

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	699
Project Name	North Seattle College Library Building Renovation
OFM Project Number(s)	30001451

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Library Renovation project will be a comprehensive renovation of 58,177 square feet of the existing Library Building to extend the life of the building for the next 50 years. The work will include upgrades to the structural systems to meet life safety code requirements for resisting seismic forces, replacing mechanical and electrical systems to meet functional and energy code requirements and infrastructure renewal and building renovation to accommodate contemporary classrooms, informal study spaces, and active learning environments. The project will create an Information Commons that supports contemporary library services and to include E-Learning, the Teaching and Learning Center, the Student Media Center and a Print Media Space.
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.)	The project did not meet its original completion date in May of 2023 due in part of contractor scheduling related sub-trades and a combination of latent and market conditions. The project achieved substantial completion May 10, 2024. Construction allocation including contingency is reaching its limit with some remaining closeout costs still to be finalized. Unallocated funds have been secured to cover equipment change order cost. The owner is awaiting last remaining final costs from contractor.

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	\$ 3,447,985	\$ -	\$ 15	\$ -	\$ -	\$ 3,448,000	
057 - State Bldg. Const Acct	3,447,985		15			3,448,000	U93
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ 23,048,883	\$ 6,929,677	\$ 540,440	\$ -	\$ -	\$ 30,519,000	
057 - State Bldg. Const Acct	23,048,883	6,929,677	540,440			30,519,000	C04
XXX - Other State Funding						0	
147 - Local Funds						0	Q655
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 26,496,868	\$ 6,929,677	\$ 540,455	\$ -	\$ -	\$ 33,967,000	

Details

Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg. Area that is being remodeled	100%	Art Requirement Applies	Yes
Procurement Method	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)	58,177	58,177	54,359	(3,818.00)	
Usable Sq Ft (USF)				-	
Space Efficiency (USF/GSF %):	0%	0%	0%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 366.87	\$ 400.79	\$ 427.47	\$ 26.68	
Construction Subtotal COST/GSF (Includes change orders)	\$ 444.32	\$ 484.24	\$ 496.15	\$ 11.91	

Milestone Dates

Pre-design Complete	5/1/2019	7/1/2019	7/16/2019	0.5 mo.	OFM approved
Start Design	6/1/2019	8/1/2019	6/1/2019		
Bid Due Date			8/17/2021	1459.5 mo.	
Notice to Proceed	9/1/2021	9/1/2021	9/1/2021	0 mo.	
Substantial Completion	6/1/2023	3/1/2023	5/10/2024	14.5 mo.	
Final Acceptance/Project Close-out Date			2/28/2025	1502 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 Costs to Date	Estimate as Currently Funded to Actuals Variance	Notes
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	425,040	178,493	175,723	\$ (2,770)	
AE Basic Service Fee - Construction Documents	1,582,234	1,527,464	1,527,464	\$ -	Up to CD. 100%
Extra Services - Pre-Bid	812,472	880,483	880,483	\$ -	
AE Basic Service Fee - Bid/Construction/Closeout	746,008	795,588	701,812	\$ (93,776)	CA cost to date
Other Services - Post Bid	570,686	459,366	569,999	\$ 110,633	Other consults
Design Services Contingency	427,820	134,624	376,840	\$ 242,216	
Consultant Services Total	\$ 4,564,260	\$ 3,976,018	\$ 4,232,321	\$ 256,303	
Construction					
Site Work				\$ -	
Related Project Costs				\$ -	
Facility Construction	21,343,488	23,317,000	23,237,000	\$ (80,000.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 21,343,488	\$ 23,317,000	\$ 23,237,000	\$ (80,000.00)	
Construction Contingencies	2,134,349	2,270,367	1,803,269	\$ (467,098.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,371,262	2,584,325	1,930,023	\$ (654,302.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 25,849,099	\$ 28,171,692	\$ 26,970,292	\$ (1,201,400.00)	
Other Project Costs					
Equipment	799,280	1,200,231	1,081,569	\$ (118,662)	
Art Work	106,717	168,990	168,990	\$ -	
Project Management	310,914	318,241		\$ (318,241)	
Other Costs (describe)	177,150	131,828	131,828	\$ -	
Other Project Costs Total	\$ 1,394,061	\$ 1,819,290	\$ 1,382,387	\$ (436,903.00)	
Total Project Costs	\$ 31,807,420	\$ 33,967,000	\$ 32,585,000	\$ (1,382,000)	

Additional comments:

1) Project was submitted to the City of Seattle for permit on 7/30/2020 2) Lincoln Construction NTP was 11/01/2021
 3) LEA was approved by SBCTC May 2022 for \$1.9M alternate 2 and 3 covered by local funds
 Wa Arts Commission June 2023 artist selected (Kalina Chung) - installed June 2023