

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699
Project Name	Everett Community College - Learning Resource Center
OFM Project Number(s)	30000136

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The new Everett Community College Library Resource Center building will provide critically needed new space for library services, the writing center, the tutoring center, the Center for Transformative Teaching and Media Services. The existing first floor space the EvCC Parks Student Union will be remodeled to accommodate programs that are in other campus buildings currently slated for demolition.
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.)	Cascade Learning Resource Center construction was completed in Spring of 2023 and the city-required frontage improvements completed September of 2023. The college had a soft opening of the building in July of 2023 and a grand opening in September of 2023. The building is now in full operation and all features are being utilized by students and staff. The building is open to the community but so far, foot traffic has been fairly minimal. The utility easement was recorded and submitted to the city on December 12 which is the final action needed in order to obtain full certificate of occupancy.

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	\$ 3,450,202	\$ -	\$ -	\$ -	\$ -	\$ 3,450,202	
057 - State Bldg Const Acct	3,450,202		0			3,450,202	U90
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 40,825,935	\$ 1,423,035	\$ 6,399,828	\$ -	\$ -	\$ 48,648,798	
057 - State Bldg Const Acct	40,825,935	1,423,035	6,399,828			48,648,798	C02
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 44,276,137	\$ 1,423,035	\$ 6,399,828	\$ -	\$ -	\$ 52,099,000	

Details

Construction Type	Libraries	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	70,000		(70,000.00)	
Usable Sq Ft (USF)	47,600	45,500		(45,500.00)	
Space Efficiency (USF/GSF %):	68%	65%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 443.66	\$ 482.53			
Construction Subtotal COST/GSF (Includes change orders)	\$ 511.12	\$ 558.27			

Milestone Dates

	12/1/2018	3/1/2019	2/25/2019		OFM approved
Pre-design Complete					
Start Design	1/1/2019	4/1/2019	2/26/2019		
Bid Due Date					
Notice to Proceed	7/1/2021	7/1/2021	7/15/2021	0.5 mo.	
Substantial Completion	4/1/2023	1/1/2023			
Final Acceptance/Project Close-out Date					

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 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	\$ 4,000,000	\$ 4,000,000		\$ (4,000,000)	
Consultant Services					
Pre-Schematic Design Services	366,162	369,110	257,364	\$ (111,746)	
AE Basic Service Fee - Construction Documents	1,460,335	1,558,511	1,822,184	\$ 263,673	
Extra Services - Pre-Bid	1,488,816	1,880,497	1,191,802	\$ (688,695)	
AE Basic Service Fee - Bid/Construction/Closeout	687,948	731,079	634,283	\$ (96,796)	
Other Services - Post Bid	222,241	227,890	-	\$ (227,890)	
Design Services Contingency	439,240	471,953		\$ (471,953)	
Consultant Services Total	\$ 4,664,742	\$ 5,239,040	\$ 3,905,633	\$ (1,333,407)	
Construction					
Site Work	4,726,612	5,591,260	490,865	\$ (5,100,394.61)	
Related Project Costs				\$ -	
Facility Construction	26,329,537	28,185,603	36,848,969	\$ 8,663,366.48	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 31,056,149	\$ 33,776,863	\$ 37,339,835	\$ 3,562,971.87	
Construction Contingencies	1,558,638	1,814,271		\$ (1,814,271.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,163,635	3,487,932	3,656,338	\$ 168,405.99	
Design-Build Costs				\$ -	
Construction Contracts Total	\$ 35,778,422	\$ 39,079,066	\$ 40,996,173	\$ 1,917,106.86	
Other Project Costs					
Equipment	2,574,744	2,642,590		\$ (2,642,590)	
Art Work	155,281	259,197	255,472	\$ (3,725)	
Project Management	183,048	187,699		\$ (187,699)	
Other Costs (describe)	1,738,811	691,068	326,310	\$ (364,758)	
Other Project Costs Total	\$ 4,651,884	\$ 3,780,554	\$ 581,782	\$ (3,198,772.00)	
Total Project Costs	\$ 49,095,048	\$ 52,098,660	\$ 45,483,588	\$ (6,615,072)	

Additional comments:

Other costs consist of legal notices & permit fees.
 Wa Arts Commission June 2023 - artwork installed May 2023