

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2024

Agency	699
Project Name	Spokane Community College Apprenticeship Center
OFM Project Number(s)	40000107

Contact Information	
Name	Clinton Brown
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	New building construction to support regional Apprenticeship instruction and certification for numerous trades including carpentry, masonry & concrete, electrical, and roofing as well as finishing, flooring, insulating, laborer training, et al. The facility will be flexible to meet rising and changing industry needs for skilled labor demand.
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.)	Project design has been postponed until January 2026 based on the timeline for construction funding (27-29 biennium). We will need to know if there is a chance for earlier funding so we can prepare. Consultant updated the project narrative and budget for submission with the 25-27 biennial capital budget request.

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	\$ 325,727	\$ 46,502	\$ 2,995,771	\$ -	\$ -	\$ 3,368,000	
057 - State Bldg Const Acct	325,727	46,502	2,995,771			3,368,000	C10
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 30,674,000	\$ 30,674,000	
057 - State Bldg Const Acct					30,674,000	30,674,000	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 325,727	\$ 46,502	\$ 2,995,771	\$ -	\$ 30,674,000	\$ 34,042,000	

Details			
Construction Type	Vocational schools	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)	59,683	59,683		(59,683.00)	
Usable Sq Ft (USF)	45,695	45,695		(45,695.00)	
Space Efficiency (USF/GSF %):	77%	77%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	46,565	46,565		(46,565)	
MACC/Bid Award COST/GSF	\$ 434.31	\$ 434.31			
Construction Subtotal COST/GSF (Includes change orders)	\$ 498.82	\$ 498.82			

Milestone Dates					
Predesign Complete	6/1/2022	6/1/2022	9/27/2022	4 mo.	
Start Design	7/1/2022	1/15/2026			const fndg delay
Bid Due Date		7/1/2027			const fndg delay
Notice to Proceed	6/1/2023	8/15/2027			const fndg delay
Substantial Completion	6/1/2024	6/30/2029			const fndg delay
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
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	204,468	204,468	201,640	\$ (2,828)	
AE Basic Service Fee - Construction Documents	1,276,066	1,276,066	-	\$ (1,276,066)	
Extra Services - Pre-Bid	668,455	668,455	33,919	\$ (634,536)	
AE Basic Service Fee - Bid/Construction/Closeout	586,381	586,381	-	\$ (586,381)	
Other Services - Post Bid	61,997	61,997	-	\$ (61,997)	
Design Services Contingency	142,433	142,433	-	\$ (142,433)	
Consultant Services Total	\$ 2,939,800	\$ 2,939,800	\$ 235,559	\$ (2,704,240)	
Construction					
Site Work	3,118,736	3,118,736	-	\$ (3,118,736.00)	
Related Project Costs			-	\$ -	
Facility Construction	22,802,280	22,802,280	-	\$ (22,802,280.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 25,921,016	\$ 25,921,016	\$ -	\$ (25,921,016.00)	
Construction Contingencies	1,297,894	1,297,894	-	\$ (1,297,894.00)	
Non-Taxable Items	129,790	129,790		\$ (129,790.00)	
Sales Tax	2,422,483	2,422,483	-	\$ (2,422,483.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 29,771,183	\$ 29,771,183	\$ -	\$ (29,771,183.00)	
Other Project Costs					
Equipment	834,722	834,722	-	\$ (834,722)	
Art Work	169,361	169,361	-	\$ (169,361)	
Project Management	326,516	326,516	136,509	\$ (190,007)	
Other Costs (describe)			162	\$ 162	advertising
Other Project Costs Total	\$ 1,330,599	\$ 1,330,599	\$ 136,670	\$ (1,193,928.53)	
Total Project Costs	\$ 34,041,582	\$ 34,041,582	\$ 372,230	\$ (33,669,352)	

Additional comments:

Demolish: UFI A00226 = 19,497 gsf / UFI A10412 = 24,063 gsf / UFI A21469 = 1,505 gsf / UFI A25178 = 1,500 gsf
 Wa Arts Commission: December 2024 not started