2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**

**December 2023**

Agency	699
Project Name	Renton Technical College Health Sciences Center
OFM Project Number(s)	40000204

**Contact Information**

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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	Services necessary to produce Pre-Design and Design documents and plan necessary for a new 56,525 SF, 3-story new Health Sciences Center on a 4.7-acre parcel directly across 4th Street from the main campus. The Center is to accommodate the following programs: Anesthesia Technologist, Central Service Technician, Dental Assistant, Massage Therapy Practitioner, Medical Assistant, Nursing Programs, Pharmacy Technician, MA-Phlebotomy Technician, Surgical Technologists, Veterinary Assistant, and associated site development.
<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.)	Schematic Design has been completed and the SD package including plans, narrative and estimate in accordance with the Conditions of the Agreement has been reviewed by the Owner. Potential challenges include cost per SF; street, ROW and AJH development requirements; and parking development requirements by the City of Renton. These challenges have been identified as potential cost increases and risks. Programs have been removed from the project to align scope and budget. The college is looking at the feasibility of revising the project to move to the Building H location, which would entail a substantial renovation. The existing structure is outdated, but structurally sound and has a larger floor plate area, which could provide enough space to fully meet the program needs of the health sciences programs. Additionally, this existing interior campus site would significantly reduce site development costs and jurisdictional requirements. This location provides an opportunity to improve utilization and has close adjacency to other services in the center of campus. The college has contracted the design team for initial assessment work, which will be completed in early 2024.

**Funding**

Phase & Fund Type	All State & Local Sources, Project Transfers and Amounts						TOTAL	Notes
	Expenditures		Current Plan					
	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		
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0		
<b>Design</b>	\$ 542,760	\$ 395,124	\$ 3,059,116	\$ -	\$ -	\$ 3,997,000		
057 - State Bldg Const Acct	542,760	395,124	3,059,116			3,997,000	C15	
XXX - Other State Funding						0		
Local Funds						0		
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0		
<b>Construction</b>	\$ -	\$ -	\$ -	\$ -	\$ 43,937,000	\$ 43,937,000		
057 - State Bldg Const Acct					43,937,000	43,937,000	Future	
XXX - Other State Funding						0		
Local Funds						0		
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0		
<b>TOTALS</b>	\$ 542,760	\$ 395,124	\$ 3,059,116	\$ -	\$ 43,937,000	\$ 47,934,000		

**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)	56,525	56,525		(56,525.00)	
Usable Sq Ft (USF)	36,468	36,468		(36,468.00)	
Space Efficiency (USF/GSF %):	65%	65%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 582.95	\$ 582.95			
Construction Subtotal COST/GSF (Includes change orders)	\$ 674.00	\$ 674.00			

Milestone Dates					
Pre-design Complete	6/1/2022	6/1/2022	9/27/2022	4 mo.	
Start Design	9/1/2022	12/1/2022	4/1/2025	28 mo.	
Bid Due Date					
Notice to Proceed	7/1/2024	7/1/2024	7/1/2025	12 mo.	
Substantial Completion	3/1/2026	5/1/2025	5/1/2026	12 mo.	
Final Acceptance/Project Close-out Date	6/1/2026	6/1/2026	7/1/2027	13 mo.	

**Project Costs**

Complete the table below with information from the cost estimate submitted with the pre-design 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	Cost Estimate of		Estimate as	
	Approved	the Project as	Actual Costs to	Currently Funded to	Notes
	Pre-design	Currently	Date	Actuals	Variance
		Funded			
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	425,447	425,447	424,418	\$ (1,029)	
AE Basic Service Fee - Construction Documents	1,554,364	1,554,364	433,310	\$ (1,121,054)	
Extra Services - Pre-Bid	1,752,653	1,752,653	33,443	\$ (1,719,210)	
AE Basic Service Fee - Bid/Construction/Closeout	723,458	723,458		\$ (723,458)	
Other Services - Post Bid	716,449	716,449		\$ (716,449)	
Design Services Contingency	265,548	265,548		\$ (265,548)	
<b>Consultant Services Total</b>	<b>\$ 5,437,919</b>	<b>\$ 5,437,919</b>	<b>\$ 891,172</b>	<b>\$ (4,546,747)</b>	
<b>Construction</b>					
Site Work	2,266,141	2,266,141		\$ (2,266,141.00)	
Related Project Costs	1,878,817	1,878,817		\$ (1,878,817.00)	
Facility Construction	28,806,573	28,806,573		\$ (28,806,573.00)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 32,951,531</b>	<b>\$ 32,951,531</b>	<b>\$ -</b>	<b>\$ (32,951,531.00)</b>	
Construction Contingencies	1,651,268	1,651,268		\$ (1,651,268.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,494,883	3,494,883		\$ (3,494,883.00)	
				\$ -	
				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 38,097,682</b>	<b>\$ 38,097,682</b>	<b>\$ -</b>	<b>\$ (38,097,682.00)</b>	
<b>Other Project Costs</b>					
Equipment	3,389,418	3,389,418		\$ (3,389,418)	
Art Work	238,478	238,478		\$ (238,478)	
Project Management	275,750	275,750		\$ (275,750)	
Other Costs (describe)	494,839	494,839		\$ (494,839)	
<b>Other Project Costs Total</b>	<b>\$ 4,398,485</b>	<b>\$ 4,398,485</b>	<b>\$ -</b>	<b>\$ (4,398,485.00)</b>	
<b>Total Project Costs</b>	<b>\$ 47,934,086</b>	<b>\$ 47,934,086</b>	<b>\$ 891,172</b>	<b>\$ (47,042,914)</b>	

**Additional comments:**

Wa Arts Commission December 2023: Not Started