

OFFICE OF FINANCIAL MANAGEMENT  
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT  
June 2025

Agency	699	
Project Name	Skagit Valley College Library and Culinary Arts	
OFM Project Number(s)	40000110	

Contact Information

Name	Tim Wheeler	
Phone Number	360-416-7751	
Email	<a href="mailto:tim.wheeler@skagit.edu">tim.wheeler@skagit.edu</a>	

Project Information

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	This project includes the demolition of the Norwood Cole Library building number (04070) and also the Administrative Annex building (04037). The programs supported by this project include, Library & Media/eLearning Services, Reference Help, Student On-line Services, Culinary Arts, Student Support Services, Math Labs, Tutoring and IT Help Desk Services.
<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.)	<b>5-19-2025:</b> Our project team has completed the 90% construction documents (CD's) for the LCAC project. I can see in CapTrack that we have expended all but 0.40 of the State allocated design funding in C12-057-Q133 for this project. Skagit Valley College Leadership approved the use of \$335,471.74 in local funding from Allocation R10-147-Q690 to finalize our 90% Design CD's. I have attached a copy of the project <u>Design Book</u> to the email associated with this Status Update which summarizes our design team's work to date. In the schedule section of the book we can see options for moving forward if funding is received in either 2025-2027 biennium or in the 2027-2029 biennium. Since my last update we have recieved confirmation that funding for construction will not be recieved in the 2025-2027 biennium. We are on hold with this project until 2027-2029 biennium when we hope to recieve construction funding.

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>	\$ 931,397	\$ 1,313,158	\$ 12,445	\$ -	\$ -	\$ 2,257,000	
057 - State Bldg. Const Acct	931,397	1,313,158	12,445			2,257,000	C12
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ -	\$ 335,472	\$ 3,663,528	\$ -	\$ 28,694,000	\$ 32,693,000	
057 - State Bldg. Const Acct					22,757,000	22,757,000	Future
XXX - Other State Funding						0	
147 - Local Funds		335,472	3,663,528			3,999,000	Q690
147 - Local Funds					5,937,000	5,937,000	Future if needed
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 931,397	\$ 1,648,629	\$ 3,675,974	\$ -	\$ 28,694,000	\$ 34,950,000	

Details

Construction Type	Libraries	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)	43,200	39,366		(39,366.00)	
Usable Sq Ft (USF)	32,180	30,350		(30,350.00)	
Space Efficiency (USF/GSF %):	74%	77%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	26,730	26,730		(26,730)	
MACC/Bid Award COST/GSF	\$ 556.01	\$ 750.63			
Construction Subtotal COST/GSF (Includes change orders)	\$ 635.29	\$ 857.82			

Milestone Dates

Predesign Complete	4/1/2022	4/1/2022	8/1/2022	4 mo.	
Start Design	7/1/2022	7/1/2022	7/30/2023	13 mo.	
Bid Due Date	12/1/2027			0 mo.	
Notice to Proceed	1/1/2027			0 mo.	
Substantial Completion	6/1/2028			0 mo.	
Final Acceptance/Project Close-out Date	7/1/2028			0 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	206,717	206,778	204,736	\$ (2,042)	
AE Basic Service Fee - Construction Documents	1,392,091	1,397,339	1,044,206	\$ (353,133)	
Extra Services - Pre-Bid	1,337,196	1,315,415	1,184,738	\$ (130,677)	
AE Basic Service Fee - Bid/Construction/Closeout	553,200	658,819	-	\$ (658,819)	
Other Services - Post Bid	484,069	1,181,171	-	\$ (1,181,171)	
Design Services Contingency	204,273	249,363	-	\$ (249,363)	
Consultant Services Total	\$ 4,177,546	\$ 5,008,885	\$ 2,433,680	\$ (2,575,205)	
Construction					
Site Work	4,909,517	5,794,386		\$ (5,794,386.00)	
Related Project Costs		-		\$ -	
Facility Construction	19,109,967	23,754,775		\$ (23,754,775.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 24,019,484	\$ 29,549,161	\$ -	\$ (29,549,161.00)	
Construction Contingencies	1,205,347	1,488,333		\$ (1,488,333.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,219,786	2,731,366		\$ (2,731,366.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 27,444,617	\$ 33,768,860	\$ -	\$ (33,768,860.00)	
Other Project Costs					
Equipment	1,678,894	2,860,889		\$ (2,860,889)	
Art Work	125,126	197,172	-	\$ (197,172)	
Project Management	386,764	395,513		\$ (395,513)	
Other Costs (describe)	1,137,437	1,399,235		\$ (1,399,235)	
Other Project Costs Total	\$ 3,328,221	\$ 4,852,809	\$ -	\$ (4,852,809.00)	
Total Project Costs	\$ 34,950,384	\$ 43,630,554	\$ 2,433,680	\$ (41,196,874)	
Additional comments:					
Demolish UFI A05680 = 26,730 gsf Wa Arts Commission: December 2024 - initial meeting completed, no selection process yet.					