

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2025

Agency	699
Project Name	Renton Technical College Health Sciences Center
OFM Project Number(s)	40000204

Contact Information

Name	Mark Daniels
Phone Number	(425) 235-6574
Email	mdaniels@rtc.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	A full renovation of the existing classroom Building H to provide new state of the art Health Sciences training facilities SF, 3-story new Health Sciences Center revitalizing the heart of the main campus. The project includes all health programs and support science labs in the fully renovated building, as well as additional classroom and science lab space confirmed during the predesign process. The Center is to accommodate the following programs: Anesthesia Technologist, Central Service Technician, Dental Assistant, Massage Therapy Practitioner, Medical Assistant, Nursing Programs, MA-Phlebotomy Technician, Surgical Technologists, and associated site development.
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.)	Schematic Design phase is being revised for the remodel of Building H. A supplemental predesign submitted in June 2024 was approved to modify the project to do an extensive upgrade and remodel at Building H. This includes full building plans, narrative and estimate in accordance with the Conditions of the Agreement. The schematic design phase project is currently underway. All programs have been reviewed and fit into the existing building structure.

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	\$ 542,760	\$ 598,349	\$ 2,855,891	\$ -	\$ -	\$ 3,997,000	
057 - State Bldg. Const Acct	542,760	598,349	2,855,891			3,997,000	C15
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 43,937,000	\$ 43,937,000	
057 - State Bldg. Const Acct					43,937,000	43,937,000	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 542,760	\$ 598,349	\$ 2,855,891	\$ -	\$ 43,937,000	\$ 47,934,000	

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)	69,992	69,992		(69,992.00)	
Usable Sq Ft (USF)	50,000	50,240		(50,240.00)	
Space Efficiency (USF/GSF %):	71%	72%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 470.79	\$ 470.79			
Construction Subtotal COST/GSF (Includes change orders)	\$ 544.31	\$ 544.31			

Milestone Dates

Predesign Complete	6/1/2022	6/1/2022	9/27/2022	4 mo.	Revised 6/30/24
Start Design	9/1/2022	1/1/2025	5/1/2025	0 mo.	12/15/2024
Bid Due Date					
Notice to Proceed	2/1/2026	7/1/2025			
Substantial Completion	12/1/2027	5/1/2027			
Final Acceptance/Project Close-out Date	2/1/2028	6/1/2027			

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	425,447	425,447	640,252	\$ 214,805	
AE Basic Service Fee - Construction Documents	1,554,364	1,554,364	433,310	\$ (1,121,054)	
Extra Services - Pre-Bid	1,752,653	1,752,653	67,546	\$ (1,685,107)	
AE Basic Service Fee - Bid/Construction/Closeout	723,458	723,458		\$ (723,458)	
Other Services - Post Bid	716,449	716,449		\$ (716,449)	
Design Services Contingency	265,548	265,548		\$ (265,548)	
Consultant Services Total	\$ 5,437,919	\$ 5,437,919	\$ 1,141,108	\$ (4,296,811)	
Construction					
Site Work	2,266,141	2,266,141		\$ (2,266,141.00)	
Related Project Costs	1,878,817	1,878,817		\$ (1,878,817.00)	
Facility Construction	28,806,573	28,806,573		\$ (28,806,573.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 32,951,531	\$ 32,951,531	\$ -	\$ (32,951,531.00)	
Construction Contingencies	1,651,268	1,651,268		\$ (1,651,268.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,494,883	3,494,883		\$ (3,494,883.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 38,097,682	\$ 38,097,682	\$ -	\$ (38,097,682.00)	
Other Project Costs					
Equipment	3,389,418	3,389,418		\$ (3,389,418)	
Art Work	238,478	238,478	-	\$ (238,478)	
Project Management	275,750	275,750		\$ (275,750)	
Other Costs (describe)	494,839	494,839		\$ (494,839)	
Other Project Costs Total	\$ 4,398,485	\$ 4,398,485	\$ -	\$ (4,398,485.00)	
Total Project Costs	\$ 47,934,086	\$ 47,934,086	\$ 1,141,108	\$ (46,792,978)	

Additional comments:

Wa Arts Commission May 2025 - Not started