

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

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

Agency	699
Project Name	Pierce College Puyallup STEM building
OFM Project Number(s)	40000293

Contact Information	
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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	A new Science, Technology, Engineering and Math (STEM) Building on the Puyallup campus. The project includes a new facility with specialized lab spaces such as organic and general chemistry, a "fablab" for physics, engineering and robotics , earth sciences, biology; and flexible spaces for support classes and student study spaces which will enable the expansion of critical support services in vacated space in existing buildings. Additionally, the project will enable the development of several new programs and capabilities. This project is authorized to exceed 70,000 gsf and includes infrastructure improvements and additional surface parking.
<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.)	Construction is underway and approximately 54% complete. Due to previously mentioned fabrication issues on structural steel, completion date has been moved out to August 14, 2024. A Change Order is being prepared to document this revised completion date. Buy-out is complete. Budget continues to be something the project team watches closely, and any possible VE opportunities are explored. Site utilities are complete and grounds restoration work is complete outside of the project area. Substantial Completion for utilities and associated sitework is being prepared for signing. The project team is working with Faculty and Infrastructure Staff to assemble all FF&E lists and associated estimates to assure compliance within FF&E budget.

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>	\$ 3,368,994	\$ -	\$ 6	\$ -	\$ -	\$ 3,369,000	
057 - State Bldg Const Acct	3,368,994		6			3,369,000	A17
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ 13,888,538	\$ 8,850,655	\$ 25,485,807	\$ -	\$ -	\$ 48,225,000	
057 - State Bldg Const Acct	13,310,841	8,850,655	16,438,504			38,600,000	C18
XXX - Other State Funding						0	
147 - Local Funds	577,697		9,047,303			9,625,000	Q617
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 17,257,532	\$ 8,850,655	\$ 25,485,813	\$ -	\$ -	\$ 51,594,000	

Details			
Construction Type	Science labs (teaching)	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)	54,400	66,500		(66,500.00)
Usable Sq Ft (USF)	40,825	45,220		(45,220.00)	
Space Efficiency (USF/GSF %):	75%	68%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 473.80	\$ 521.75			
Construction Subtotal COST/GSF (Includes change orders)	\$ 643.97	\$ 600.23			

Milestone Dates					
Pre-design Complete	7/1/2020	5/1/2021	9/23/2020		
Start Design	7/1/2021	7/1/2021	9/24/2020		
Bid Due Date					
Notice to Proceed	4/1/2022	7/1/2021	12/6/2021	5 mo.	
Substantial Completion	9/1/2023	8/14/2024			
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
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	296,929	254,680	283,626	\$ 28,946	
AE Basic Service Fee - Construction Documents	-	1,499,322	1,438,370	\$ (60,952)	
Extra Services - Pre-Bid	290,332	1,602,677	20,225	\$ (1,582,452)	
AE Basic Service Fee - Bid/Construction/Closeout	-	745,512	1,966,099	\$ 1,220,587	
Other Services - Post Bid	212,320	226,768	171,760	\$ (55,008)	
Design Services Contingency	40,843	216,676		\$ (216,676)	
<b>Consultant Services Total</b>	\$ 840,424	\$ 4,545,635	\$ 3,880,079	\$ (665,556)	
<b>Construction</b>					
Site Work	2,289,738	4,379,418	3,989,129	\$ (390,289.20)	
Related Project Costs	-	996,572		\$ (996,572.00)	
Facility Construction	23,484,882	29,320,238	15,873,429	\$ (13,446,808.78)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	\$ 25,774,620	\$ 34,696,228	\$ 19,862,558	\$ (14,833,669.98)	
Construction Contingencies	2,417,908	1,590,277	27,143	\$ (1,563,133.65)	
Non-Taxable Items				\$ -	
Sales Tax	3,155,752	3,628,651	2,445,316	\$ (1,183,334.58)	
Design-Build Costs	3,683,752		1,057,543	\$ 1,057,543.38	
				\$ -	
<b>Construction Contracts Total</b>	\$ 35,032,032	\$ 39,915,156	\$ 23,392,561	\$ (16,522,594.83)	
<b>Other Project Costs</b>					
Equipment	2,896,608	2,851,451		\$ (2,851,451)	
Art Work	201,985	208,801	47,720	\$ (161,081)	
Project Management	265,400	125,235	292,968	\$ 167,733	
Other Costs (describe)	1,362,551	647,771	999,647	\$ 351,876	
<b>Other Project Costs Total</b>	\$ 4,726,544	\$ 3,833,258	\$ 1,340,335	\$ (2,492,922.99)	
<b>Total Project Costs</b>	\$ 40,599,000	\$ 48,294,049	\$ 28,612,975	\$ (19,681,074)	

**Additional comments:**

Wa Arts Commission December 2023: The final design review with the artist and committee members approved June 2, 2023. This will also define the infrastructure requirements so the foundation design can be incorporated into the project.