

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699
Project Name	Wenatchee Valley College Center for Technical Education and Innovation
OFM Project Number(s)	40000198

Contact Information

Name	Rich Peters
Phone Number	509-682-6465
Email	rpeters@wvc.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	This project is for the engineering and design of a new 70,000 sq ft building to replace portions of Batjer (Automotive, Ag, Natural Resources, Machine, Mechatronics), Industrial Technology/Welding and Refrigeration with a modern state-of-the-art technical education learning facility.
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.)	RGU Architects and their consultants are working to finalize their drawings and specifications. RGU plans to submit the documents to the City of Wenatchee for permitting in early January 2024. The project will bid in February. A Contractor will be chosen in early March and construction is planned to begin in early April.

Funding

Phase & Fund Type	All State & Local Sources, Project Transfers and Amounts						Notes
	Expenditures		Current Plan			TOTAL	
	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	\$ 2,889,626	\$ 329,026	\$ 47,348	\$ -	\$ -	\$ 3,266,000	
057 - State Bldg Const Acct	2,889,626	329,026	47,348			3,266,000	C07
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ -	\$ 46,471,000	\$ -	\$ -	\$ 46,471,000	
057 - State Bldg Const Acct			46,471,000			46,471,000	D04
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 2,889,626	\$ 329,026	\$ 46,518,348	\$ -	\$ -	\$ 49,737,000	

Details

Construction Type	Vocational schools	Project Administered By	DES
% of Bldg Area that is being remodeled	0%	Art Requirement Applies	Yes
Procurement Method	Design-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)	69,980	69,980		(69,980.00)	
Usable Sq Ft (USF)	54,190	56,160		(56,160.00)	
Space Efficiency (USF/GSF %):	77%	80%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	53,596	53,596		(53,596)	See Comments
MACC/Bid Award COST/GSF	\$ 499.22	\$ 557.67			
Construction Subtotal COST/GSF (Includes change orders)	\$ 569.31	\$ 636.03			

Milestone Dates

Pre-design Complete	6/1/2022	6/1/2022	8/11/2022	2.5 mo.	
Start Design	7/1/2022	7/1/2022			
Bid Due Date					
Notice to Proceed	9/1/2023	9/1/2023			
Substantial Completion	5/1/2025	5/1/2025			
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				\$ -	
Consultant Services					
Pre-Schematic Design Services	428,647	429,501	306,710	\$ (122,791)	RGU Architect.
AE Basic Service Fee - Construction Documents	1,847,717	1,943,138	1,718,734	\$ (224,404)	RGU Architect.
Extra Services - Pre-Bid	1,160,115	1,175,492	1,190,563	\$ 15,071	Mutliple
AE Basic Service Fee - Bid/Construction/Closeout	758,907	832,766		\$ (832,766)	
Other Services - Post Bid	331,231	348,491		\$ (348,491)	
Design Services Contingency	232,917	250,589		\$ (250,589)	
Consultant Services Total	\$ 4,759,534	\$ 4,979,977	\$ 3,216,006	\$ (1,763,971)	
Construction					
Site Work	3,234,398	3,334,396		\$ (3,334,396.00)	
Related Project Costs	436,874	450,382		\$ (450,382.00)	
Facility Construction	31,263,951	35,240,734		\$ (35,240,734.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 34,935,223	\$ 39,025,512	\$ -	\$ (39,025,512.00)	
Construction Contingencies	1,750,384	1,958,976		\$ (1,958,976.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,154,963	3,524,666		\$ (3,524,666.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 39,840,570	\$ 44,509,154	\$ -	\$ (44,509,154.00)	
Other Project Costs					
Equipment	-	-		\$ -	
Art Work	223,001	247,446		\$ (247,446)	
Project Management				\$ -	
Other Costs (describe)			2,646	\$ 2,646	Permits, RFP adv
Other Project Costs Total	\$ 223,001	\$ 247,446	\$ 2,646	\$ (244,800.01)	
Total Project Costs	\$ 44,823,105	\$ 49,736,577	\$ 3,218,652	\$ (46,517,925)	

Additional comments:

Demolish: UFI A04052 Sexton Hall = 40,784 gsf / UFI A00152 Industrial Technology = 8,428 gsf / UFI A05917 Refrigeration = 4,384 gsf
 Wa Arts Commission: December 2023 waiting for new Wa Arts project manager