

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

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

Agency	699	
Project Name	Bellevue College Center for Transdisciplinary Center	
OFM Project Number(s)	40000168	

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 W Building brings together Arts, Engineering, Computer Science and Digital Media all designed around a common "maker space" that will enable the college to carry out its mission of innovation through transdisciplinary education that leads to excellence.
<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.)	Bid set and specifications were complete November 4, 2024. Invitation to bid was published on November 14, 2024 with bids due January 14, 2025. Site walks with potential bidders were scheduled on December 4 and December 17, 2024. The building permit is expected to be received by mid-May 2025. Because the contractor will already be engaged, demolition would begin soon after the building permit is released. Ribbon-cutting is scheduled on May 15, 2025.

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	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>Design</b>	\$ 1,476,155	\$ -	\$ -	\$ -	\$ -	\$ 1,476,155	
057 - State Bldg. Const Acct	1,476,155		0			1,476,155	A11 moved bal to C14
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>Construction</b>	\$ -	\$ 3,586,710	\$ 49,718,135	\$ -	\$ -	\$ 53,304,845	
057 - State Bldg. Const Acct		2,885,401	38,419,444			41,304,845	C14
26V - Other State Funding			2,000,000			2,000,000	K98
147 - Local Funds		701,309	9,298,691			10,000,000	R641
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>TOTALS</b>	\$ 1,476,155	\$ 3,586,710	\$ 49,718,135	\$ -	\$ -	\$ 54,781,000	

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)	52,187	52,000		(52,000.00)	
Usable Sq Ft (USF)	44,359	46,588		(46,588.00)	
Space Efficiency (USF/GSF %):	85%	90%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 584.57	\$ 742.45			
Construction Subtotal COST/GSF (Includes change orders)	\$ 773.37	\$ 858.40			

Milestone Dates					
Pre-design Complete	9/1/2020	9/1/2020	9/1/2020	0 mo.	
Start Design	7/1/2021	11/1/2022	11/1/2022	0 mo.	
Bid Due Date	7/26/2024	1/14/2025	1/14/2025	0 mo.	
Notice to Proceed	2/1/2022	2/12/2025	2/12/2025	0 mo.	
Substantial Completion	6/1/2023	7/31/2026	7/31/2026	0 mo.	
Final Acceptance/Project Close-out Date	8/11/2023	9/11/2026	9/11/2026	0 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	434,934	439,669	439,669	\$ -	P&W Pre. Mithun Validation Study
AE Basic Service Fee - Construction Documents	1,456,061	2,444,809	\$3,063,699.64	\$ 618,891	1) Overage due to \$774,783.45 paid to Clark/LMN when project was abandoned. 2) See Amendment #4 re. max basic service adjustment from the PDB
Extra Services (ESR) - Pre-Bid	1,130,769	1,356,324	\$ 1,356,324.00	\$ -	ESR 1 -8
AE Basic Service Fee - Bid/Construction/Closeout	679,030	1,097,185	1,097,185	\$ -	
Other Services - Post Bid	850,770	809,200	809,200	\$ -	
Design Services Contingency	182,429	294,003	295,487	\$ 1,484	
<b>Consultant Services Total</b>	\$ 4,733,993	\$ 6,441,190	\$ 7,061,565	\$ 620,375	
<b>Construction</b>					
Site Work	1,838,007	2,554,458			
Related Project Costs					
Facility Construction	28,668,958	36,053,085		\$ (36,053,085.00)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	\$ 30,506,965	\$ 38,607,543	\$ -	\$ (38,607,543.00)	
Construction Contingencies	1,527,169	1,934,483		\$ (1,934,483.00)	
Non-Taxable Items				\$ -	WSST in "Other"
Sales Tax	3,235,448	4,094,745		\$ (4,094,745.00)	
				\$ -	DB Costs
				\$ -	
<b>Construction Contracts Total</b>	\$ 40,359,981	\$ 44,636,771	\$ -	\$ (44,636,771.00)	
<b>Other Project Costs</b>					
Equipment	1,612,045	1,926,145		\$ (1,926,145)	
Art Work	212,840	212,843	41,826	\$ (171,017)	
Project Management	88,385	89,888	22,472	\$ (67,416)	
Other Costs (describe)	1,226,971	1,476,167	307,264	\$ (1,168,903)	Additional Comments
<b>Other Project Costs Total</b>	\$ 3,140,241	\$ 3,705,043	\$ 371,563	\$ (3,333,480.16)	
<b>Total Project Costs</b>	\$ 48,234,215	\$ 54,783,004	\$ 7,433,127	\$ (47,349,877)	

**Additional comments:**

Other Costs include design and construction Sales Tax, Owner Contingency, PDB Honorarium, Permitting and City Transportation impact fee. WA Arts Commission December 2024. Artist selected (Arnette Jannotta) project in design phase. Additional Other Cost of Forma Construction Utility potholing inspection of below-ground infrastructure layout and routing JOC **\$110,807.38**. AHU Relocation C Bldg. design and planning **\$51,000.00**. KPFF Administration for State Environmental Protection Act (SEPA) **\$29,850.00**. SHKS Department of Archaeology and Historic Preservation Services (DAHP) **\$37,000.00**. IAA DES Support **\$89,888.00**. Meng Analysis Constructability Review and Cost Analysis Services **\$113,926.00**. Performance Validation Commissioning Services for Building Design and Construction as required for LEED V4 BD+C, 2018 Washington State Energy Code, Commercial Provisions (WSECCP) and building systems **\$25,620.00**. Krazan & Associates to provide Special Inspections for Structural Elements **\$9,390.00**. PBS Engineering & Environmental to provide Hazardous Material Inspection services **\$7,725.00**. Validation Study Mithun **\$149,180.00**.