

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2025

Agency	699	
Project Name	Olympic College Shop Building Renovation	
OFM Project Number(s)	30000986	

Contact Information		
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	This project includes a renovation of the existing Shop building on the Bremerton campus. The programs impacted will be Welding, CNC Precision Machining, and technical design. The building will undergo infrastructure improvements to make it compliant with current codes. The interior will be renovated to support program needs and the HVAC system, plumbing and electrical will be updated.
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 project is 100% complete. Substantial completion occurred on 9/20/24 and Occupancy occurred on 9/23/24. All punch list work is complete. The general contractor contract has remained open as approximately \$400K in disputed costs have been negotiated. As of 6/10/25 an agreement was reached on final contract costs and DES will now move to amend and close out the contract. Final project acceptance is anticipated in 7/2025.

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		
Predesign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ 705,255	\$ 731,163	\$ 3,993	\$ -	\$ -	\$ 1,440,411	
057 - State Bldg. Const Acct	705,255					705,255	U97 bal moved to A01
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 5,348,689	\$ 6,497,329	\$ 1,507	\$ 308,000	\$ -	\$ 11,847,525	
057 - State Bldg. Const Acct	5,018,580	2,881,165	0			7,899,745	A01
147 - Other Local Funding		3,700,228	388,772	388,772		4,477,772	Q656
Local Funds	330,109	1,529,891	0			1,860,000	P411
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 6,053,944	\$ 7,228,492	\$ 5,500	\$ 308,000	\$ -	\$ 13,595,936	

Details				
Construction Type	College classroom facilities	Project Administered By	DES	
% of Bldg. Area that is being remodeled	100%	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)	22,010	15,730	16,960	1,230.00	
Usable Sq Ft (USF)	18,319	14,220	13,558	(662.00)	
Space Efficiency (USF/GSF %):	83%	90%	80%	-10%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 318.57	\$ 628.29	\$ 582.72	\$ (45.57)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 381.97	\$ 754.70	\$ 698.56	\$ (56.14)	

Milestone Dates					
Predesign Complete	9/1/2018	4/1/2020	4/9/2019		OFM approved
Start Design	10/1/2018	6/1/2020	4/10/2019		
Bid Due Date			5/17/2022	1468.5 mo.	
Notice to Proceed	6/1/2020	7/1/2022	8/4/2022	1 mo.	
Substantial Completion	10/1/2021	8/1/2023	9/20/2024	13.5 mo.	
Final Acceptance/Project Close-out Date		11/1/2023			

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	56,755	143,017	101,359	\$ (41,658)	SSW 2018-056 B(1,2) + Welsh Cx 2018-056 F (5)
AE Basic Service Fee - Construction Documents	587,494	538,421	772,282	\$ 233,861	SSW 2018-056 C Basic
Extra Services - Pre-Bid	299,808	497,621	183,676	\$ (313,945)	Svcs (C-100 B-2)
AE Basic Service Fee - Bid/Construction/Closeout	275,744	372,060	538,421	\$ 166,361	C-100 B-3 Subtotal
Other Services - Post Bid	171,920	129,936	168,175	\$ 38,239	
Design Services Contingency	143,516	176,703	39,188	\$ (137,515)	
Consultant Services Total	\$ 1,535,237	\$ 1,857,758	\$ 1,803,101	\$ (54,657)	
Construction					
Site Work	87,686	-	475,500	\$ 475,500.00	Div. #2 & #31
Related Project Costs			1,040,320	\$ 1,040,320.00	Div. #1
Facility Construction	6,923,985	9,883,000	7,670,731	\$ (2,212,269.00)	Div. # 3-33 (less #31)
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 7,011,671	\$ 9,883,000	\$ 9,883,000	\$ -	
Construction Contingencies	701,331	988,300	966,382	\$ (21,918.00)	24 change orders
Non-Taxable Items				\$ -	
Sales Tax	694,171	1,000,160	998,143	\$ (2,016.87)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 8,407,173	\$ 11,871,460	\$ 11,847,525	\$ (23,934.87)	
Other Project Costs					
Equipment	263,933	94,594		\$ (94,594)	
Art Work	35,058	26,523	26,523	\$ -	
Project Management		55,800		\$ (55,800)	
Other Costs (describe)	223,754	47,766	4,221	\$ (43,545)	move welding prog+ permits
Other Project Costs Total	\$ 522,745	\$ 224,683	\$ 30,744	\$ (193,939.00)	
Total Project Costs	\$ 10,465,155	\$ 13,953,901	\$ 13,681,370	\$ (272,531)	

Additional comments:
Part of existing mezzanine not legally occupiable. It will be converted to new Mechanical/Electrical room
Wa Arts Commission - December 2022 Art installed July 2022 in front of Building 10, BSC.