

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2025

Agency	699
Project Name	Olympic College Innovation and Technology Learning
OFM Project Number(s)	40000103

Contact Information

Name	Brent Palmason
Phone Number	360-475-7121
Email	bpalmason@olympic.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The plan is for a 31,864 square foot innovation and technology center. A two story building designed to support 23 faculty/staff and 258 students at peak occupancy. The ITLC building will provide state of the art labs for computer information systems, computer science, cybersecurity, digital media arts and water flow research engineering programs. Included will be classrooms, labs, offices and support areas for students.
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 in Design Development phase and floor plan layouts have changed in order to accomodate the college's programmatic needs and preferences while staying within the project budget. Mechanical, electrical, plumbing and low voltage designs are underway and have incorporated the Owner's Project Requirements as prepared by McKinstry. We intend to submit for permit in August 2025 with an expected permit review time of one year. The project would bid in late summer 2026 with construction start in fall 2026. Construction would through March 2028 with occupancy in spring 2028.

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	\$ 268,275	\$ 585,566	\$ 1,698,159	\$ -	\$ -	\$ 2,552,000	
057 - State Bldg. Const Acct	268,275	585,566	1,698,159			2,552,000	A08
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 268,275	\$ 585,566	\$ 1,698,159	\$ -	\$ -	\$ 2,552,000	

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)	31,864	31,864		(31,864.00)	
Usable Sq Ft (USF)	20,162	20,162		(20,162.00)	
Space Efficiency (USF/GSF %):	63%	63%		-63%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 738.03	\$ 738.03		\$ (738.03)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 846.38	\$ 846.38			

Milestone Dates

Predesign Complete	7/1/2022	7/1/2022	6/28/2024	24 mo.	Variance due to hiri
Start Design	11/1/2022	2/1/2023	2/1/2023	0 mo.	
Bid Due Date		9/30/2026			
Notice to Proceed	4/1/2026	11/1/2026			
Substantial Completion	12/1/2027	3/31/2028			
Final Acceptance/Project Close-out Date		6/1/2028			

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	211,995	211,995	193,095	\$ (18,900)	Miller Hull PDR
AE Basic Service Fee - Construction Documents	1,192,642	1,192,642	369,440	\$ (823,202)	Actual SWL billing
Extra Services - Pre-Bid	1,900,328	1,900,328	270,121	\$ (1,630,207)	Actual SWL billing+
AE Basic Service Fee - Bid/Construction/Closeout	584,745	584,745	-	\$ (584,745)	
Other Services - Post Bid	551,107	551,107		\$ (551,107)	
Design Services Contingency	237,128	237,128		\$ (237,128)	
Consultant Services Total	\$ 4,677,945	\$ 4,677,945	\$ 832,657	\$ (3,845,288)	
Construction					
Site Work	3,244,262	3,244,262		\$ (3,244,262.00)	
Related Project Costs	-	-		\$ -	
Facility Construction	20,272,386	20,272,386		\$ (20,272,386.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 23,516,648	\$ 23,516,648		\$ (23,516,648.00)	
Construction Contingencies	1,180,324	1,180,324		\$ (1,180,324.00)	
Non-Taxable Items	-	-		\$ -	
Sales Tax	2,272,189	2,272,189		\$ (2,272,189.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 26,969,161	\$ 26,969,161	\$ -	\$ (26,969,161.00)	
Other Project Costs					
Equipment	2,008,872	2,008,872		\$ (2,008,872)	
Art Work	172,060	172,060	-	\$ (172,060)	
Project Management	272,825	272,825		\$ (272,825)	
Other Costs (describe)	483,165	483,165	284	\$ (482,881)	Advertising
Other Project Costs Total	\$ 2,936,922	\$ 2,936,922	\$ 284	\$ (2,936,638.05)	
Total Project Costs	\$ 34,584,028	\$ 34,584,028	\$ 832,941	\$ (33,751,087)	

Additional comments:

Wa Arts Commission - December 2024, received official kick-off letter. Project Manager assigned.