

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699
Project Name	Cascadia Community College CC5 Gateway building
OFM Project Number(s)	40000222

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Gateway building will consolidate all student services in one place to support equity, student retention, and student success. It will support Guided Pathways by physically replicating the steps of the student lifecycle process via layout and signage; allow for learning outside formal instructional environment through the inclusion of break-out rooms, collaborative workspaces, and a Learning Commons. It's location on campus will serve as a symbolic entry to Cascadia College.
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.)	Design Development phase has been completed. Construction documents will begin in mid January upon completion of a Utilities Potholing project that is being conducted. Project delivery calendar was reviewed and still on target for permitting and deliverables up to anticipated funding in July 2025. Determined that product delivery method will revert to Design/Bid/Build.

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	\$ 789,997	\$ 603,292	\$ 1,702,711	\$ -	\$ -	\$ 3,096,000	
057 - State Bldg Const Acct	789,997	603,292	1,702,711			3,096,000	C17
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 33,756,000	\$ 33,756,000	
057 - State Bldg Const Acct					33,756,000	33,756,000	Future
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 789,997	\$ 603,292	\$ 1,702,711	\$ -	\$ 33,756,000	\$ 36,852,000	

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)	37,200	37,200	37,203	3.00	
Usable Sq Ft (USF)	24,230	24,230	22,968	(1,262.00)	
Space Efficiency (USF/GSF %):	65%	65%	62%	-3%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 653.91	\$ 653.91	\$ -	\$ (653.91)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 829.16	\$ 829.16	\$ -	\$ (829.16)	

Milestone Dates

Pre-design Complete	7/1/2022	7/1/2022	8/11/2022	1.5 mo.
Start Design	8/1/2022	8/1/2022		
Bid Due Date				
Notice to Proceed	9/1/2023	9/1/2023		
Substantial Completion	3/1/2025	3/1/2025		
Final Acceptance/Project Close-out Date				

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	250,975	250,975	247,771	\$ (3,204)	
AE Basic Service Fee - Construction Documents	1,257,932	1,257,932	1,018,679	\$ (239,253)	
Extra Services - Pre-Bid	1,055,392	1,055,392	79,733	\$ (975,659)	
AE Basic Service Fee - Bid/Construction/Closeout	557,160	557,160		\$ (557,160)	
Other Services - Post Bid	416,529	416,529		\$ (416,529)	includes Basic Service
Design Services Contingency	181,260	181,260		\$ (181,260)	
Consultant Services Total	\$ 3,719,248	\$ 3,719,248	\$ 1,346,183	\$ (2,373,065)	
Construction					
Site Work	1,302,527	1,302,527		\$ (1,302,527.00)	
Related Project Costs				\$ -	
Facility Construction	23,022,898	23,022,898		\$ (23,022,898.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 24,325,425	\$ 24,325,425	\$ -	\$ (24,325,425.00)	
Construction Contingencies	1,217,429	1,217,429		\$ (1,217,429.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,829,533	2,829,533		\$ (2,829,533.00)	
GCCM Costs	1,826,451	1,826,451		\$ (1,826,451.00)	
GCCM Risk Contingency	645,869	645,869		\$ (645,869.00)	
Construction Contracts Total	\$ 30,844,707	\$ 30,844,707	\$ -	\$ (30,844,707.00)	
Other Project Costs					
Equipment	1,165,484	1,165,484		\$ (1,165,484)	
Art Work	183,341	183,341		\$ (183,341)	
Project Management	297,689	297,689	47,106	\$ (250,583)	
Other Costs (describe)	641,171	641,171		\$ (641,171)	permit & connect fe
Other Project Costs Total	\$ 2,287,685	\$ 2,287,685	\$ 47,106	\$ (2,240,579.40)	
Total Project Costs	\$ 36,851,640	\$ 36,851,640	\$ 1,393,289	\$ (35,458,351)	

Additional comments:

C-100's (building and infrastructure) for the 2021-23 budget request total \$36,852,000. A transposed entry was made in CBS for \$36,582,000.
 2021-23 Capital Request assumed Design Bid Build; current draft Pre-design recommends GC/CM delivery method
 2023-2025- Capital Request was not approved. Building will be designed and then wait for the next biennium
 December 2023-initial contact with WA Arts Commission has been made.