

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT

June 2025

| | | |
|-----------------------|---|--|
| Agency | 699 | |
| Project Name | North Seattle College Library Building Renovation | |
| OFM Project Number(s) | 30001451 | |

Contact Information

| | | |
|--------------|--|--|
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Project Information

| | |
|---|---|
| Project Description: (Include a brief summary of the project and the programs it supports.) | The Library Renovation project will be a comprehensive renovation of 58,177 square feet of the existing Library Building to extend the life of the building for the next 50 years. The work will include upgrades to the structural systems to meet life safety code requirements for resisting seismic forces, replacing mechanical and electrical systems to meet functional and energy code requirements and infrastructure renewal and building renovation to accommodate contemporary classrooms, informal study spaces, and active learning environments. The project will create an Information Commons that supports contemporary library services and to include E-Learning, the Teaching and Learning Center, the Student Media Center and a Print Media Space. |
| 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 did not meet its original completion date in May of 2023 due in part of contractor scheduling related sub-trades and a combination of latent and market conditions. The project achieved substantial completion May 10, 2024. Unallocated funds have been secured to cover equipment change order cost. The owner is awaiting last remaining final costs from contractor. All invoices have now been processed on this project. Only outstanding item is a Lien on the project from a Sub, regarding 'Prevailing Wages'. The GC (Lincoln Construction) is trying to resolve this item. All Invoicing 100% complete. |

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 | \$ 3,447,985 | \$ - | \$ 15 | \$ - | \$ - | \$ 3,448,000 | |
| 057 - State Bldg. Const Acct | 3,447,985 | | 15 | | | 3,448,000 | U93 |
| XXX - Other State Funding | | | | | | 0 | |
| Local Funds | | | | | | 0 | |
| Other Funds & Transfers - Insert Row Here | | | | | | 0 | |
| Construction | \$ 23,048,883 | \$ 6,929,677 | \$ 540,440 | \$ - | \$ - | \$ 30,519,000 | |
| 057 - State Bldg. Const Acct | 23,048,883 | 6,929,677 | 540,440 | | | 30,519,000 | C04 |
| XXX - Other State Funding | | | | | | 0 | |
| 147 - Local Funds | | | | | | 0 | Q655 |
| Other Funds & Transfers - Insert Row Here | | | | | | 0 | |
| TOTALS | \$ 26,496,868 | \$ 6,929,677 | \$ 540,455 | \$ - | \$ - | \$ 33,967,000 | |

Details

| | | | | |
|---|------------------------------|-------------------------|-----|--|
| Construction Type | College classroom facilities | Project Administered By | DES | |
| % of Bldg. Area that is being remodeled | 100% | Art Requirement Applies | Yes | |
| Procurement Method | 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 at Final Completion | Estimate as Currently Funded to Actuals Variance | Notes |
|--|--------------------------------|---|-----------------------------|--|-------|
| Gross Sq Ft (GSF) | 58,177 | 58,177 | 54,359 | (3,818.00) | |
| Usable Sq Ft (USF) | | | | - | |
| Space Efficiency (USF/GSF %): | 0% | 0% | 0% | 0% | |
| Site Work SF: | | | | - | |
| Demolition SF (provide building names in comments): | | | | - | |
| MACC/Bid Award COST/GSF | \$ 366.87 | \$ 400.79 | \$ 427.47 | \$ 26.68 | |
| Construction Subtotal COST/GSF (Includes change orders) | \$ 444.32 | \$ 484.24 | \$ 496.15 | \$ 11.91 | |

