

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2024

Agency	699
Project Name	Shoreline College Allied Health, Science, and Manufacturing
OFM Project Number(s)	30000990

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	Demolition of 2400, 2500, 2600, 2700, and 2800 buildings, to be replaced by one building. Approx. 51,600 sf will house chemistry, biology, MLT, manufacturing, general classrooms, and faculty offices.
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 first phase of HSAMCC has been completed. Classes are running in the building and the contractor has completed 90% of the punchlist items. The remaining buildings, 2600, 2700, and 2800 have been demoed and landscape/pathways are complete. The second phase of HSAMCC consists of PV array, wayfinding, greenhouse/pond, and charging stations. This work is ongoing and will be completed by Summer of 2025.

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	\$ 3,592,000	\$ -	\$ -	\$ -	\$ -	\$ 3,592,000	
057 - State Bldg Const Acct	3,592,000					3,592,000	U81
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ 34,120,291	\$ 10,553,236	\$ 5,302,473	\$ -	\$ -	\$ 49,976,000	
057 - State Bldg Const Acct	30,967,631	10,553,236	2,327,133			43,848,000	C03
XXX - Other State Funding						0	
147 - Local Funds	3,152,660		2,975,340			6,128,000	P409/local/COP
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 37,712,291	\$ 10,553,236	\$ 5,302,473	\$ -	\$ -	\$ 53,568,000	

Details

Construction Type	Science labs (teaching)	Project Administered By	DES
% of Bldg Area that is being remodeled	0%	Art Requirement Applies	Yes
Procurement Method	GCCM	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)	69,595	51,600	51,600	-	
Usable Sq Ft (USF)		35,088	35,088	-	
Space Efficiency (USF/GSF %):	0%	68%	68%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):	46,852	46,852	46,852	-	See Notes
MACC/Bid Award COST/GSF	\$ 419.87	\$ 588.18	\$ 674.28	\$ 86.09	
Construction Subtotal COST/GSF (Includes change orders)	\$ 485.02	\$ 743.29	\$ 818.64	\$ 75.35	

Milestone Dates

Predesign Complete	10/1/2016	10/1/2016	7/5/2017	9 mo.	OFM approved
Start Design	7/1/2017	5/1/2018	7/8/2017		
Bid Due Date			4/9/2021	1455.5 mo.	
Notice to Proceed	7/1/2019	7/1/2021	7/1/2021	0 mo.	
Substantial Completion	12/1/2020	10/6/2023			Ph 1 10/6/23 & Ph 2 5/16/2
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	192,633	192,633	192,633	\$ -	
AE Basic Service Fee - Construction Documents	1,555,051	1,373,665	1,373,665	\$ -	
Extra Services - Pre-Bid	1,633,222	2,396,548	1,936,133	\$ (460,415)	
AE Basic Service Fee - Bid/Construction/Closeout	663,038	663,418	610,379	\$ (53,039)	
Other Services - Post Bid	950,810	1,039,329	351,942	\$ (687,387)	Includes Arch Amendments
Design Services Contingency	171,959	968,414		\$ (968,414)	Costs are tracked in Other Services and should be Owner Consultant
Consultant Services Total	\$ 5,166,713	\$ 6,634,007	\$ 5,820,205	\$ (813,802)	
Construction					
Site Work	4,443,349			\$ -	
Related Project Costs				\$ -	
Facility Construction	24,777,788	30,350,301	34,792,690	\$ 4,442,389.09	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 29,221,137	\$ 30,350,301	\$ 34,792,690	\$ 4,442,389.09	
Construction Contingencies	1,465,457	1,214,012	491,712	\$ (722,300.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,068,660	3,549,974	3,584,624	\$ 34,650.17	
GCCM Costs		3,239,353	397,022	\$ (2,842,331.00)	
GCCM Risk Contingency				\$ -	
Construction Contracts Total	\$ 33,755,254	\$ 38,353,640	\$ 42,241,862	\$ 3,888,222.00	
Other Project Costs					
Equipment	2,814,935	3,635,621	1,801,899	\$ (1,833,722)	
Art Work	146,106	236,655	148,799	\$ (87,856)	
Project Management	177,645	959,645	915,026	\$ (44,619)	
Other Costs (describe)	457,420	3,748,168	3,286,249	\$ (461,919)	Traffic mitigation, permit, u
Other Project Costs Total	\$ 3,596,106	\$ 8,580,089	\$ 6,151,973	\$ (2,428,116.00)	
Total Project Costs	\$ 42,518,073	\$ 53,567,736	\$ 54,214,040	\$ 646,304	

Additional comments:

Demolish UFI A04825 = 1,500 gsf / UFI A06611 = 25,952 gsf / UFI A06410 = 5,820 gsf / UFI A09157 = 9,400 gsf / UFI A01606 = 4,180 gsf
 Wa Arts Commission June 2024: Artist Andrea Wilbur-Sigo In fabrication