

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

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

Agency	699
Project Name	Shoreline Community College STEAM Education Center
OFM Project Number(s)	40000214

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 STEAM project includes Nursing, Science, Math and the college's music program. The project consists of a three story building on the footprint of existing building 2200. This buildings will be demolished prior to the start of grading/construction for STEAM with buildings 2300 and 800 being demolished after completion of STEAM. The project will also include an expansion of the stormwater pond in Greenwood lot.
<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.)	The contractor, Bayley, has demoed building 2200, has completed the slab on grade, and is currently erecting steel columns. Baylay has also fenced off the area for the stormwater expansion at the Greenwood lot and will be completing this work shortly. The project is currently on track to be completed in November of 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	
Other Funds & Transfers - Insert Row Here						0	
<b>Design</b>	\$ 2,155,261	\$ 883,739	\$ 0	\$ -	\$ -	\$ 3,039,000	
057 - State Bldg. Const Acct	\$ 2,155,261	\$ 883,739	\$ 0			3,039,000	C16
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ -	\$ 5,129,893	\$ 34,562,107	\$ -	\$ -	\$ 39,692,000	
057 - State Bldg. Const Acct		\$ 5,129,893	\$ 34,562,107			39,692,000	D05
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 2,155,261	\$ 6,013,631	\$ 34,562,108	\$ -	\$ -	\$ 42,731,000	

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)	41,500	40,900	40,500	(400.00)	
Usable Sq Ft (USF)	26,949	26,549	26,149	(400.00)	
Space Efficiency (USF/GSF %):	65%	65%	65%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):	47,681	47,681	47,681	-	See Notes
MACC/Bid Award COST/GSF	\$ 543.36	\$ 670.92	\$ 133.24	\$ (537.67)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 629.36	\$ 777.23	\$ 148.78	\$ (628.45)	

Milestone Dates					
Predesign Complete	12/1/2021	12/1/2021	3/11/2022	3.5 mo.	OFM approved
Start Design	3/1/2022	3/1/2022	3/12/2022	0.5 mo.	
Bid Due Date		6/1/2023	2/27/2024	9 mo.	
Notice to Proceed	8/1/2023	8/1/2023	5/20/2024	9.5 mo.	
Substantial Completion	12/1/2025	3/21/2026			
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
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	201,560	201,560	163,311	\$ (38,249)	SWL
AE Basic Service Fee - Construction Documents	1,116,952	1,266,972	1,385,282	\$ 118,310	SWL
Extra Services - Pre-Bid	1,548,880	1,563,192	1,180,015	\$ (383,177)	SWL, Geoengineers, PBS, Performance, Roen, and Otto
AE Basic Service Fee - Bid/Construction/Closeout	525,518	625,185	342,503	\$ (282,682)	SWL
Other Services - Post Bid	639,924	677,345	198,806	\$ (478,539)	SSW
Design Services Contingency	208,569	231,818		\$ (231,818)	
<b>Consultant Services Total</b>	<b>\$ 4,241,403</b>	<b>\$ 4,566,072</b>	<b>\$ 3,269,917</b>	<b>\$ (1,296,155)</b>	
<b>Construction</b>					
Site Work	2,271,845	2,706,524	485,675	\$ (2,220,848.57)	Bayley
Related Project Costs				\$ -	
Facility Construction	20,277,428	24,733,984	4,910,718	\$ (19,823,265.73)	Bayley
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 22,549,273</b>	<b>\$ 27,440,508</b>	<b>\$ 5,396,394</b>	<b>\$ (22,044,114.30)</b>	
Construction Contingencies	1,130,101	1,379,807	61,642	\$ (1,318,165.00)	Bayley
Non-Taxable Items				\$ -	
Sales Tax	2,438,976	2,968,492	567,635	\$ (2,400,857.00)	Bayley
				\$ -	
				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 26,118,350</b>	<b>\$ 31,788,807</b>	<b>\$ 6,025,671</b>	<b>\$ (25,763,136.30)</b>	
<b>Other Project Costs</b>					
Equipment	2,261,146	2,393,378		\$ (2,393,378)	
Art Work	172,488	206,239	30,936	\$ (175,303)	
Project Management	374,850	396,771	131,175	\$ (265,596)	Project Mngmt
Other Costs (describe)	3,285,251	3,379,733	81,547	\$ (3,298,186)	Permit Intake Fee
<b>Other Project Costs Total</b>	<b>\$ 6,093,735</b>	<b>\$ 6,376,121</b>	<b>\$ 243,658</b>	<b>\$ (6,132,463.00)</b>	
<b>Total Project Costs</b>	<b>\$ 36,453,488</b>	<b>\$ 42,731,000</b>	<b>\$ 9,539,246</b>	<b>\$ (33,191,754)</b>	

**Additional comments:**

Demolish: UFI A05615 Music = 23,822 gsf / UFI A07524 NursEd = 17,589 gsf / UFI A07428 RegCla = 6,270 gsf  
 Wa Arts Commission: Dec. 2024 - artist selection phase