

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699	
Project Name	Clark College - North County Satellite	
OFM Project Number(s)	30000135	

Contact Information		
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	Designed and constructed under a progressive design-build contract, the new building will serve north Clark County residents through General Education programs and a new Advanced Manufacturing Center (AMC) program including Welding, Machining, Metallurgy, 3D Printing and associated skills development at the new Boschma Farms campus in Ridgefield. Total building area is approximately 50,000 square feet gross. The building includes a computer lab, study spaces, conference rooms, and administrative offices. The 10-acre site has parking lots with electric vehicle charging stations and a new street from the north side of the Pioneer Street roundabout that provides for vehicular entrance, and will also serve future campus expansion across 40 additional acres.
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.)	In March 2019 the Predesign Report recommended construction of a 70,000 GSF building at a total rounded project cost of \$54,923,000. The Design-Build selection process concluded with NTP issued in April 2022. Design and construction costs escalated at double-digit annual rates and site development costs were higher than anticipated, forcing reduced building area. The Guaranteed Maximum Price was negotiated in April 2023 and site earthwork began in June. Structural steel is now complete and a temporary roof installed in January 2024 will enable interior construction to proceed. The project is on schedule and budget with substantial construction contingency and owner contingency amounts remaining. The mid-point audit will be conducted in January and February 2024 by the independent auditor. Substantial Completion is September 30, 2024 with Final Completion Dec. 31, 2024.

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	\$ 3,186,525	\$ -	\$ -	\$ -	\$ -	\$ 3,186,525	
057 - State Bldg Const Acct	3,186,525		0			3,186,525	U95
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 3,188,504	\$ 11,866,055	\$ 44,176,916	\$ -	\$ -	\$ 59,231,475	
057 - State Bldg Const Acct	3,188,504	11,866,055	40,676,916			55,731,475	C01
XXX - Other State Funding						0	
147 - Local Funds	0		3,500,000			3,500,000	Q749
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 6,375,029	\$ 11,866,055	\$ 44,176,916	\$ -	\$ -	\$ 62,418,000	

Details			
Construction Type	Vocational schools	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)	70,000	50,000	50,000	-	GSF reduced from Predesign due to cost escalation
Usable Sq Ft (USF)	50,250	39,300	39,300	-	
Space Efficiency (USF/GSF %):	72%	79%	79%	0%	
Site Work SF:	430,000	430,000	430,000	-	
Demolition SF (provide building names in comments):				-	No demolition
MACC/Bid Award COST/GSF	\$ 637.97	\$ 834.22	\$ 325.27	\$ (508.95)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 726.28	\$ 1,155.83	\$ 400.10	\$ (755.73)	

Milestone Dates					
Pre-design Complete	5/1/2019	9/1/2019	5/22/2019		OFM approved
Start Design	11/8/2021	4/1/2022	4/1/2022	0 mo.	
Bid Due Date					Progressive Design Build
Notice to Proceed	5/30/2022	6/1/2023	4/1/2022		
Substantial Completion	8/1/2024	9/1/2024			
Final Acceptance/Project Close-out Date	9/1/2024			0 mo.	

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
Acquisition					
Acquisition Costs Total		\$ 13,521	\$ 14,118	\$ 597	college cost to receive land donation
Consultant Services					
Pre-Schematic Design Services	770,022	376,656	376,656	\$ -	
AE Basic Service Fee - Construction Documents		1	207,091	\$ 207,090	
Extra Services - Pre-Bid	446,956	211,968	10,000	\$ (201,968)	
AE Basic Service Fee - Bid/Construction/Closeout		1		\$ (1)	
Other Services - Post Bid	360,660			\$ -	
Design Services Contingency		1		\$ (1)	
Consultant Services Total	\$ 1,577,638	\$ 588,627	\$ 593,747	\$ 5,120	
Construction					
Site Work	11,587,825	6,725,827	7,200,000	\$ 474,173.00	
Related Project Costs		5,891,908	3,063,376	\$ (2,828,532.00)	
Facility Construction	33,069,916	29,093,265	6,000,000	\$ (23,093,265.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 44,657,741	\$ 41,711,000	\$ 16,263,376	\$ (25,447,624.00)	
Construction Contingencies	2,242,241	2,317,925	1,144,528	\$ (1,173,397.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,939,599	4,625,442	1,659,000	\$ (2,966,442.00)	
Design-Build Costs		6,050,567	938,000	\$ (5,112,567.00)	
		3,086,512		\$ (3,086,512.00)	
Construction Contracts Total	\$ 50,839,581	\$ 57,791,446	\$ 20,004,904	\$ (37,786,542.00)	
Other Project Costs					
Equipment	1,664,168	3,307,799		\$ (3,307,799)	
Art Work	223,289	293,124	56,519	\$ (236,605)	
Project Management	360,660	423,077	25,607	\$ (397,470)	
Other Costs (describe)	257,916			\$ -	
Other Project Costs Total	\$ 2,506,033	\$ 4,024,000	\$ 82,126	\$ (3,941,874.00)	
Total Project Costs	\$ 54,923,252	\$ 62,417,594	\$ 20,694,895	\$ (41,722,699)	

Additional comments:

Wa Arts Commission December 2023: 2 projects selected. 1 curated (Ryan Feddersen) and 1 commission (Sarah Folden)