

OFFICE OF FINANCIAL MANAGEMENT  
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT  
June 2025

Agency	699	
Project Name	Bates Technical College Fire Service Training Center	
OFM Project Number(s)	40000130	

Contact Information

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Project Information

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	The Fire Service Training Center will be a ~45,000 GSF facility with one main building (classrooms, other functions) and one drill zone area that includes a training tower, located at the northwest corner of our South Campus. It will serve as the most prominent structure visible from the north campus entry. The Fire Service Training Center will support the multiple pathways and rich partnerships associated with fire service training education. It will include classrooms, break-out spaces for collaborative learning or small group instruction, a computer lab, a physical fitness room, fire station apparatus mock up facility including vehicle bays, hose and equipment maintenance and storage, fire station crew support mock-up facility, administrative support area and live fire training yard with drill towers, command training center and covered props/storage area.
<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.)	The selected D-B Team (BNBuilders-Miller Hull-MW Studios) is now under contract with a November 9, 2023 Notice to Proceed date. Pre-design verification and Design Phase activities began in earnest. The project completed the 20% Schematic Design Phase, which included cost and scope review with the full Design-Build Team. The project then moved forward and has completed 100% Design Documents and Permit Review Documents, in anticipation of the Guaranteed Maximum Price (GMP) Phase, which has been completed. Site development started on April 28th, with all needed permits approved. The Design-Build Team members have developed a trusting, positive working relationship, which is helping the project succeed.

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>	\$ 266,754	\$ 2,524,080	\$ -	\$ -	\$ -	\$ 2,790,834	
057 - State Bldg Const Acct	266,754	2,524,080	-			2,790,834	A10
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ -	\$ 2,057,882	\$ 35,884,619	\$ -	\$ -	\$ 37,942,501	
057 - State Bldg Const Acct		2,057,882	35,884,619			37,942,501	D02
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 266,754	\$ 4,581,962	\$ 35,884,619	\$ -	\$ -	\$ 40,733,335	

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-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)	54,500	43,094		(43,094.00)	
Usable Sq Ft (USF)	45,166	32,173		(32,173.00)	
Space Efficiency (USF/GSF %):	83%	75%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 418.03	\$ 686.80			
Construction Subtotal COST/GSF (Includes change orders)	\$ 479.35	\$ 836.76			

Milestone Dates

Predesign Complete	8/1/2020	8/1/2020	8/1/2020	0 mo.	OFM approved
Start Design	11/9/2023	7/1/2023	7/1/2023		
Bid Due Date					
Notice to Proceed	11/9/2023	11/9/2023	11/9/2023		
Substantial Completion	TBD	9/15/2026			
Final Acceptance/Project Close-out Date	TBD	12/31/2026			

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	215,439	249,302	1,783,936	\$ 1,534,634		
AE Basic Service Fee - Construction Documents	-	-		\$ -		
Extra Services - Pre-Bid	618,467	540,278	6,851	\$ (533,427)		
AE Basic Service Fee - Bid/Construction/Closeout	-	-		\$ -		
Other Services - Post Bid	-	-		\$ -		
Design Services Contingency	44,288	40,971		\$ (40,971)		
Consultant Services Total	\$ 878,194	\$ 830,551	\$ 1,790,787	\$ 960,236		
Construction						
Site Work	2,898,071	4,251,166		\$ (4,251,166.00)		
Related Project Costs	157,650	189,867		\$ (189,867.00)		
Facility Construction	19,727,112	25,155,794		\$ (25,155,794.00)		
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 22,782,833	\$ 29,596,827	\$ -	\$ (29,596,827.00)		
Construction Contingencies	1,143,998	1,484,326		\$ (1,484,326.00)		
Non-Taxable Items	(2,763,594)	(2,109,619)		\$ 2,109,619.00		
Sales Tax	2,767,196	3,367,292		\$ (3,367,292.00)		
Design-Build Costs	2,194,323	3,720,620	2,957,782	\$ (762,838.00)		
				\$ -		
Construction Contracts Total	\$ 26,124,756	\$ 36,059,446	\$ 2,957,782	\$ (33,101,664.00)		
Other Project Costs						
Equipment	2,971,200	2,923,435		\$ (2,923,435)		
Art Work	113,914	203,665	31,050	\$ (172,615)		
Project Management	1,022,568	293,150	69,097	\$ (224,053)		
Other Costs (describe)	683,150	626,993		\$ (626,993)		
Other Project Costs Total	\$ 4,790,832	\$ 4,047,243	\$ 100,147	\$ (3,947,096.25)		
Total Project Costs	\$ 31,793,782	\$ 40,937,240	\$ 4,848,716	\$ (36,088,524)		

Additional comments:

The commercial driver's license (CDL) program at Bates is being reconfigured to align with standard industry practices for length of program and scope. The CDL program has been moved. This change in the program has allowed for the Fire Services Bldgs to shift to the second building location identified during pre-design, and the preferred location. This shift will allow the activities of the fire services program to reside at one location on campus. The initial location would have required the split of activities between the building and the SW corner of the campus (which was to serve as the exercise yard in initial pre-design).

Wa Arts Commission June 2025 has completed the selection process to identify the Artist. The Artist selected is Hooman Mehdizadehjafari. The beautiful design was completed and approved by the Bates Technical Center Art Committee and College President.