

**OFFICE OF FINANCIAL MANAGEMENT**  
2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**  
**December 2024**

Agency	699
Project Name	Shoreline College Allied Health, Science, and Manufacturing
OFM Project Number(s)	30000990

Contact Information	
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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	Demolition of 2400, 2500, 2600, 2700, and 2800 buildings, to be replaced by one building. Approx. 51,600 sf will house chemistry, biology, MLT, manufacturing, general classrooms, and faculty offices.
<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.)	The HSAMCC building has been in use for over a year now. We have completed punch list items with the contractor, Forma, and have completed our one year warranty review. Forma has completed the repaving of the parking lot, landscape, bike racks, pathways, and charging stations. The second phase of HSAMCC consists of installation of the PV array, wayfinding signage, construction of the greenhouse and pond. This work is ongoing and will be completed by Fall of 2025.

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		
<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>	\$ 3,592,000	\$ -	\$ -	\$ -	\$ -	\$ 3,592,000	
057 - State Bldg. Const Acct	3,592,000					3,592,000	U81
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>Construction</b>	\$ 34,120,291	\$ 12,642,556	\$ 3,213,153	\$ -	\$ -	\$ 49,976,000	
057 - State Bldg. Const Acct	30,967,631	11,790,545	1,089,824			43,848,000	C03
XXX - Other State Funding						0	
147 - Local Funds	3,152,660	852,011	2,123,329			6,128,000	P409/local/COP
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>TOTALS</b>	<b>\$ 37,712,291</b>	<b>\$ 12,642,556</b>	<b>\$ 3,213,153</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,568,000</b>	

Details			
Construction Type	Science labs (teaching)	Project Administered By	DES
% of Bldg. Area that is being remodeled	0%	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)	69,595	51,600	51,600	-
Usable Sq Ft (USF)		35,088	35,088	-	
Space Efficiency (USF/GSF %):	0%	68%	68%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):	46,852	46,852	46,852	-	See Notes
MACC/Bid Award COST/GSF	\$ 419.87	\$ 588.18	\$ 674.28	\$ 86.09	
Construction Subtotal COST/GSF (Includes change orders)	\$ 485.02	\$ 743.29	\$ 818.64	\$ 75.35	

Milestone Dates					
Pre-design Complete	10/1/2016	10/1/2016	7/5/2017	9 mo.	OFM approved
Start Design	7/1/2017	5/1/2018	7/8/2017		
Bid Due Date			4/9/2021	1455.5 mo.	
Notice to Proceed	7/1/2019	7/1/2021	7/1/2021	0 mo.	
Substantial Completion	12/1/2020	10/6/2023			Ph 1 10/6/23 & Ph 2 Fall of 2025
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 Approved Predesign	Cost Estimate of the Project as Currently Funded	Actual Costs to Date	Estimate as Currently Funded to Actuals Variance	Notes
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	192,633	192,633	192,633	\$ -	
AE Basic Service Fee - Construction Documents	1,555,051	1,373,665	1,381,291	\$ 7,626	Mithun
Extra Services - Pre-Bid	1,633,222	2,396,548	1,936,133	\$ (460,415)	
AE Basic Service Fee - Bid/Construction/Closeout	663,038	663,418	610,379	\$ (53,039)	
Other Services - Post Bid	950,810	1,039,329	351,942	\$ (687,387)	Includes Arch Amendment
Design Services Contingency	171,959	968,414		\$ (968,414)	Costs are tracked in Other Services and should be Owner Consultant
<b>Consultant Services Total</b>	<b>\$ 5,166,713</b>	<b>\$ 6,634,007</b>	<b>\$ 5,820,205</b>	<b>\$ (813,802)</b>	
<b>Construction</b>					
Site Work	4,443,349			\$ -	
Related Project Costs				\$ -	
Facility Construction	24,777,788	30,350,301	34,792,690	\$ 4,442,389.09	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 29,221,137</b>	<b>\$ 30,350,301</b>	<b>\$ 34,792,690</b>	<b>\$ 4,442,389.09</b>	
Construction Contingencies	1,465,457	1,214,012	491,712	\$ (722,300.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,068,660	3,549,974	3,584,624	\$ 34,650.17	
GCCM Costs		3,239,353	397,022	\$ (2,842,331.00)	
GCCM Risk Contingency				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 33,755,254</b>	<b>\$ 38,353,640</b>	<b>\$ 42,241,862</b>	<b>\$ 3,888,222.00</b>	
<b>Other Project Costs</b>					
Equipment	2,814,935	3,635,621	1,807,414	\$ (1,828,207)	
Art Work	146,106	236,655	148,799	\$ (87,856)	
Project Management	177,645	959,645	915,026	\$ (44,619)	
Other Costs (describe)	457,420	3,748,168	3,286,249	\$ (461,919)	Traffic mitigation, permit,
<b>Other Project Costs Total</b>	<b>\$ 3,596,106</b>	<b>\$ 8,580,089</b>	<b>\$ 6,157,488</b>	<b>\$ (2,422,601.39)</b>	
<b>Total Project Costs</b>	<b>\$ 42,518,073</b>	<b>\$ 53,567,736</b>	<b>\$ 54,219,555</b>	<b>\$ 651,818</b>	

**Additional comments:**

Demolish UFI A04825 = 1,500 gsf / UFI A06611 = 25,952 gsf / UFI A06410 = 5,820 gsf / UFI A09157 = 9,400 gsf / UFI A01606 = 4,180 gsf  
 Wa Arts Commission Dec/ 2024: Artist Andrea Wilbur-Sigo nearly ready to install.