

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	Bellingham Technical College
Project Name	Campus Center Emergency
OFM Project Number(s)	40000916

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	A major structural failure on a 3-story truss was discovered in Fall 2022. Emergency repairs followed and additional structural investigations found more design and construction issues related to both gravity load and seismic integrity. Building occupants were relocated to other areas on campus until construction is completed. The 70,000 square foot building houses campus Library & e-Learning, Associated Student Body space, Campus Tutoring, Trio-support, Computer Networking program, Business Computing
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.)	Since the June 2024 status update, the GCCM contract and Negotiated MACC were completed in late November. All scopes have been bid and are being reviewed for overall budget tracking. The construction site around the building has been secured and separated from key campus pedestrian and vehicle movements for safety while campus continues to operate around the worksite. Additional material staging areas have been secured on nearby parking areas to prepare for steel and structural material deliveries. Interior and exterior demolition work is completed or prepped for completion pending work sequence and building envelope/weather protection. Steel and Brace Frame shop drawings are complete and items are scheduled for production with deliveries of key Brace Frames planned for March 2025. Interior micro-pile equipment is on-site and in use related to the foundation work. Additional design work is underway for gusset plate repairs that were added to scope of work in the Fall of 2024. Steel material fabrication and delivery are still being monitored as potential impacts to schedule and budget.

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ 4,205,643	\$ 19,572,357	\$ -	\$ -	\$ 23,778,000	
057 - State Bldg. Const Acct		1,322,579	13,061,421			14,384,000	D25-R709
057 - State Bldg. Const Acct		500,000	0			500,000	D09-R551
060 - State Bldg. Const Acct		229,000	0			229,000	D06-R609
057 - State Bldg. Const Acct		70,000	0			70,000	D12-R611
057 - State Bldg. Const Acct		1,209,203	21,797			1,231,000	D14-R615
057 - State Bldg. Const Acct		872,950	291,050			1,164,000	D17-R616
060 - Other State Funding		0	5,000,000			5,000,000	D24-R676
147 - Local Funds		1,911	1,198,089			1,200,000	R10-R601
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ -	\$ 4,205,643	\$ 19,572,357	\$ -	\$ -	\$ 23,778,000	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg. Area that is being remodeled	100%	Art Requirement Applies	Yes
Procurement Method	GCCM	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)		68,093	68,093	-
Usable Sq Ft (USF)		63,258	63,258	-	
Space Efficiency (USF/GSF %):		93%	93%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF		\$ 175.43	\$ 25.01	\$ (150.41)	
Construction Subtotal COST/GSF (Includes change orders)		\$ 276.96	\$ 38.36	\$ (238.61)	

Milestone Dates					
Pre-design Complete					
Start Design		3/1/2023			
Bid Due Date		6/1/2024			
Notice to Proceed		7/1/2024			
Substantial Completion		6/1/2026			
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		15,030	15,030	\$ -	23-077: A&E
AE Basic Service Fee - Construction Documents		1,249,317	588,732	\$ (660,585)	24-049: A&E
Extra Services - Pre-Bid		712,505	111,834	\$ (600,671)	3rd Party Testing
AE Basic Service Fee - Bid/Construction/Closeout		475,029		\$ (475,029)	
Other Services - Post Bid		226,309		\$ (226,309)	
Design Services Contingency		139,109		\$ (139,109)	
Consultant Services Total	\$ -	\$ 2,817,299	\$ 715,596	\$ (2,101,703)	
Construction					
Site Work				\$ -	
Related Project Costs				\$ -	
Facility Construction		11,945,366	1,703,328	\$ (10,242,038.21)	24-049: E
Maximum Allowable Construction Cost (MACC) Subtotal	\$ -	\$ 11,945,366	\$ 1,703,328	\$ (10,242,038.21)	
Construction Contingencies		2,389,074		\$ (2,389,074.00)	
Non-Taxable Items				\$ -	
Sales Tax		1,525,373	150,705	\$ (1,374,668.00)	24-049: E
GCCM Costs		2,402,075	757,790	\$ (1,644,284.85)	24-049: G
GCCM Risk Contingency		597,269		\$ (597,269.00)	
Construction Contracts Total	\$ -	\$ 18,859,157	\$ 2,611,823	\$ (16,247,334.06)	
Other Project Costs					
Equipment		883,199	141,775	\$ (741,424)	Prtbles; Fxtrs
Art Work		106,912	-	\$ (106,912)	
Project Management		22,737		\$ (22,737)	
Other Costs (describe)				\$ -	
Other Project Costs Total	\$ -	\$ 1,012,848	\$ 141,775	\$ (871,072.96)	
Total Project Costs	\$ -	\$ 22,689,304	\$ 3,469,194	\$ (19,220,110)	

Additional comments:

WA Arts Commission December 2024: Not Started