

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	699
Project Name	Edmonds College Triton Learning Commons
OFM Project Number(s)	40000114

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The project includes 39,010 SF addition to Lynnwood Hall for Student Center/Informal Learning, Pre-College/English Language Acquisition, Information Technology, Learning Support, and Library and 5,411 SF of misc. renovations, primarily for Student Services, to the existing Lynnwood Hall building.
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 plans are in review at City of Lynnwood for permitting. The college combined adjoining parcel lots into one parcel in order to meet the City of Lynnwood's setback requirements. The college has also completed an intensive level historical survey of all campus buildings 45 years of age or older by direction of DAHP. Upon successful issuance of a building permit and funding approval from legislature, the project is scheduled to go out for bids in Spring 2025 and break ground in Summer 2025.

Funding

Phase & Fund Type	All State & Local Sources, Project Transfers and Amounts						TOTAL	Notes
	Expenditures		Current Plan					
	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	\$ 1,937,130	\$ 1,224,173	\$ 494,697	\$ -	\$ -	\$ 3,656,000		
057 - State Bldg. Const Acct	1,937,130	1,224,173	494,697			3,656,000	C13	
XXX - Other State Funding						0		
Local Funds						0		
Other Funds & Transfers - Insert Row Here						0		
Construction	\$ -	\$ -	\$ -	\$ -	\$ 34,709,000	\$ 34,709,000		
057 - State Bldg. Const Acct					34,709,000	34,709,000	Future	
XXX - Other State Funding						0		
Local Funds						0		
Other Funds & Transfers - Insert Row Here						0		
TOTALS	\$ 1,937,130	\$ 1,224,173	\$ 494,697	\$ -	\$ 34,709,000	\$ 38,365,000		

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)	49,046	49,046	44,421	(4,625.00)	
Usable Sq Ft (USF)	34,531	34,531	31,272	(3,259.00)	
Space Efficiency (USF/GSF %):	70%	70%	70%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 474.80	\$ 474.80	\$ -	\$ (474.80)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 551.40	\$ 551.40	\$ -	\$ (551.40)	

Milestone Dates

Predesign Complete	5/1/2022	5/1/2022	5/1/2022	0 mo.
Start Design	6/1/2022	6/1/2022	7/1/2022	1 mo.
Bid Due Date				
Notice to Proceed	9/1/2023	9/1/2023		
Substantial Completion	2/1/2025	2/1/2025		
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
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	279,085	279,085	263,067	\$ (16,018)	
AE Basic Service Fee - Construction Documents	1,610,403	1,610,403	1,557,681	\$ (52,722)	
Extra Services - Pre-Bid	1,441,352	1,441,352	1,550,523	\$ 109,171	
AE Basic Service Fee - Bid/Construction/Closeout	536,825	536,825		\$ (536,825)	
Other Services - Post Bid	475,233	475,233		\$ (475,233)	
Design Services Contingency	222,843	222,843		\$ (222,843)	
Consultant Services Total	\$ 4,565,741	\$ 4,565,741	\$ 3,371,271	\$ (1,194,470)	
Construction					
Site Work	420,083	420,083		\$ (420,083.00)	
Related Project Costs				\$ -	
Facility Construction	22,867,041	22,867,041		\$ (22,867,041.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 23,287,124	\$ 23,287,124	\$ -	\$ (23,287,124.00)	
Construction Contingencies	1,164,712	1,164,712		\$ (1,164,712.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,591,895	2,591,895		\$ (2,591,895.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 27,043,731	\$ 27,043,731	\$ -	\$ (27,043,731.00)	
Other Project Costs					
Equipment	2,627,983	2,627,983		\$ (2,627,983)	
Art Work	179,916	179,916		\$ (179,916)	
Project Management	227,505	227,505		\$ (227,505)	
Other Costs (describe)	1,518,324	1,518,324		\$ (1,518,324)	
Other Project Costs Total	\$ 4,553,728	\$ 4,553,728	\$ -	\$ (4,553,728.00)	
Total Project Costs	\$ 36,163,200	\$ 36,163,200	\$ 3,371,271	\$ (32,791,929)	

Additional comments:

Wa Arts Commission - December 2024 - Not started