

**OFFICE OF FINANCIAL MANAGEMENT**

2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**

**December 2023**

Agency	699
Project Name	Grays Harbor College Student Services and Instructional Building
OFM Project Number(s)	30000127

**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 Student Services & Instructional Building (SSIB) is a replacement for our current student services building. In addition to replacing obsolescent space, it will consolidate student service programs that are dispersed among other buildings on campus, and provide instructional space for a culinary arts/hospitality program.
<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.)	<p>Contractual completion date was originally 11/5/2023. Construction is currently ongoing, with substantial completion now scheduled for January 12, 2024. There are currently 4 outstanding COPs under dispute, which if paid as presented by the GC, would result exceeding the project budget by approximately \$750,000.</p> <p>GHC is working with DES to resolve the outstanding disputes. It is possible that one subcontractor, responsible for 3 of the COPs, will not agree to a negotiated settlement and mediation/arbitration may be necessary.</p> <p>Delays and disputed COPs are both the result of a permit delay in March 2022. Additional delays are likely the result of the GC not performing in a timely manner. In addition to the delay to Substantial Completion, 2 of the three elevators in the building will be delayed for an additional 20+ weeks due to coordination issues and long lead time items.</p>

**Funding**

Phase & Fund Type	All State & Local Sources, Project Transfers and Amounts						TOTAL	Notes
	Expenditures		Current Plan					
	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		
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0		
<b>Design</b>	\$ 4,651,000	\$ -	\$ -	\$ -	\$ -	\$ 4,651,000		
057 - State Bldg Const Acct	4,151,000					4,151,000	U88	
XXX - Other State Funding	500,000					500,000	N265	
Local Funds						0		
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0		
<b>Construction</b>	\$ 29,848,513	\$ 8,506,763	\$ 8,870,724	\$ -	\$ -	\$ 47,226,000		
057 - State Bldg Const Acct	26,648,513	8,506,763	8,870,724			44,026,000	C00	
XXX - Other State Funding						0		
147 Local Funds	3,200,000					3,200,000	Q583-COP	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0		
<b>TOTALS</b>	\$ 34,499,513	\$ 8,506,763	\$ 8,870,724	\$ -	\$ -	\$ 51,877,000		

**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)	69,985	69,985		(69,985.00)	
Usable Sq Ft (USF)	45,490	45,490		(45,490.00)	
Space Efficiency (USF/GSF %):	65%	65%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				(35,080)	
MACC/Bid Award COST/GSF	\$ 498.26	\$ 573.41			
Construction Subtotal COST/GSF (Includes change orders)	\$ 569.94	\$ 656.76			

Milestone Dates					
Pre-design Complete	12/1/2018	12/1/2019	11/5/2018		OFM approved
Start Design	1/1/2019	1/1/2020	11/6/2018		
Bid Due Date			12/14/2021	1463.5 mo.	
Notice to Proceed	4/1/2020	7/1/2021	1/25/2022	7 mo.	
Substantial Completion	8/1/2021	10/1/2022	1/12/2024	15.5 mo.	
Final Acceptance/Project Close-out Date					

**Project Costs**

Complete the table below with information from the cost estimate submitted with the pre-design 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 Pre-design	Cost Estimate of the Project as Currently Funded	Actual Costs to Date	Estimate as Currently Funded to Actuals Variance	Notes
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	447,759	462,974	472,113	\$ 9,139	
AE Basic Service Fee - Construction Documents	1,647,664	1,901,671	1,412,997	\$ (488,674)	
Extra Services - Pre-Bid	1,722,868	880,996	1,000,720	\$ 119,724	
AE Basic Service Fee - Bid/Construction/Closeout	770,897	835,046	614,047	\$ (220,999)	
Other Services - Post Bid	700,953	174,285	179,292	\$ 5,007	
Design Services Contingency	272,442	213,544		\$ (213,544)	
<b>Consultant Services Total</b>	<b>\$ 5,562,583</b>	<b>\$ 4,468,516</b>	<b>\$ 3,679,169</b>	<b>\$ (789,347)</b>	
<b>Construction</b>					
Site Work	3,270,752	3,561,411	3,375,596	\$ (185,815.00)	
Related Project Costs				\$ -	
Facility Construction	31,600,075	36,568,636	36,013,940	\$ (554,696.00)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 34,870,827</b>	<b>\$ 40,130,047</b>	<b>\$ 39,389,536</b>	<b>\$ (740,511.00)</b>	
Construction Contingencies	1,746,569	2,007,375	348,447	\$ (1,658,927.60)	
Non-Taxable Items			128,463	\$ 128,463.00	bldg permit
Sales Tax	3,269,934	3,826,078	3,270,066	\$ (556,012.00)	
				\$ -	
				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 39,887,330</b>	<b>\$ 45,963,500</b>	<b>\$ 43,136,512</b>	<b>\$ (2,826,987.60)</b>	
<b>Other Project Costs</b>					
Equipment	2,769,056	982,761	-	\$ (982,761)	
Art Work	174,354	258,096	41,317	\$ (216,779)	
Project Management	204,183	203,862	203,862	\$ -	Campus PM
Other Costs (describe)	415,975			\$ -	
<b>Other Project Costs Total</b>	<b>\$ 3,563,568</b>	<b>\$ 1,444,719</b>	<b>\$ 245,179</b>	<b>\$ (1,199,540.00)</b>	
<b>Total Project Costs</b>	<b>\$ 49,013,481</b>	<b>\$ 51,876,735</b>	<b>\$ 47,060,861</b>	<b>\$ (4,815,874)</b>	

**Additional comments:**

Demolish Building 100 (UFI A00146) 22,643 gsf and building 200 (UFI A00079) 12,437 gsf  
 Wa Arts Commission: December 2023 artist selected (Lynn Basa). Continuing to work with college to proceed.  
 Permit delay for NPDES stormwater mitigation. As of mid June, earthwork has commenced, submittals are ahead of schedule.