

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT
December 2024

Agency	699
Project Name	South Seattle College Automotive Technology Renovation
OFM Project Number(s)	30000988

Contact Information	
Name	Kord Kurisu
Phone Number	
Email	kord.kurisu@seattlecolleges.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Automotive Technology program at South Seattle College is a NATEF/ASE Master certified training program and offers ASE-based certificate options. It is housed in the AUT building at the SSC Main campus which has not had any renovation or remodel since its construction in 1970. The proposed project is to substantially renovate the existing 34,120-gsf building and to construct a two-story addition of 11,470-gsf infilling the existing service courtyard.
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.)	Received substantial completion in September 2022. Building is actively occupied and instruction programs are underway. Still investigating and revising programming for HVAC controls. Not final due to HVAC issues: Warranty work for programming issues with the HVAC controls was required this Spring. Unallocated funds have been secured. Programing issues revealed and corrections have been made to the flow rate of the heat pump system. It is common for seasonal changes to reviel limited programing issues. System will be monitored through the seasons for any issues.

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	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ 2,499,223	\$ -	\$ -	\$ -	\$ -	\$ 2,499,223	
057 - State Bldg Const Acct	2,499,223					2,499,223	U99 Bal moved to A03
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 22,216,319	\$ 491,368	\$ 670,090	\$ -	\$ -	\$ 23,377,777	
057 - State Bldg Const Acct	22,216,319	491,368	670,090			23,377,777	A03
XXX - Other State Funding						0	
147 - Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 24,715,542	\$ 491,368	\$ 670,090	\$ -	\$ -	\$ 25,877,000	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	75%	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 at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
Gross Sq Ft (GSF)	45,590	45,590	45,590	-	
Usable Sq Ft (USF)	28,672	28,672	28,672	-	
Space Efficiency (USF/GSF %):	63%	63%	63%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 352.47	\$ 396.35	\$ 425.34	\$ 28.99	
Construction Subtotal COST/GSF (Includes change orders)	\$ 426.40	\$ 446.17	\$ 476.84	\$ 30.67	

Milestone Dates					
Predesign Complete	9/1/2016	9/1/2016	9/24/2018	24.5 mo.	OFM approved
Start Design	6/1/2018	6/1/2018	9/25/2018	4 mo.	
Bid Due Date			12/17/2019	1439.5 mo.	
Notice to Proceed	3/1/2020	3/1/2020	3/11/2020	0.5 mo.	
Substantial Completion	7/1/2022	7/1/2022	9/1/2022	2 mo.	
Final Acceptance/Project Close-out Date	11/30/2022	12/30/2023	8/31/2025	20 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 Predesign	Cost Estimate of the Project as Currently Funded	Actual Cost Data at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	135,566	135,555	135,555	\$ -	
AE Basic Service Fee - Construction Documents	1,156,269	1,142,656	1,142,656	\$ -	
Extra Services - Pre-Bid	843,136	844,990	397,333	\$ (447,657)	
AE Basic Service Fee - Bid/Construction/Closeout	583,780	581,301	343,182	\$ (238,119)	
Other Services - Post Bid	414,668	418,418	81,189	\$ (337,229)	
Design Services Contingency	176,646	177,754	-	\$ (177,754)	
Consultant Services Total	\$ 3,310,065	\$ 3,300,674	\$ 2,099,915	\$ (1,200,759)	
Construction					
Site Work	1,460,783	54,075	1,400,000	\$ 1,345,925.00	
Related Project Costs	355,710	780,330	192,973	\$ (587,357.00)	
Facility Construction	14,252,409	17,235,268	17,798,223	\$ 562,955.00	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 16,068,902	\$ 18,069,673	\$ 19,391,196	\$ 1,321,523.00	
Construction Contingencies	1,587,200	405,366	540,000	\$ 134,634.00	
Non-Taxable Items			-	\$ -	
Sales Tax	1,783,267	1,865,979	1,808,055	\$ (57,924.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 19,439,369	\$ 20,341,018	\$ 21,739,251	\$ 1,398,233.00	
Other Project Costs					
Equipment	2,746,340	1,898,270	950,151	\$ (948,119)	
Art Work	80,345	81,038	81,038	\$ -	
Project Management	220,410	222,404	469,017	\$ 246,613	
Other Costs (describe)	391,281	214,575	25,898	\$ (188,677)	
Other Project Costs Total	\$ 3,438,376	\$ 2,416,287	\$ 1,526,105	\$ (890,182.29)	
Total Project Costs	\$ 26,187,810	\$ 26,057,979	\$ 25,365,271	\$ (692,708)	

Close-Out Information			NOTES
Number of Change Orders	124 Change Orders & 55 FA's		
Total Value of Change Orders	\$1,851,438		
Outstanding Liabilities	\$129,147		
Unsettled Claims			

Additional comments:

Public art was installed during break between Winter and Spring quarters 2022. Furniture was delivered during Winter Quarter. Owner provided equipment for student instruction has been delivered and installed or brought back and put in place. Computers and WiFi equipment has been installed by the IT department. Building is fully functional. HVAC controls do not operate as intended, additional programming is required and ongoing.