

**OFFICE OF FINANCIAL MANAGEMENT**

2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**

**December 2023**

|                       |  |
|-----------------------|--|
| Agency                | 699  |
| Project Name          | Shoreline Community College STEAM Education Center |
| OFM Project Number(s) | 40000214   |

**Contact Information**

|              |  |
|--------------|--|
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**Project Information**

|   |  |
|---|--|
| <b>Project Description:</b><br>(Include a brief summary of the project and the programs it supports.)   | The STEAM project includes Nursing, Science, Math and the college's music program. The project consists of a three story building on the footprint of existing building 2200. This buildings will be demolished prior to the start of grading/construction for STEAM with buildings 2300 and 800 being demolished after completion of STEAM. The project will also include an expansion of the stormwater pond in Greenwood lot. |
| <b>Project Status:</b><br>(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 Architect is currently working with Shoreline CC to finalize the bid documents. Once this is completed, the project will go out to bid for a contractor. Tentative schedule includes having a contractor in place at the end of February 2024 along with demoing 2200 soon after.  |

**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 |               |       |
| <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>  | \$ 2,155,261   | \$ 505,331       | \$ 378,408        | \$ -         | \$ -        | \$ 3,039,000  |       |
| 057 - State Bldg Const Acct                          | 2,155,261      | 505,331          | 378,408           |              |             | 3,039,000     | C16   |
| XXX - Other State Funding                            |                |                  |                   |              |             | 0             |       |
| Local Funds  |                |                  |                   |              |             | 0             |       |
| <i>Other Funds &amp; Transfers - Insert Row Here</i> |                |                  |                   |              |             | 0             |       |
| <b>Construction</b>                                  | \$ -           | \$ -             | \$ 39,692,000     | \$ -         | \$ -        | \$ 39,692,000 |       |
| 057 - State Bldg Const Acct                          |                |                  | 39,692,000        |              |             | 39,692,000    | D05   |
| XXX - Other State Funding                            |                |                  |                   |              |             | 0             |       |
| Local Funds  |                |                  |                   |              |             | 0             |       |
| <i>Other Funds &amp; Transfers - Insert Row Here</i> |                |                  |                   |              |             | 0             |       |
| <b>TOTALS</b>  | \$ 2,155,261   | \$ 505,331       | \$ 40,070,408     | \$ -         | \$ -        | \$ 42,731,000 |       |

**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)  | 41,500                         | 41,500                                      |                 | (41,500.00)                                      |           |
| Usable Sq Ft (USF)   | 26,949                         | 26,949                                      |                 | (26,949.00)                                      |           |
| Space Efficiency (USF/GSF %):  | 65%                            | 65%   |                 |  |           |
| Site Work SF:  |                                |   |                 | -  |           |
| Demolition SF (provide building names in comments):  | 47,681                         | 47,681                                      |                 | (47,681)   | See Notes |
| MACC/Bid Award COST/GSF  | \$ 543.36                      | \$ 661.22                                   |                 |  |           |
| Construction Subtotal COST/GSF (Includes change orders)  | \$ 629.36                      | \$ 766.00                                   |                 |  |           |

**Milestone Dates**

|   |           |            |           |         |              |
|---|-----------|------------|-----------|---------|--------------|
| Predesign Complete                      | 12/1/2021 | 12/15/2021 | 3/11/2022 | 3 mo.   | OFM approved |
| Start Design                            | 3/1/2022  | 3/1/2022   | 3/12/2022 | 0.5 mo. |              |
| Bid Due Date                            |           | 6/1/2023   | 2/27/2024 | 9 mo.   |              |
| Notice to Proceed                       | 8/1/2023  | 8/1/2023   | 3/25/2024 | 8 mo.   |              |
| Substantial Completion                  | 12/1/2025 | 12/1/2025  | 3/31/2026 | 4 mo.   |              |
| 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 Pre-design | 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  | 201,560                              | 201,560  | 160,621              | \$ (40,939)                                      |                    |
| AE Basic Service Fee - Construction Documents  | 1,116,952                            | 1,266,972  | 1,358,944            | \$ 91,972  | SSW                |
| Extra Services - Pre-Bid   | 1,548,880                            | 1,563,192  | 846,974              | \$ (716,218)                                     | SSW, Geoengineers, |
| AE Basic Service Fee - Bid/Construction/Closeout   | 525,518                              | 625,185  |                      | \$ (625,185)                                     |                    |
| Other Services - Post Bid  | 639,924                              | 677,345  |                      | \$ (677,345)                                     |                    |
| Design Services Contingency  | 208,569                              | 231,818  |                      | \$ (231,818)                                     |                    |
| <b>Consultant Services Total</b>   | <b>\$ 4,241,403</b>                  | <b>\$ 4,566,072</b>                              | <b>\$ 2,366,539</b>  | <b>\$ (2,199,533)</b>                            |                    |
| <b>Construction</b>  |                                      |  |                      |  |                    |
| Site Work  | 2,271,845                            | 2,706,524  |                      | \$ (2,706,524.00)                                |                    |
| Related Project Costs  |                                      |  |                      | \$ -   |                    |
| Facility Construction  | 20,277,428                           | 24,733,984                                       |                      | \$ (24,733,984.00)                               |                    |
| <b>Maximum Allowable Construction Cost (MACC) Subtotal</b>   | <b>\$ 22,549,273</b>                 | <b>\$ 27,440,508</b>                             | <b>\$ -</b>          | <b>\$ (27,440,508.00)</b>                        |                    |
| Construction Contingencies   | 1,130,101                            | 1,379,807  |                      | \$ (1,379,807.00)                                |                    |
| Non-Taxable Items  |                                      |  |                      | \$ -   |                    |
| Sales Tax  | 2,438,976                            | 2,968,492  |                      | \$ (2,968,492.00)                                |                    |
|  |                                      |  |                      | \$ -   |                    |
|  |                                      |  |                      | \$ -   |                    |
| <b>Construction Contracts Total</b>  | <b>\$ 26,118,350</b>                 | <b>\$ 31,788,807</b>                             | <b>\$ -</b>          | <b>\$ (31,788,807.00)</b>                        |                    |
| <b>Other Project Costs</b>   |                                      |  |                      |  |                    |
| Equipment  | 2,261,146                            | 2,393,378  |                      | \$ (2,393,378)                                   |                    |
| Art Work   | 172,488                              | 206,239  |                      | \$ (206,239)                                     |                    |
| Project Management   | 374,850                              | 396,771  | 131,175              | \$ (265,596)                                     | Project Mngmt      |
| Other Costs (describe)   | 3,285,251                            | 3,379,815  | 81,547               | \$ (3,298,268)                                   | Permit Intake Fee  |
| <b>Other Project Costs Total</b>   | <b>\$ 6,093,735</b>                  | <b>\$ 6,376,203</b>                              | <b>\$ 212,722</b>    | <b>\$ (6,163,481.00)</b>                         |                    |
| <b>Total Project Costs</b>   | <b>\$ 36,453,488</b>                 | <b>\$ 42,731,082</b>                             | <b>\$ 2,579,261</b>  | <b>\$ (40,151,821)</b>                           |                    |

**Additional comments:**

Demolish: UFI A05615 Music = 23,822 gsf / UFI A07524 NursEd = 17,589 gsf / UFI A07428 RegCla = 6,270 gsf  
 Wa Arts Commission: December 2023 - working on orientation date, probably January 2024