

**OFFICE OF FINANCIAL MANAGEMENT**  
2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**  
**December 2023**

Agency	699
Project Name	Wenatchee Valley College - Wells Hall Replacement
OFM Project Number(s)	30000985

Contact Information	
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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	This project will demolish and replace wings 1-4 of Wells Hall (approximately 28,154 gsf), with a modern 78,000 gsf classroom and student support services building. The ceramics/theater wing 5 will become a freestanding structure. (Renovation of wing 5 is not part of the project)
<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.)	Substantial Completion was established on 5/31/23. The closeout submittals delivered on 11/29/23 are incomplete. Waiting for Integrus Architecture and Lydig Construction to complete the closeout submittals as required by the Contract Documents and then re-submit them. Warranty issues continue with additional roof leaks and issues with the HVAC system.

**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		
<b>Predesign</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Design</b>	\$ 2,762,811	\$ -	\$ -	\$ -	\$ -	\$ 2,762,811	
057 - State Bldg Const Acct	2,762,811					2,762,811	U05 (bal moved to A00)
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ 32,077,538	\$ 234,866	\$ 2,295,785	\$ -	\$ -	\$ 34,608,189	
057 - State Bldg Const Acct	27,478,156	234,866	1,895,167			29,608,189	A00
XXX - Other State Funding						0	
147 - Local Funds	4,599,382		400,618			5,000,000	M457
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 34,840,349	\$ 234,866	\$ 2,295,785	\$ -	\$ -	\$ 37,371,000	

**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-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)	45,542	45,542		(45,542.00)	
Space Efficiency (USF/GSF %):	65%	65%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 357.64	\$ 383.28			
Construction Subtotal COST/GSF (Includes change orders)	\$ 426.56	\$ 437.13			

**Milestone Dates**

Predesign Complete	7/1/2016	7/1/2016	6/26/2018	24 mo.
Start Design	5/1/2018	5/1/2018	9/10/2018	4.5 mo.
Bid Due Date	10/2/2019	10/2/2019	10/2/2019	0 mo.
Notice to Proceed	9/1/2019	11/1/2019	11/8/2019	0 mo.
Substantial Completion	7/1/2021	7/23/2021		
Final Acceptance/Project Close-out Date		8/23/2021		

### 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	273,445	297,400	360,425	\$ 63,025	
AE Basic Service Fee - Construction Documents	1,372,578	1,287,795	979,864	\$ (307,931)	
Extra Services - Pre-Bid	761,784	822,623	881,564	\$ 58,941	
AE Basic Service Fee - Bid/Construction/Closeout	606,821	607,171	519,578	\$ (87,593)	
Other Services - Post Bid	414,500	29,176	332,350	\$ 303,174	
Design Services Contingency	354,995	158,818	32,245	\$ (126,573)	
<b>Consultant Services Total</b>	<b>\$ 3,784,123</b>	<b>\$ 3,202,983</b>	<b>\$ 3,106,028</b>	<b>\$ (96,955)</b>	
<b>Construction</b>					
Site Work	2,721,908			\$ -	
Related Project Costs				\$ -	
Facility Construction	22,307,422	26,823,574	26,815,484	\$ (8,089.72)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 25,029,330</b>	<b>\$ 26,823,574</b>	<b>\$ 26,815,484</b>	<b>\$ (8,089.72)</b>	
Construction Contingencies	2,509,924	1,398,622		\$ (1,398,622.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,313,298	2,370,665	2,346,888	\$ (23,776.70)	
Design-Build Costs				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 29,852,552</b>	<b>\$ 30,592,861</b>	<b>\$ 29,162,373</b>	<b>\$ (1,430,488.42)</b>	
<b>Other Project Costs</b>					
Equipment	2,275,273	2,296,247	1,828,786	\$ (467,461)	
Art Work	125,147	125,975	125,225	\$ (750)	
Project Management	276,334	278,882	415,959	\$ 137,077	
Other Costs (describe)	866,489	874,337	436,845	\$ (437,492)	
<b>Other Project Costs Total</b>	<b>\$ 3,543,243</b>	<b>\$ 3,575,441</b>	<b>\$ 2,806,815</b>	<b>\$ (768,626.13)</b>	
<b>Total Project Costs</b>	<b>\$ 37,179,918</b>	<b>\$ 37,371,285</b>	<b>\$ 35,075,215</b>	<b>\$ (2,296,070)</b>	

**Additional comments:**

Wa Arts Commission: December 2023 artwork installed April 2023 invoicing complete