

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2023

Agency	699
Project Name	Pierce College Fort Steilacoom Cascade Building Phase 3
OFM Project Number(s)	30000987

Contact Information

Name	Gus Lim
Phone Number	253-964-6729
Email	rlim@pierce.ctc.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	This project renovates a portion of the Cascade Building on the Pierce College Fort Steilacoom campus. The project chiefly affects three educational programs: Dental Hygiene, Veterinary Technician, and Emergency Medical Technician. The original project request was to build approximately 20,000 SF of new area to move the Veterinary Technician Program and renovate the old space for expansion of the Dental Hygiene and EMT programs. Is also called for a number of smaller space renovations.
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.)	The Cascade Level 1 portion of the project achieved substantial completion on 8/14/23 and the renovated area was occupied in time for Fall Quarter 2023. Outstanding HVAC Commissioning Items for Glacier related to controls communication with packaged rooftop units has been ongoing and in now near resolution. Open punch list items for Glacier and Cascade level 1 remain open. Most notably for Glacier is the planned replacement of a significant number of exterior metal panels due to a fault in the anodized manufacture of the panels. This item is being covered under warranty, work anticipated to take place in Spring 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	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Design	\$ 3,188,908	\$ -	\$ -	\$ -	\$ -	\$ 3,188,908	
057 - State Bldg Const Acct	3,188,908					3,188,908	U98 Bal moved to A02
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ 27,432,639	\$ 935,795	\$ 6,792,658	\$ -	\$ -	\$ 35,161,092	
057 - State Bldg Const Acct	27,395,403	935,795	3,579,894			31,911,092	A02
XXX - Other State Funding						0	
147 - Local Funds	37,236		3,212,764			3,250,000	N586
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 30,621,547	\$ 935,795	\$ 6,792,658	\$ -	\$ -	\$ 38,350,000	

Details

Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	15%	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)	54,110	54,110	59,972	5,862.00	
Usable Sq Ft (USF)	38,147	38,147		(38,147.00)	
Space Efficiency (USF/GSF %):	70%	70%	0%	-70%	
Site Work SF:			125,000	125,000	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 390.06	\$ 370.74	\$ 333.49	\$ (37.25)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 483.12	\$ 448.19	\$ 438.28	\$ (9.91)	

Milestone Dates					
Pre-design Complete	12/1/2018	12/1/2018	4/12/2019	4.5 mo.	OFM approved
Start Design	1/1/2019	1/1/2019	4/13/2019	3.5 mo.	
Bid Due Date		8/20/2020	8/25/2020	0 mo.	
Notice to Proceed	4/1/2020	8/27/2020	10/28/2020	2 mo.	
Substantial Completion	7/1/2022	3/14/2023	8/21/2023	5.5 mo.	Glacier SC 9/6/22.
Final Acceptance/Project Close-out Date					Project still open

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				\$ -	
Consultant Services					
Pre-Schematic Design Services	274,920	247,134	274,920	\$ 27,786	
AE Basic Service Fee - Construction Documents	1,557,188	1,600,717	2,276,260	\$ 675,543	
Extra Services - Pre-Bid	1,255,716	905,707	205,983	\$ (699,724)	
AE Basic Service Fee - Bid/Construction/Closeout	761,540	710,076	1,089,621	\$ 379,545	
Other Services - Post Bid	324,712	890,420	290,383	\$ (600,038)	
Design Services Contingency	611,583	450,100		\$ (450,100)	
Consultant Services Total	\$ 4,785,659	\$ 4,804,154	\$ 4,137,166	\$ (666,988)	
Construction					
Site Work	2,756,933	-	1,644,788	\$ 1,644,788.00	
Related Project Costs				\$ -	
Facility Construction	18,349,453	20,061,000	18,355,381	\$ (1,705,618.83)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 21,106,386	\$ 20,061,000	\$ 20,000,169	\$ (60,830.83)	
Construction Contingencies	2,680,113	2,006,100	3,899,335	\$ 1,893,235.31	
Non-Taxable Items				\$ -	
Sales Tax	2,354,864	2,184,643	2,385,086	\$ 200,442.70	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 26,141,363	\$ 24,251,743	\$ 26,284,590	\$ 2,032,847.18	
Other Project Costs					
Equipment	4,432,171	4,726,703	1,458,036	\$ (3,268,667)	
Art Work	105,532	98,006	98,006	\$ -	
Project Management	310,055	464,710	569,553	\$ 104,843	
Other Costs (describe)	767,974	791,121	225,402	\$ (565,719)	permits, light rental
Other Project Costs Total	\$ 5,615,732	\$ 6,080,540	\$ 2,350,997	\$ (3,729,542.67)	
Total Project Costs	\$ 36,542,754	\$ 35,136,437	\$ 32,772,754	\$ (2,363,683)	

Additional comments:

1. New construction 36,712 GSF and renovation of Cascade level 1 only 23,260 GSF 2. USF data not available at this time.
 Wa Arts Commission: December 2022 - artwork installed July 2022