

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2023

Agency	699
Project Name	Tacoma Community College Center for Innovative Learning and Engagement
OFM Project Number(s)	40000104

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The project scope assumes a multi-story building to house instructional space with appropriate technology and equipment needs for pathways in Business, Humanities, and Social Sciences, and cross and interdisciplinary programming.
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.)	Project is in earthwork and foundation phase of constructions. We do anticipate scope or budget changes. We are exploring how bid savings will impact alternates. We have received notice of possible schedule delays due to electrical equipment lead times.

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	\$ 2,409,619	\$ 565,351	\$ 17,030	\$ -	\$ -	\$ 2,992,000	
057 - State Bldg Const Acct	2,409,619	565,351	17,030			2,992,000	C08
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ 1,060,633	\$ 39,545,367	\$ -	\$ -	\$ 40,606,000	
057 - State Bldg Const Acct		1,060,633	38,545,367			39,606,000	D01
XXX - Other State Funding						0	
147 - Local Funds			1,000,000			1,000,000	Q616
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 2,409,619	\$ 1,625,984	\$ 39,562,397	\$ -	\$ -	\$ 43,598,000	

Details

Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	0%	Art Requirement Applies	Yes
Procurement Method	GCCM	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)	46,124	51,325		(51,325.00)	
Usable Sq Ft (USF)	28,105	31,300		(31,300.00)	
Space Efficiency (USF/GSF %):	61%	61%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	25,069	25,069		(25,069)	
MACC/Bid Award COST/GSF	\$ 460.74	\$ 535.05			
Construction Subtotal COST/GSF (Includes change orders)	\$ 673.25	\$ 716.15			

Milestone Dates

Pre-design Complete	6/1/2022	6/1/2022	8/11/2022	2.5 mo.
Start Design	8/1/2022	6/1/2022	8/1/2023	14 mo.
Bid Due Date			10/5/2023	1485 mo.
Notice to Proceed	7/1/2023	7/1/2023	6/20/2023	
Substantial Completion	9/1/2024	5/25/2025		
Final Acceptance/Project Close-out Date	11/15/2024	8/25/2025		

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 Predesign	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	276,180	278,292	433,741	\$ 155,449	
AE Basic Service Fee - Construction Documents	1,095,882	1,555,432	1,684,693	\$ 129,261	
Extra Services - Pre-Bid	1,316,316	1,634,707	1,141,052	\$ (493,655)	
AE Basic Service Fee - Bid/Construction/Closeout	513,341	619,377	129,438	\$ (489,939)	
Other Services - Post Bid	528,759	562,354	267,438	\$ (294,916)	
Design Services Contingency	192,469	59,087	-	\$ (59,087)	
Consultant Services Total	\$ 3,922,947	\$ 4,709,249	\$ 3,656,361	\$ (1,052,888)	
Construction					
Site Work	2,476,345	3,817,050	-	\$ (3,817,050.00)	
Related Project Costs		90,798	103,534	\$ 12,735.53	
Facility Construction	18,774,603	23,553,452	2,533,759	\$ (21,019,692.61)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 21,250,948	\$ 27,461,300	\$ 2,637,293	\$ (24,824,007.08)	
Construction Contingencies	1,815,903	1,586,867	924,152	\$ (662,715.00)	
Non-Taxable Items			-	\$ -	
Sales Tax	2,899,776	3,432,396	-	\$ (3,432,396.00)	
GCCM Costs	4,497,573	3,467,029	-	\$ (3,467,029.00)	
GCCM Risk Contingency	588,738	809,039	-	\$ (809,039.00)	
Construction Contracts Total	\$ 31,052,938	\$ 36,756,631	\$ 3,561,445	\$ (33,195,186.08)	
Other Project Costs					
Equipment	3,208,292	1,575,226	9,232	\$ (1,565,994)	
Art Work	195,935	211,929	-	\$ (211,929)	
Project Management		70,100	-	\$ (70,100)	
Other Costs (describe)	1,002,744	274,863	263,521	\$ (11,342)	Legal Notices, City of Tacoma bldg permit, student stipend
Other Project Costs Total	\$ 4,406,971	\$ 2,132,118	\$ 272,753	\$ (1,859,365.11)	
Total Project Costs	\$ 39,382,856	\$ 43,597,998	\$ 7,490,559	\$ (36,107,439)	

Additional comments:

To be demolished: UFI A00792 Bldg 10 = 13,718 gsf / UFI A07263 Bldg 10B = 812 gsf / UFI A03517 Bldg F1 = 10,539 gsf
 Wa Arts Commission: December 2023: held initial conversations, waiting for go-ahead.