

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

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

Agency	699
Project Name	Olympic College Innovation and Technology Learning
OFM Project Number(s)	40000103

Contact Information	
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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	The plan is for a 31,864 square foot innovation and technology center. A two story building designed to support 23 faculty/staff and 258 students at peak occupancy. The ITLC building will provide state of the art labs for computer information systems, computer science, cybersecurity, digital media arts and water flow research engineering programs. Included will be classrooms, labs, offices and support areas for students.
<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 was completed on 4/25/24. The value engineering report was completed 5/20/24. The pre-design amendment with updated programming, building size and budget estimates was submitted to SBCTC and OFM at the end of June, 2024. OFM approved the updated pre-design on 9/9/24. The project budget C100 was adjusted upward through the updated pre-design approval. As a result of the updated pre-design process, our schedule has slipped by several months. We intend to submit for permit in early 2025 with an expected permit review time of one year. The project would bid in early 2026 with construction start in summer 2026. Construction would through December 2027 with occupancy in early 2028.

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	
Other Funds & Transfers - Insert Row Here						0	
<b>Design</b>	\$ 268,275	\$ 448,428	\$ 1,835,297	\$ -	\$ -	\$ 2,552,000	
057 - State Bldg. Const Acct	268,275	448,428	1,835,297			2,552,000	A08
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 268,275	\$ 448,428	\$ 1,835,297	\$ -	\$ -	\$ 2,552,000	

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 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)	31,864	31,864		(31,864.00)	
Usable Sq Ft (USF)	20,162	20,162		(20,162.00)	
Space Efficiency (USF/GSF %):	63%	63%		-63%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 738.03	\$ 738.03		\$ (738.03)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 846.38	\$ 846.38			

Milestone Dates					
Pre-design Complete	7/1/2022	7/1/2022	6/28/2024	24 mo.	
Start Design	11/1/2022	11/1/2022	11/1/2022	0 mo.	
Bid Due Date			5/1/2026	1516 mo.	
Notice to Proceed	4/1/2026	4/1/2026	6/1/2026	2 mo.	
Substantial Completion	12/1/2027	12/1/2027	1/1/2028	1 mo.	
Final Acceptance/Project Close-out Date			4/1/2028	1539 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
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	211,995	211,995	211,995	\$ -	Miller Hull PDR
AE Basic Service Fee - Construction Documents	1,192,642	1,192,642	268,927	\$ (923,715)	Actual SWL billing
Extra Services - Pre-Bid	1,900,328	1,900,328	189,297	\$ (1,711,031)	Actual SWL billing
AE Basic Service Fee - Bid/Construction/Closeout	584,745	584,745	-	\$ (584,745)	
Other Services - Post Bid	551,107	551,107		\$ (551,107)	
Design Services Contingency	237,128	237,128		\$ (237,128)	
<b>Consultant Services Total</b>	<b>\$ 4,677,945</b>	<b>\$ 4,677,945</b>	<b>\$ 670,219</b>	<b>\$ (4,007,726)</b>	
<b>Construction</b>					
Site Work	3,244,262	3,244,262		\$ (3,244,262.00)	
Related Project Costs	-	-		\$ -	
Facility Construction	20,272,386	20,272,386		\$ (20,272,386.00)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 23,516,648</b>	<b>\$ 23,516,648</b>		<b>\$ (23,516,648.00)</b>	
Construction Contingencies	1,180,324	1,180,324		\$ (1,180,324.00)	
Non-Taxable Items	-	-		\$ -	
Sales Tax	2,272,189	2,272,189		\$ (2,272,189.00)	
				\$ -	
				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 26,969,161</b>	<b>\$ 26,969,161</b>	<b>\$ -</b>	<b>\$ (26,969,161.00)</b>	
<b>Other Project Costs</b>					
Equipment	2,008,872	2,008,872		\$ (2,008,872)	
Art Work	172,060	172,060	-	\$ (172,060)	
Project Management	272,825	272,825		\$ (272,825)	
Other Costs (describe)	483,165	483,165		\$ (483,165)	
<b>Other Project Costs Total</b>	<b>\$ 2,936,922</b>	<b>\$ 2,936,922</b>	<b>\$ -</b>	<b>\$ (2,936,922.00)</b>	
<b>Total Project Costs</b>	<b>\$ 34,584,028</b>	<b>\$ 34,584,028</b>	<b>\$ 670,219</b>	<b>\$ (33,913,809)</b>	

**Additional comments:**

Wa Arts Commission - December 2024, received official kick-off letter.