

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2024

Agency	699
Project Name	Olympic College Innovation and Technology Learning
OFM Project Number(s)	40000103

Contact Information

Name	Brent Palmason
Phone Number	360-475-7121
Email	bpalmason@olympic.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The plan is for an approximately 30,000 square foot innovation and technology center. A two story building designed to support 23 faculty/staff and 258 students at peak occupancy. The ITLC building will provide state of the art labs for computer information systems, computer science, cybersecurity, digital media arts and water flow research engineering programs. Included will be classrooms, labs, offices and support areas for students.
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.)	Schematic design was completed on 4/25/24. The value engineering report was completed 5/20/24. A pre-design amendment with updated programming, building size and budget estimates will be submitted to SBCTC and OFM before the end of June, 2024. Our schedule intent is to submit for permit before the end of 2024 with an expected permit review time of one year. The project would bid in January 2026 with construction start in April 2026. Construction would through December 2027 with occupancy in early 2028.

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		
Predesign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ 268,275	\$ 304,661	\$ 1,979,064	\$ -	\$ -	\$ 2,552,000	
057 - State Bldg Const Acct	268,275	304,661	1,979,064			2,552,000	A08
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 268,275	\$ 304,661	\$ 1,979,064	\$ -	\$ -	\$ 2,552,000	

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)	21,757	21,757		(21,757.00)	
Usable Sq Ft (USF)	14,142	14,142		(14,142.00)	
Space Efficiency (USF/GSF %):	65%	65%		-65%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 775.22	\$ 775.22		\$ (775.22)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 888.92	\$ 888.92			

Milestone Dates

Predesign Complete	7/1/2022	7/1/2022	9/23/2022	3 mo.	
Start Design	8/1/2022	8/1/2022	11/1/2022	3 mo.	
Bid Due Date			2/1/2026	1513 mo.	
Notice to Proceed	8/1/2024	8/1/2024	4/1/2026	20 mo.	
Substantial Completion	12/1/2025	12/1/2025	12/1/2027	24 mo.	
Final Acceptance/Project Close-out Date			2/1/2028	1537 mo.	

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
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services			211,995	\$ 211,995	Miller Hull PDR
AE Basic Service Fee - Construction Documents	885,722	885,722	260,419	\$ (625,303)	Actual SWL billing
Extra Services - Pre-Bid	1,808,285	1,808,285	151,660	\$ (1,656,625)	Actual SWL billing
AE Basic Service Fee - Bid/Construction/Closeout	419,919	419,919	-	\$ (419,919)	
Other Services - Post Bid	837,714	837,714		\$ (837,714)	
Design Services Contingency	205,025	205,025		\$ (205,025)	
Consultant Services Total	\$ 4,156,665	\$ 4,156,665	\$ 624,074	\$ (3,532,591)	
Construction					
Site Work	930,776	930,776		\$ (930,776.00)	
Related Project Costs	-	-		\$ -	
Facility Construction	15,935,761	15,935,761		\$ (15,935,761.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 16,866,537	\$ 16,866,537		\$ (16,866,537.00)	
Construction Contingencies	844,290	844,290		\$ (844,290.00)	
Non-Taxable Items	-	-		\$ -	
Sales Tax	1,629,397	1,629,397		\$ (1,629,397.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 19,340,224	\$ 19,340,224	\$ -	\$ (19,340,224.00)	
Other Project Costs					
Equipment	1,385,035	1,385,035		\$ (1,385,035)	
Art Work	84,333	84,333		\$ (84,333)	
Project Management	-	-		\$ -	
Other Costs (describe)	71,320	71,320		\$ (71,320)	
Other Project Costs Total	\$ 1,540,688	\$ 1,540,688	\$ -	\$ (1,540,688.00)	
Total Project Costs	\$ 25,037,577	\$ 25,037,577	\$ 624,074	\$ (24,413,503)	

Additional comments:

Wa Arts Commission - June 2024: held initial conversations, waiting for go-ahead.