

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	699
Project Name	Renton Technical College Health Sciences Center
OFM Project Number(s)	40000204

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	A full renovation of the existing classroom Building H to provide new state of the art Health Sciences training facilities SF, 3-story new Health Sciences Center revitalizing the heart of the main campus. The project includes all health programs and support science labs in the fully renovated building, as well as additional classroom space confirmed during the predesign process. The Center is to accommodate the following programs: Anesthesia Technologist, Central Service Technician, Dental Assistant, Massage Therapy Practitioner, Medical Assistant, Nursing Programs, Pharmacy Technician, MA-Phlebotomy Technician, Surgical Technologists, Veterinary Assistant, and associated site development.
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.)	Schematic Design phase is being revised for this site including plans, narrative and estimate in accordance with the Conditions of the Agreement. The project is currently contracting for these changes and working with the City of Renton on related land use permitting. A supplemental predesign submitted in June 2024 was approved to modify the project to do an extensive upgrade and remodel at building H.

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	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Design	\$ 542,760	\$ 425,249	\$ 3,028,991	\$ -	\$ -	\$ 3,997,000	
057 - State Bldg. Const Acct	542,760	425,249	3,028,991			3,997,000	C15
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 43,937,000	\$ 43,937,000	
057 - State Bldg. Const Acct					43,937,000	43,937,000	Future
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 542,760	\$ 425,249	\$ 3,028,991	\$ -	\$ 43,937,000	\$ 47,934,000	

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)	69,992	69,992		(69,992.00)	
Usable Sq Ft (USF)	50,000	50,000		(50,000.00)	
Space Efficiency (USF/GSF %):	71%	71%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 470.79	\$ 470.79			
Construction Subtotal COST/GSF (Includes change orders)	\$ 544.31	\$ 544.31			

Milestone Dates					
Pre-design Complete	6/1/2022	6/1/2022	9/27/2022	4 mo.	Revised 6/30/24
Start Design	9/1/2022	5/1/2025	5/1/2025	0 mo.	12/15/2024
Bid Due Date					
Notice to Proceed	1/1/2026	7/1/2025			
Substantial Completion	3/1/2026	5/1/2027			
Final Acceptance/Project Close-out Date	12/1/2027	6/1/2027			

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	425,447	425,447	467,152	\$ 41,705	
AE Basic Service Fee - Construction Documents	1,554,364	1,554,364	433,310	\$ (1,121,054)	
Extra Services - Pre-Bid	1,752,653	1,752,653	67,546	\$ (1,685,107)	
AE Basic Service Fee - Bid/Construction/Closeout	723,458	723,458		\$ (723,458)	
Other Services - Post Bid	716,449	716,449		\$ (716,449)	
Design Services Contingency	265,548	265,548		\$ (265,548)	
Consultant Services Total	\$ 5,437,919	\$ 5,437,919	\$ 968,008	\$ (4,469,911)	
Construction					
Site Work	2,266,141	2,266,141		\$ (2,266,141.00)	
Related Project Costs	1,878,817	1,878,817		\$ (1,878,817.00)	
Facility Construction	28,806,573	28,806,573		\$ (28,806,573.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 32,951,531	\$ 32,951,531	\$ -	\$ (32,951,531.00)	
Construction Contingencies	1,651,268	1,651,268		\$ (1,651,268.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,494,883	3,494,883		\$ (3,494,883.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 38,097,682	\$ 38,097,682	\$ -	\$ (38,097,682.00)	
Other Project Costs					
Equipment	3,389,418	3,389,418		\$ (3,389,418)	
Art Work	238,478	238,478		\$ (238,478)	
Project Management	275,750	275,750		\$ (275,750)	
Other Costs (describe)	494,839	494,839		\$ (494,839)	
Other Project Costs Total	\$ 4,398,485	\$ 4,398,485	\$ -	\$ (4,398,485.00)	
Total Project Costs	\$ 47,934,086	\$ 47,934,086	\$ 968,008	\$ (46,966,078)	

Additional comments:

New construction design was halted at the end of Schematic Design. The revised project, renovating Building H, accommodates significantly more program space and supports student on campus learning at the center of campus. Significant improvements to the modernization to the building can be accomplished with the available funding.

Wa Arts Commission December 2024 - Not started