Milestone Dates

| | | | | | |
|---|----------|----------|-----------|------------|----------------|
| Predesign Complete | 5/1/2019 | 7/1/2019 | 7/16/2019 | 0.5 mo. | OFM approved |
| Start Design | 6/1/2019 | 8/1/2019 | 6/1/2019 | | |
| Bid Due Date | | | 8/17/2021 | 1459.5 mo. | |
| Notice to Proceed | 9/1/2021 | 9/1/2021 | 9/1/2021 | 0 mo. | |
| Substantial Completion | 6/1/2023 | 3/1/2023 | 5/10/2024 | 14.5 mo. | |
| Final Acceptance/Project Close-out Date | | | 2/28/2025 | 1502 mo. | Pending 'Lien' |

| 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 Cost Data at Final Completion | Estimate as Currently Funded to Actuals Variance | Notes |
| Acquisition | | | | | |
| Acquisition Costs Total | | | | \$ - | |
| Consultant Services | | | | | |
| Pre-Schematic Design Services | 425,040 | 178,493 | 175,723 | \$ (2,770) | |
| AE Basic Service Fee - Construction Documents | 1,582,234 | 1,527,464 | 1,527,464 | \$ - | Up to CD. 100% |
| Extra Services - Pre-Bid | 812,472 | 880,483 | 880,483 | \$ - | |
| AE Basic Service Fee - Bid/Construction/Closeout | 746,008 | 795,588 | 701,812 | \$ (93,776) | CA cost to date |
| Other Services - Post Bid | 570,686 | 459,366 | 569,999 | \$ 110,633 | Other consults |
| Design Services Contingency | 427,820 | 134,624 | 376,840 | \$ 242,216 | |
| Consultant Services Total | \$ 4,564,260 | \$ 3,976,018 | \$ 4,232,321 | \$ 256,303 | |
| Construction | | | | | |
| Site Work | | | | \$ - | |
| Related Project Costs | | | | \$ - | |
| Facility Construction | 21,343,488 | 23,317,000 | 23,237,000 | \$ (80,000.00) | |
| Maximum Allowable Construction Cost (MACC) Subtotal | \$ 21,343,488 | \$ 23,317,000 | \$ 23,237,000 | \$ (80,000.00) | |
| Construction Contingencies | 2,134,349 | 2,270,367 | 1,803,269 | \$ (467,098.00) | |
| Non-Taxable Items | | | | \$ - | |
| Sales Tax | 2,371,262 | 2,584,325 | 1,930,023 | \$ (654,302.00) | |
| | | | | \$ - | |
| | | | | \$ - | |
| Construction Contracts Total | \$ 25,849,099 | \$ 28,171,692 | \$ 26,970,292 | \$ (1,201,400.00) | |
| Other Project Costs | | | | | |
| Equipment | 799,280 | 1,200,231 | 1,081,569 | \$ (118,662) | |
| Art Work | 106,717 | 168,990 | 168,990 | \$ - | |
| Project Management | 310,914 | 318,241 | | \$ (318,241) | |
| Other Costs (describe) | 177,150 | 131,828 | 131,828 | \$ - | |
| Other Project Costs Total | \$ 1,394,061 | \$ 1,819,290 | \$ 1,382,387 | \$ (436,903.00) | |
| Total Project Costs | \$ 31,807,420 | \$ 33,967,000 | \$ 32,585,000 | \$ (1,382,000) | |
| Close-Out Information | | | | | |
| | | | | | NOTES |
| Number of Change Orders | 33 | | | | |
| Total Value of Change Orders | \$3,779,269 | Incl. tax of \$387,882.67 = \$4,167,151.65 | | | |
| Outstanding Liabilities | | All invoices paid | | | |
| Unsettled Claims | Lien on project | Lien from sub to GC for \$218,801.22, per L&I | | | |
| Additional comments: | | | | | |
| 1) Project was submitted to the City of Seattle for permit on 7/30/2020 2) Lincoln Construction NTP was 11/01/2021 3) LEA was approved by SBCTC May 2022 for \$1.9M alternate 2 and 3 covered by local funds Wa Arts Commission June 2023 artist selected (Kalina Chung) - installed June 2023. L&I awaiting on the Sub 'T&M Welding' and the Contractor 'Lincoln construction' to resolve the Lien on the project. All Invoicing on this project is now 100% | | | | | |