

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2024

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

Contact Information	
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Project Information

Project Description: (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.
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.)	Construction is well underway and approximately 84% complete. Project is 11 weeks from turn-over to Pierce College. Budget continues to be something the project team watches closely. Site utilities and grounds restoration work is complete outside of the project area. Flatwork around the building is underway, Cx is in the equipment startup stage. The FF&E Budget request is complete, with funds appropriated. Purchasing of all FF&E is underway and Teams for each discipline are working together to prepare for, and coordinate move-in. Currently, packing and purging for Faculty in advance of moving is scheduled for 8/5/24-9/5/24. Move-in and relocation of an existing equipment is scheduled for 9/6/24-9/8/24. The Facilities Team is also pursuing grant money to add Solar PV panels to the building, which was designed to be solar-ready.

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	\$ 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	
Construction	\$ 13,888,538	\$ 20,801,495	\$ 13,534,967	\$ -	\$ -	\$ 48,225,000	
057 - State Bldg Const Acct	13,310,841	18,518,541	6,770,618			38,600,000	C18
XXX - Other State Funding						0	
147 - Local Funds	577,697	2,282,954	6,764,349			9,625,000	Q617
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 17,257,532	\$ 20,801,495	\$ 13,534,973	\$ -	\$ -	\$ 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					
Predesign 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 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	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	2,097,784	\$ 1,352,272	
Other Services - Post Bid	212,320	226,768	226,907	\$ 139	
Design Services Contingency	40,843	216,676		\$ (216,676)	
Consultant Services Total	\$ 840,424	\$ 4,545,635	\$ 4,066,912	\$ (478,723)	
Construction					
Site Work	2,289,738	4,379,418	4,302,055	\$ (77,362.55)	
Related Project Costs	-	996,572		\$ (996,572.00)	
Facility Construction	23,484,882	29,320,238	25,705,053	\$ (3,615,184.61)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 25,774,620	\$ 34,696,228	\$ 30,007,109	\$ (4,689,119.16)	
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	3,519,856	\$ (108,794.78)	
Design-Build Costs	3,683,752		1,420,315	\$ 1,420,314.64	
				\$ -	
Construction Contracts Total	\$ 35,032,032	\$ 39,915,156	\$ 34,974,423	\$ (4,940,732.95)	
Other Project Costs					
Equipment	2,896,608	2,851,451	126,292	\$ (2,725,159)	
Art Work	201,985	208,801	47,720	\$ (161,081)	
Project Management	265,400	125,235	430,117	\$ 304,882	
Other Costs (describe)	1,362,551	647,771	999,647	\$ 351,876	
Other Project Costs Total	\$ 4,726,544	\$ 3,833,258	\$ 1,603,776	\$ (2,229,482.22)	
Total Project Costs	\$ 40,599,000	\$ 48,294,049	\$ 40,645,110	\$ (7,648,939)	

Additional comments:

Wa Arts Commission June 2024: Preston Singletary in fabrication. This will also define the infrastructure requirements so the foundation design can be incorporated into the project.