

**OFFICE OF FINANCIAL MANAGEMENT**

2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**

**June 2024**

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 is complete and the SD package including plans, narrative and estimate in accordance with the Conditions of the Agreement was finalized. The project removed two programs from the building, as well as a desired science lab and additional classroom space during the pre-design process. The site challenges of developing the project on the new property across a major arterial for the rest of campus include costly street, ROW and AJH development requirements and parking and water treatment requirements as required by code and the AHJ. The college has considered and evaluated moving all programs into the larger Building H, located at the center of campus with existing services and amenities available. A supplemental pre-design is being submitted in June 2024 to request a change to the project to do an extensive upgrade and remodel at building H.

**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	\$ 382,977	\$ 3,071,263	\$ -	\$ -	\$ 3,997,000	3,997,000	C15
057 - State Bldg Const Acct	542,760	382,977	3,071,263				3,997,000	
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	43,937,000	Future
057 - State Bldg Const Acct					43,937,000		43,937,000	
XXX - Other State Funding							0	
Local Funds							0	
<i>Other Funds &amp; Transfers - Insert Row Here</i>							0	
<b>TOTALS</b>	\$ 542,760	\$ 382,977	\$ 3,071,263	\$ -	\$ 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 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.	Estimate at Approved Pre-design	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	5/1/2025	5/1/2025	0 mo.	
Bid Due Date					
Notice to Proceed	7/1/2025	7/1/2025			
Substantial Completion	3/1/2027	5/1/2027			
Final Acceptance/Project Close-out Date	6/1/2027	6/1/2027			

**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	Funded			
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	425,447	425,447	424,880	\$ (568)	
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	67,546	\$ (1,685,107)	
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>\$ 925,736</b>	<b>\$ (4,512,183)</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>\$ 925,736</b>	<b>\$ (47,008,350)</b>	

**Additional comments:**

New construction design was halted at the end of Schematic Design. A conditions assessment was performed on Building H to determine the viability of putting all health sciences programs in Building H. It was determined that significantly more program space can be created at the center of campus and significant improvements to the modernization to the building all can be accomplished with the available funding.

Wa Arts Commission June 2024 - Not started