

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2024

Agency	699
Project Name	Skagit Valley College Library and Culinary Arts
OFM Project Number(s)	40000110

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The programs supported by this project include, Library & Media/eLearning Services, Reference Help, Student On-line Services, Culinary Arts, Student Support Services, Math Labs, Tutoring and IT Help Desk Services.
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.)	Our project team is very close to completing design to the level of 90% construction documents's (CD's). I believe we have expended all but \$1,809.40 of the State allocated design funding for this project. Skagit Valley College Leadership has approved the use of local funding to finalize our 90% CD's. We have also completed a number of SEPA related requirements with City of Mount Vernon, including Notice of Application & Proposed Optional Mitigated Determination of Non-Significance. Also, see attached Affidavit of Posting land Use Change Signs. Received Approved Transportation Concurrence Determination. Once 90% design documents are completed our design team will go on hold until construction funding is appropriated for this project.

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	\$ 931,397	\$ 1,311,349	\$ 14,254	\$ -	\$ -	\$ 2,257,000	
057 - State Bldg Const Acct	931,397	1,311,349	14,254			2,257,000	C12
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ 190,934	\$ 3,808,066	\$ -	\$ 28,694,000	\$ 32,693,000	
057 - State Bldg Const Acct					22,757,000	22,757,000	Future
XXX - Other State Funding						0	
147 - Local Funds		190,934	3,808,066			3,999,000	Q690
147 - Local Funds					5,937,000	5,937,000	Future if needed
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 931,397	\$ 1,502,283	\$ 3,822,320	\$ -	\$ 28,694,000	\$ 34,950,000	

Details			
Construction Type	Libraries	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)	43,200	43,200		(43,200.00)
Usable Sq Ft (USF)	32,180	31,545		(31,545.00)	
Space Efficiency (USF/GSF %):	74%	73%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	26,730	26,730		(26,730)	
MACC/Bid Award COST/GSF	\$ 556.01	\$ 556.01			
Construction Subtotal COST/GSF (Includes change orders)	\$ 635.29	\$ 635.29			
Milestone Dates					
Predesign Complete	4/1/2022	4/1/2022	8/1/2022	4 mo.	
Start Design	7/1/2022	7/1/2022	7/30/2023	13 mo.	
Bid Due Date					
Notice to Proceed	1/1/2024	1/1/2024	1/1/2026	24 mo.	
Substantial Completion	7/1/2025	7/1/2025	9/30/2027	27 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	Cost Estimate of	Actual Costs to	Estimate as	Notes
	Approved Predesign	the Project as Currently Funded	Date	Currently Funded to Actuals Variance	
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	206,717	206,717	204,736	\$ (1,981)	
AE Basic Service Fee - Construction Documents	1,392,091	1,392,091	1,044,206	\$ (347,885)	
Extra Services - Pre-Bid	1,337,196	1,337,196	1,184,738	\$ (152,458)	
AE Basic Service Fee - Bid/Construction/Closeout	553,200	553,200	-	\$ (553,200)	
Other Services - Post Bid	484,069	484,069	-	\$ (484,069)	
Design Services Contingency	204,273	204,273	-	\$ (204,273)	
Consultant Services Total	\$ 4,177,546	\$ 4,177,546	\$ 2,433,680	\$ (1,743,866)	
Construction					
Site Work	4,909,517	4,909,517		\$ (4,909,517.00)	
Related Project Costs		-		\$ -	
Facility Construction	19,109,967	19,109,967		\$ (19,109,967.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 24,019,484	\$ 24,019,484	\$ -	\$ (24,019,484.00)	
Construction Contingencies	1,205,347	1,205,347		\$ (1,205,347.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,219,786	2,219,786		\$ (2,219,786.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 27,444,617	\$ 27,444,617	\$ -	\$ (27,444,617.00)	
Other Project Costs					
Equipment	1,678,894	1,678,894		\$ (1,678,894)	
Art Work	125,126	125,126		\$ (125,126)	
Project Management	386,764	386,764		\$ (386,764)	
Other Costs (describe)	1,137,437	1,137,437		\$ (1,137,437)	
Other Project Costs Total	\$ 3,328,221	\$ 3,328,221	\$ -	\$ (3,328,221.00)	
Total Project Costs	\$ 34,950,384	\$ 34,950,384	\$ 2,433,680	\$ (32,516,704)	

Additional comments:

Demolish UFI A05680 = 26,730 gsf
 Wa Arts Commission: June 2024 - initial meeting completed, no selection process yet