

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2024

Agency	Bellingham Technical College
Project Name	Campus Center Emergency
OFM Project Number(s)	40000916

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	A major structural failure on a 3-story truss was discovered in Fall 2022. Emergency repairs followed and additional structural investigations found more design and construction issues related to both gravity load and seismic integrity. Building occupants were relocated to other areas on campus until construction is completed. The 70,000 square foot building houses campus Library & e-Learning, Associated Student Body space, Campus Tutoring, Trio-support, Computer Networking program, Business Computing
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.)	Emergency repairs on the Gravity load system of trusses is 95% complete as of Spring 2024. GCCM delivery was initiated with a selection process completed in April 2024 and is currently in the Pre-Construction Services stage with Design collaboration underway for bid packages. Critical path is the delivery of steel package and prepping construction zones within building to allow multiple simultaneous work areas within the building. Potential conflicts for budget and schedule are material delivery, exterior work and open building envelope during inclement weather seasons, and restricted work area phasing in order to maintain structural integrity during 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ 2,070,216	\$ 20,707,784	\$ -	\$ -	\$ 22,778,000	
057 - State Bldg Const Acct		69,260	14,314,740			14,384,000	D25-R709
057 - State Bldg Const Acct		680,771	-180,771			500,000	D09-R551/R204
057 - State Bldg Const Acct		229,000	0			229,000	D06-R609
057 - State Bldg Const Acct		70,000	0			70,000	D12-R611
057 - State Bldg Const Acct		918,071	312,929			1,231,000	D14-R615
057 - State Bldg Const Acct		102,022	1,061,978			1,164,000	D17-R616
060 - Other State Funding		0	5,000,000			5,000,000	D24-R676
147 - Local Funds		1,092	198,908			200,000	R10-R601
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ -	\$ 2,070,216	\$ 20,707,784	\$ -	\$ -	\$ 22,778,000	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	100%	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)		68,093		(68,093.00)
Usable Sq Ft (USF)		63,258		(63,258.00)	
Space Efficiency (USF/GSF %):		93%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF		\$ 175.43			
Construction Subtotal COST/GSF (Includes change orders)		\$ 276.96			

Milestone Dates

Pre-design Complete					
Start Design		3/1/2023			
Bid Due Date		6/1/2024			
Notice to Proceed		7/1/2024			
Substantial Completion		6/1/2026			
Final Acceptance/Project Close-out Date					

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 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		15,030	15,030	\$ -	23-077: A&E
AE Basic Service Fee - Construction Documents		1,249,317	342,413	\$ (906,904)	24-049: A&E
Extra Services - Pre-Bid		712,505	93,276	\$ (619,229)	3rd Party Testing
AE Basic Service Fee - Bid/Construction/Closeout		475,029		\$ (475,029)	
Other Services - Post Bid		226,309		\$ (226,309)	
Design Services Contingency		139,109		\$ (139,109)	
Consultant Services Total	\$ -	\$ 2,817,299	\$ 450,719	\$ (2,366,580)	

Construction

Site Work				\$ -	
Related Project Costs				\$ -	
Facility Construction		11,945,366	1,467,150	\$ (10,478,216.14)	Dawson Inv 1-9
Maximum Allowable Construction Cost (MACC) Subtotal	\$ -	\$ 11,945,366	\$ 1,467,150	\$ (10,478,216.14)	
Construction Contingencies		2,389,074		\$ (2,389,074.00)	
Non-Taxable Items				\$ -	
Sales Tax		1,525,373	129,449	\$ (1,395,924.50)	Dawson Inv 1-9
GCCM Costs		2,402,075		\$ (2,402,075.00)	
GCCM Risk Contingency		597,269		\$ (597,269.00)	
Construction Contracts Total	\$ -	\$ 18,859,157	\$ 1,596,598	\$ (17,262,558.64)	

Other Project Costs

Equipment		883,199	61,539	\$ (821,660)	Tutoring Portable
Art Work		106,912	-	\$ (106,912)	
Project Management		22,737		\$ (22,737)	
Other Costs (describe)				\$ -	
Other Project Costs Total	\$ -	\$ 1,012,848	\$ 61,539	\$ (951,308.98)	
Total Project Costs	\$ -	\$ 22,689,304	\$ 2,108,856	\$ (20,580,448)	

Additional comments:

WA Arts Commission June 2024: Not started