

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2023

Agency	699
Project Name	Pierce College - Fort Steilacoom Olympic South Asbestos Abatement
OFM Project Number(s)	40000516

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	In March of 2021 asbestos contamination was found in surface dust in the Olympic South building. Asbestos was discovered in the dust of the HVAC and electrical systems throughout levels 1, 2 and 3. Asbestos contamination was found on contents of Levels 1 and 2, however no significant asbestos was discovered on level 3. The project is declared an emergency. The programs that are now displaced by this project include Early Childhood Education, Visual Art, Music, and Central Washington University's Pierce County satellite.
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 demolition permit has been issued by the City of Lakewood, other permits are pending but on track to support the construction schedule. Due to contract processing delays at DES, the date for substantial completion has slid to 10/23/24 from the last update. Contract terms are agreed, once the final documents are in place the first portion of the GMP will be established. There will be another change order to add approximately 2MM of scope back into the project to reflect additional local funding now approved by State Board. Upon execution of that change order the complete scope of work to restore Olympic South will be funded and under contract. The team previously identified long lead early procurement items such as electrical switch gear, elevator and some mechanical equipment that are under contract in order to maintain schedule. The contractor mobilized onsite in October-November time frame, scaffolding has been erected around the building. Soil remediation is anticipated to start in the next few weeks. Preconstruction meetings are underway and the first hybrid onsite/remote construction OAC meeting occurred the last week in November.

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	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 8,615,031	\$ 109,138	\$ 17,459,949	\$ -	\$ -	\$ 26,184,118	
057 - State Bldg Const Acct	4,197,200	81,358	8,880,442			13,159,000	C28
060 - Hazmat/Emergency Pool	1,000,000					1,000,000	C21-Q585/Q559
147 - Local Funds	2,355,713	27,780	8,579,507			10,963,000	P612
057 - Minor Works Program	639,527					639,527	A09-Q572
060-MW 21-23 URF fund	422,591					422,591	C21-Q363
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 8,615,031	\$ 109,138	\$ 17,459,949	\$ -	\$ -	\$ 26,184,118	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	100%	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)		38,800		(38,800.00)
Usable Sq Ft (USF)		24,761		(24,761.00)	
Space Efficiency (USF/GSF %):		64%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF		\$ 304.43			
Construction Subtotal COST/GSF (Includes change orders)		\$ 351.72			

Milestone Dates					
Pre-design Complete		7/15/2022	7/15/2022	0 mo.	
Start Design		2/1/2023	2/1/2023	0 mo.	
Bid Due Date					
Notice to Proceed		1/19/2023	1/19/2023	0 mo.	
Substantial Completion		9/30/2024			Now 10/23/24
Final Acceptance/Project Close-out Date		3/1/2025			

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		1,576,743	136,322	\$ (1,440,421)	
AE Basic Service Fee - Construction Documents		911,370	555,439	\$ (355,931)	
Extra Services - Pre-Bid		81,080	1,394,899	\$ 1,313,819	
AE Basic Service Fee - Bid/Construction/Closeout		418,910		\$ (418,910)	
Other Services - Post Bid		41,476	40,167	\$ (1,309)	
Design Services Contingency		155,095	498,171	\$ 343,076	
Consultant Services Total	\$ -	\$ 3,184,674	\$ 2,624,998	\$ (559,676)	
Construction					
Site Work		15,324		\$ (15,324.00)	
Related Project Costs		4,766,233	5,594,191	\$ 827,957.84	
Facility Construction		7,030,228		\$ (7,030,228.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ -	\$ 11,811,785	\$ 5,594,191	\$ (6,217,594.16)	
Construction Contingencies		594,170		\$ (594,170.00)	
Non-Taxable Items				\$ -	
Sales Tax		1,240,596	667,516	\$ (573,079.53)	
Design-Build Costs			24,803	\$ 24,803.31	
				\$ -	
Construction Contracts Total	\$ -	\$ 13,646,551	\$ 6,286,511	\$ (7,360,040.38)	
Other Project Costs					
Equipment		342,177		\$ (342,177)	
Art Work		87,121		\$ (87,121)	
Project Management		72,942	123,013	\$ 50,071	
Other Costs (describe)		177,814	213,292	\$ 35,478	Ads, Moving & Storage, Honorarium
Other Project Costs Total	\$ -	\$ 680,054	\$ 336,305	\$ (343,749.49)	
Total Project Costs	\$ -	\$ 17,511,279	\$ 9,247,813	\$ (8,263,466)	

Additional comments:

Wa Arts Commission December 2023: initial stakeholder meeting Oct. 2023, Artist selected