

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2025

Agency	699	
Project Name	Edmonds College Triton Learning Commons	
OFM Project Number(s)	40000114	

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The project includes 39,010 SF addition to Lynnwood Hall for Student Center/Informal Learning, Pre-College/English Language Acquisition, Information Technology, Learning Support, and Library and 5,411 SF of misc. renovations, primarily for Student Services, to the existing Lynnwood Hall building.
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.)	Approved site engineering and building permit approvals have been procured from the City of Lynnwood. The college combined adjoining parcel lots into one parcel in order to meet the City of Lynnwood's setback requirements. The college has also completed an intensive level historical survey of all campus buildings 45 years of age or older by direction of DAHP. Construction funding was not included in the 2025-27 legislative budget. The project is currently on hold pending future TBD legislative construction funding approval. This schedule delay creates a potential for project cost overruns due to unanticipated cost impacts for project restart, re-permitting, and additional escalation.

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	\$ 1,937,130	\$ 1,232,449	\$ 486,421	\$ -	\$ -	\$ 3,656,000	
057 - State Bldg. Const Acct	1,937,130	1,232,449	486,421			3,656,000	C13
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 34,709,000	\$ 34,709,000	
057 - State Bldg. Const Acct					34,709,000	34,709,000	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 1,937,130	\$ 1,232,449	\$ 486,421	\$ -	\$ 34,709,000	\$ 38,365,000	

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)	49,046	44,421	44,421	-	
Usable Sq Ft (USF)	34,531	31,272	31,272	-	
Space Efficiency (USF/GSF %):	70%	70%	70%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 474.80	\$ 656.60	\$ -	\$ (656.60)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 551.40	\$ 762.51	\$ -	\$ (762.51)	

Milestone Dates

Predesign Complete	5/1/2022	5/1/2022	5/1/2022	0 mo.	
Start Design	6/1/2022	6/1/2022	7/1/2022	1 mo.	
Bid Due Date					
Notice to Proceed	9/1/2023	9/1/2023			
Substantial Completion	2/1/2025	2/1/2025			
Final Acceptance/Project Close-out Date					

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	279,085	279,085	263,067	\$ (16,018)	
AE Basic Service Fee - Construction Documents	1,610,403	2,226,602	1,557,681	\$ (668,921)	
Extra Services - Pre-Bid	1,441,352	1,501,989	1,550,523	\$ 48,534	
AE Basic Service Fee - Bid/Construction/Closeout	536,825	690,195		\$ (690,195)	
Other Services - Post Bid	475,233	576,840		\$ (576,840)	
Design Services Contingency	222,843	263,736		\$ (263,736)	
Consultant Services Total	\$ 4,565,741	\$ 5,538,447	\$ 3,371,271	\$ (2,167,176)	
Construction					
Site Work	420,083	2,198,087		\$ (2,198,087.00)	
Related Project Costs		-		\$ -	
Facility Construction	22,867,041	26,968,572		\$ (26,968,572.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 23,287,124	\$ 29,166,659	\$ -	\$ (29,166,659.00)	
Construction Contingencies	1,164,712	1,458,333		\$ (1,458,333.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,591,895	3,246,319		\$ (3,246,319.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 27,043,731	\$ 33,871,311	\$ -	\$ (33,871,311.00)	
Other Project Costs					
Equipment	2,627,983	3,264,290		\$ (3,264,290)	
Art Work	179,916	235,651	-	\$ (235,651)	
Project Management	227,505	217,226		\$ (217,226)	
Other Costs (describe)	1,518,324	1,647,655		\$ (1,647,655)	
Other Project Costs Total	\$ 4,553,728	\$ 5,364,822	\$ -	\$ (5,364,822.00)	
Total Project Costs	\$ 36,163,200	\$ 44,774,580	\$ 3,371,271	\$ (41,403,309)	
Additional comments:					
Wa Arts Commission - June 2025 - Not started					