

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2025

Agency	699	
Project Name	Bellevue College Center for Transdisciplinary Center	
OFM Project Number(s)	40000168	

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The W Building brings together Arts, Engineering, Computer Science and Digital Media all designed around a common "maker space" that will enable the college to carry out its mission of innovation through transdisciplinary education that leads to excellence.
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.)	Bid set and specifications were complete November 4, 2024. Invitation to bid was published on November 14, 2024 with bids due January 14, 2025. Site walks with potential bidders were scheduled on December 4 and December 17, 2024. The building permit is expected to be received by mid-May 2025. Because the contractor will already be engaged, demolition would begin soon after the building permit is released. Ribbon-cutting is scheduled on May 15, 2025. UPDATE June 10, 2025: Ground breaking ceremony held on May 15, 2025. Permits received and demolition of greenhouse completed and demolition of existing building started.

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	\$ 1,476,155	\$ -	\$ -		\$ -	\$ -	\$ 1,476,155
057 - State Bldg. Const Acct	1,476,155		0				1,476,155
XXX - Other State Funding							0
Local Funds							0
Other Funds & Transfers - Insert Row Here							0
Construction	\$ -	\$ 4,229,343	\$ 49,075,502		\$ -	\$ -	\$ 53,304,845
057 - State Bldg. Const Acct		3,014,671	38,290,174				41,304,845
26V - Other State Funding		316,596	1,683,404				2,000,000
147 - Local Funds		898,077	9,101,923				10,000,000
Other Funds & Transfers - Insert Row Here							0
TOTALS	\$ 1,476,155	\$ 4,229,343	\$ 49,075,502		\$ -	\$ -	\$ 54,781,000

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)	52,187	57,630		(57,630.00)	
Usable Sq Ft (USF)	44,359	46,588		(46,588.00)	
Space Efficiency (USF/GSF %):	85%	81%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 584.57	\$ 519.80			
Construction Subtotal COST/GSF (Includes change orders)	\$ 773.37	\$ 543.09			

Milestone Dates

Predesign Complete	9/1/2020	9/1/2020	9/1/2020	0 mo.	
Start Design	7/1/2021	11/1/2022	11/1/2022	0 mo.	
Bid Due Date	7/26/2024	1/14/2025	1/14/2025	0 mo.	
Notice to Proceed	2/1/2022	2/12/2025	4/14/2025	2 mo.	June 5, 2025 UPDATE: DES issued notice to proceed for April 14, 2025.
Substantial Completion	6/1/2023	7/31/2026			June 5, 2025 UPDATE: Substantial completion anticipated October 2026 instead of 9/11/2026.
Final Acceptance/Project Close-out Date	8/11/2023	9/11/2026			

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 of the Project as Currently Funded		Estimate as Currently Funded to Actuals Variance	
	Cost Estimate at Approved Predesign		Actual Costs to Date		Notes
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	434,934	206,392	439,669	\$ 233,277	P&W Pre. Mithun Validation Study
AE Basic Service Fee - Construction Documents	1,456,061	2,312,301	\$2,356,237.23	\$ 43,936	1) Overage due to \$774,783.45 paid to Clark/LMN when project was abandoned. 2) See Amendment #4 re. max basic service adjustment from the PDB
Extra Services (ESR) - Pre-Bid	1,130,769	1,357,577	\$ 1,023,075.63	\$ (334,501)	ESR 1 -8
AE Basic Service Fee - Bid/Construction/Closeout	679,030	1,886,155	\$116,879.36		
Other Services - Post Bid	850,770		-	\$ (1,886,155)	
Design Services Contingency	182,429	787,976		\$ (787,976)	
Consultant Services Total	\$ 4,733,993	\$ 6,550,401	\$ 3,935,861	\$ (2,614,540)	
Construction					
Site Work	1,838,007	2,554,458	1,741,103.56		
Related Project Costs					
Facility Construction	28,668,958	36,053,085		\$ (36,053,085.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 30,506,965	\$ 29,955,972	\$ 1,741,104	\$ (28,214,868.87)	
Construction Contingencies	1,527,169	2,995,597		\$ (2,995,597.24)	
Non-Taxable Items				\$ -	WSST in "Other"
Sales Tax	3,235,448	3,361,060		\$ (3,361,060.11)	
	5,090,399			\$ -	DB Costs
				\$ -	
Construction Contracts Total	\$ 40,359,981	\$ 36,312,630	\$ 1,741,104	\$ (34,571,526.23)	
Other Project Costs					
Equipment	1,612,045	1,788,183		\$ (1,788,183)	
Art Work	212,840	212,843	42,776	\$ (170,067)	
Project Management	88,385	80,716	22,472	\$ (58,244)	
Other Costs (describe)	1,226,971	1,423,850	307,264	\$ (1,116,585)	Additional Comments
Other Project Costs Total	\$ 3,140,241	\$ 3,505,592	\$ 372,513	\$ (3,133,079.40)	
Total Project Costs	\$ 48,234,215	\$ 46,368,623	\$ 6,049,478	\$ (40,319,145)	
Additional comments:					
Other Costs include design and construction Sales Tax, Owner Contingency, PDB Honorarium, Permitting and City Transportation impact fee. WA Arts Commission December 2024. Artist selected (Arnette Jannotta) project in design phase. Additional Other Cost of Forma Construction Utility potholing inspection of below-ground infrastructure layout and routing JOC \$110,807.38 . AHU Relocation C Bldg. design and planning \$51,000.00 . KPFF Administration for State Environmental Protection Act (SEPA) \$29,850.00 . SHKS Department of Archaeology and Historic Preservation Services (DAHP) \$37,000.00 . IAA DES Support \$89,888.00 . Meng Analysis Constructability Review and Cost Analysis Services \$113,926.00 . Performance Validation Commissioning Services for Building Design and Construction as required for LEED V4 BD+C, 2018 Washington State Energy Code, Commercial Provisions (WSECCP) and building systems \$25,620.00 . Krazan & Associates to provide Special Inspections for Structural Elements \$9,390.00 . PBS Engineering & Environmental to provide Hazardous Material Inspection services \$7,725.00 . Validation Study Mithun \$149,180.00 .					