

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2024

Agency	699
Project Name	Bates Technical College Fire Service Training Center
OFM Project Number(s)	40000130

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Fire Service Training Center will be a ~45,000 GSF facility with one main building (classrooms, other functions) and one drill zone area that includes a training tower, located at the northwest corner of our South Campus. It will serve as the most prominent structure visible from the north campus entry. The Fire Service Training Center will support the multiple pathways and rich partnerships associated with fire service training education. It will include classrooms, break-out spaces for collaborative learning or small group instruction, a computer lab, a physical fitness room, fire station apparatus mock up facility including vehicle bays, hose and equipment maintenance and storage, fire station crew support mock-up facility, administrative support area and live fire training yard with drill towers, command training center and covered props/storage area.
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 selected D-B Team (BNBuilders-Miller Hull-MW Studios) is now under contract with a November 9, 2023 Notice to Proceed date. Pre-design verification and Design Phase activities began in earnest. The project completed the 20% Schematic Design Phase, which included cost and scope review with the full Design-Build Team. The project has moved forward to complete Design Documents and Permit Review Documents, in anticipation of the Guaranteed Maximum Price (GMP) Phase, which is now in final review. The Design-Build Team members have developed a trusting, positive working relationship, which is helping the project succeed.

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	\$ 266,754	\$ 2,796,311	\$ (261,065)	\$ -	\$ -	\$ 2,802,000	
057 - State Bldg Const Acct	266,754	2,796,311	-261,065			2,802,000	A10
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ 38,135,000	\$ -	\$ -	\$ 38,135,000	
057 - State Bldg Const Acct			38,135,000			38,135,000	D02
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 266,754	\$ 2,796,311	\$ 37,873,935	\$ -	\$ -	\$ 40,937,000	

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-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)	54,500	43,094		(43,094.00)
Usable Sq Ft (USF)	45,166	32,173		(32,173.00)	
Space Efficiency (USF/GSF %):	83%	75%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 418.03	\$ 686.80			
Construction Subtotal COST/GSF (Includes change orders)	\$ 479.35	\$ 836.76			

Milestone Dates					
Pre-design Complete	8/1/2020	8/1/2020	8/1/2020	0 mo.	OFM approved
Start Design	11/9/2023	7/1/2023	7/1/2023		
Bid Due Date					
Notice to Proceed	11/9/2023	11/9/2023	11/9/2023		
Substantial Completion	TBD	9/15/2026			
Final Acceptance/Project Close-out Date	TBD	12/31/2026			

Project Costs

Complete the table below with information from the cost estimate submitted with the pre-design 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 Pre-design	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	215,439	249,302	1,783,936	\$ 1,534,634	
AE Basic Service Fee - Construction Documents	-	-		\$ -	
Extra Services - Pre-Bid	618,467	540,278	6,851	\$ (533,427)	
AE Basic Service Fee - Bid/Construction/Closeout	-	-		\$ -	
Other Services - Post Bid	-	-		\$ -	
Design Services Contingency	44,288	40,971		\$ (40,971)	
Consultant Services Total	\$ 878,194	\$ 830,551	\$ 1,790,787	\$ 960,236	
Construction					
Site Work	2,898,071	4,251,166		\$ (4,251,166.00)	
Related Project Costs	157,650	189,867		\$ (189,867.00)	
Facility Construction	19,727,112	25,155,794		\$ (25,155,794.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 22,782,833	\$ 29,596,827	\$ -	\$ (29,596,827.00)	
Construction Contingencies	1,143,998	1,484,326		\$ (1,484,326.00)	
Non-Taxable Items	(2,763,594)	(2,109,619)		\$ 2,109,619.00	
Sales Tax	2,767,196	3,367,292		\$ (3,367,292.00)	
Design-Build Costs	2,194,323	3,720,620		\$ (3,720,620.00)	
				\$ -	
Construction Contracts Total	\$ 26,124,756	\$ 36,059,446	\$ -	\$ (36,059,446.00)	
Other Project Costs					
Equipment	2,971,200	2,923,435		\$ (2,923,435)	
Art Work	113,914	203,665	-	\$ (203,665)	
Project Management	1,022,568	293,150	69,097	\$ (224,053)	
Other Costs (describe)	683,150	626,993		\$ (626,993)	
Other Project Costs Total	\$ 4,790,832	\$ 4,047,243	\$ 69,097	\$ (3,978,146.00)	
Total Project Costs	\$ 31,793,782	\$ 40,937,240	\$ 1,859,884	\$ (39,077,356)	

Additional comments:

The commercial driver's license (CDL) program at Bates is being reconfigured to align with standard industry practices for length of program and scope. The CDL program has been moved. This change in the program has allowed for the Fire Services Bldgs to shift to the second building location identified during pre-design, and the preferred location. This shift will allow the activities of the fire services program to reside at one location on campus. The initial location would have required the split of activities between the building and the SW corner of the campus (which was to serve as the exercise yard in initial pre-design).

Wa Arts Commission December 2024 has completed the selection process to identify the Artist. The Artist selected is Hooman Mehdizadehjafari. In design.