

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2025

Agency	699	
Project Name	Lake Washington Institute of Technology Center for Design	
OFM Project Number(s)	40000102	

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Center for Design will be a two-story structure located on the grounds immediately next to LWTech's main entrance. Its purpose will be to meet industry demand for skilled professionals who will succeed in today's collaborative design, engineering and information technology work environments. Principle instruction spaces will be for Design, Information Technology, Art, and Engineering programs.
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.)	As of 6/13/25, the steel erection went as planned and was completed within a month after starting this task. All major construction is still on schedule with the building envelope being slated for completion in July. All other trades such as electrical and mechanical continue to progress per the schedule as well. No major obstacles to report at this time. Next major activity for the college is a power shut down of the entire campus. Power shut down of the campus is slated for September but that timeframe is contingent on the electrical contractor having all the required material on hand.

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	\$ 2,290,792	\$ 862,945	\$ 6,263	\$ -	\$ -	\$ 3,160,000	
057 - State Bldg. Const Acct	2,290,792	862,945	6,263			3,160,000	A07
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ 14,481,664	\$ 24,967,336	\$ -	\$ -	\$ 39,449,000	
057 - State Bldg. Const Acct		14,481,664	24,467,336			38,949,000	D00
XXX - Other State Funding						0	
147 - Local Funds			500,000			500,000	R538
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 2,290,792	\$ 15,344,609	\$ 24,973,599	\$ -	\$ -	\$ 42,609,000	

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)	51,750	56,500		(56,500.00)	
Usable Sq Ft (USF)	34,950	39,900		(39,900.00)	
Space Efficiency (USF/GSF %):	68%	71%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 450.02	\$ 519.90			
Construction Subtotal COST/GSF (Includes change orders)	\$ 520.32	\$ 601.57			

Milestone Dates

Predesign Complete	2/1/2020	3/1/2020	2/18/2020		OFM approved
Start Design	2/1/2020	4/1/2020	2/24/2020		
Bid Due Date			1/23/2024	1489 mo.	
Notice to Proceed	7/1/2021	8/1/2023	3/18/2024	7.5 mo.	
Substantial Completion	1/1/2023	2/1/2025	1/16/2026	11.5 mo.	
Final Acceptance/Project Close-out Date			3/18/2026	1514.5 mo.	

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	228,616	242,148	389,655	\$ 147,507	
AE Basic Service Fee - Construction Documents	1,146,423	1,413,408	1,585,839	\$ 172,431	
Extra Services - Pre-Bid	1,268,489	1,423,119	765,599	\$ (657,520)	
AE Basic Service Fee - Bid/Construction/Closeout	539,811	655,904		\$ (655,904)	
Other Services - Post Bid	268,251	321,096	307,287	\$ (13,809)	
Design Services Contingency	179,184	217,608		\$ (217,608)	
Consultant Services Total	\$ 3,630,774	\$ 4,273,283	\$ 3,048,379	\$ (1,224,904)	
Construction					
Site Work	2,860,268	2,619,548	1,415,753	\$ (1,203,795.00)	
Related Project Costs	36,680	-		\$ -	
Facility Construction	20,391,773	26,754,593	12,026,185	\$ (14,728,408.50)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 23,288,721	\$ 29,374,141	\$ 13,441,938	\$ (15,932,203.50)	
Construction Contingencies	1,167,892	1,468,708	184,261	\$ (1,284,447.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,470,118	3,145,971	1,403,498	\$ (1,742,472.55)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 26,926,731	\$ 33,988,820	\$ 15,029,697	\$ (18,959,123.05)	
Other Project Costs					
Equipment	2,452,975	2,869,703		\$ (2,869,703)	
Art Work	116,444	209,496	42,074	\$ (167,422)	
Project Management	214,600	250,832	240,381	\$ (10,451)	
Other Costs (describe)	1,126,600	595,320		\$ (595,320)	
Other Project Costs Total	\$ 3,910,619	\$ 3,925,351	\$ 282,455	\$ (3,642,895.93)	
Total Project Costs	\$ 34,468,124	\$ 42,187,454	\$ 18,360,531	\$ (23,826,923)	
Additional comments:					
Wa Arts Commission: Dec. 2024: James Madison was the artist selected as the finalist and art is in design.					