

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	699
Project Name	Lower Columbia College Center for Vocational & Transitional Studies
OFM Project Number(s)	40000106

Contact Information

Name	Nolan Wheeler
Phone Number	360-442-2201
Email	nwheeler@lowercolumbia.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Vocational Education & Classroom Building will provide labs, classrooms, informal student study spaces and offices to serve the College's programs in machine trades, manufacturing, welding, information technology and transitional studies.
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.)	Pre-design - Engineering agreement signed 11/10/21. Pre-design report approved by OFM on 4/26/22. Architect selection for design completed on 5/19/22 (firm MSGS selected). Design team completed SD on 12/16/22 and starting on DD phase. A community leader share out of the schematic design was held on 12/13/22 and was very well attended. Project design work delayed pending future state funding. The City of Longview notified LCC on 5/22/2023 that they are requiring LCC to replace the 20-inch watermain that bisects campus from north to south with a new watermain in the 15th Avenue corridor. During the Project Request and Pre-design phase, LCC had been told that the city would only require protection of the existing watermain. This new requirement increases the cost of the project by approximately \$3.4MM. Meetings are ongoing to be ready in July 2025. Art in Public Places reached out to start the artwork process.

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	\$ 1,401,147	\$ 514,704	\$ 1,290,149	\$ -	\$ -	\$ 3,206,000	
057 - State Bldg Const Acct	1,401,147	514,704	1,290,149			3,206,000	C09
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 34,005,000	\$ 34,005,000	
057 - State Bldg Const Acct					31,805,000	31,805,000	Future
XXX - Other State Funding						0	
Local Funds					2,200,000	2,200,000	Future if needed
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 1,401,147	\$ 514,704	\$ 1,290,149	\$ -	\$ 34,005,000	\$ 37,211,000	

Details

Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg Area that is being remodeled	0%	Art Requirement Applies	Yes
Procurement Method	Design-Bid-Build	Higher Ed Institution	Yes

Statistics

	Estimate at Approved Predesign	Estimate of the Project as Currently Funded	Actuals to Date	Estimate as Currently Funded to Actuals Variance	Notes
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.					
Gross Sq Ft (GSF)	46,267	54,799		(54,799.00)	
Usable Sq Ft (USF)	32,590	38,272		(38,272.00)	
Space Efficiency (USF/GSF %):	70%	70%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	48,795	48,795		(48,795)	
MACC/Bid Award COST/GSF	\$ 593.14	\$ 500.79			
Construction Subtotal COST/GSF (Includes change orders)	\$ 673.35	\$ 568.51			

Milestone Dates

Pre-design Complete	4/26/2022	10/1/2021	4/26/2022	7 mo.	
Start Design	4/26/2022	1/1/2022			
Bid Due Date					
Notice to Proceed	9/1/2023	12/1/2023			
Substantial Completion	9/1/2025	8/1/2025			
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	220,836	220,836	217,079	\$ (3,757)	McGranahan & BCE
AE Basic Service Fee - Construction Documents	1,321,049	1,321,049	1,095,487	\$ (225,562)	MSGS Architects Inc
Extra Services - Pre-Bid	1,264,428	1,264,428	4,164	\$ (1,260,264)	Daily Journal of Commerce, PBS, PUD
AE Basic Service Fee - Bid/Construction/Closeout	618,484	618,484	29,935	\$ (588,549)	MSGS Architects Inc
Other Services - Post Bid	480,296	480,296	70,400	\$ (409,896)	Sazan Envirn
Design Services Contingency	201,341	201,341		\$ (201,341)	
Consultant Services Total	\$ 4,106,434	\$ 4,106,434	\$ 1,417,066	\$ (2,689,368)	
Construction					
Site Work	3,996,993	3,996,993		\$ (3,996,993.00)	
Related Project Costs		-		\$ -	
Facility Construction	23,445,649	23,445,649		\$ (23,445,649.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 27,442,642	\$ 27,442,642	\$ -	\$ (27,442,642.00)	
Construction Contingencies	1,376,889	1,376,889		\$ (1,376,889.00)	
Non-Taxable Items	-			\$ -	
Sales Tax	2,334,383	2,334,383		\$ (2,334,383.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 31,153,914	\$ 31,153,914	\$ -	\$ (31,153,914.00)	
Other Project Costs					
Equipment	1,580,917	1,580,917		\$ (1,580,917)	
Art Work	185,128	185,128	-	\$ (185,128)	
Project Management	-	-		\$ -	
Other Costs (describe)	184,300	184,300		\$ (184,300)	
Other Project Costs Total	\$ 1,950,345	\$ 1,950,345	\$ -	\$ (1,950,345.00)	
Total Project Costs	\$ 37,210,693	\$ 37,210,693	\$ 1,417,066	\$ (35,793,627)	

Additional comments:

Demolish: UFI A09213 Science = 6,994 gsf / UFI A03581 Vocational = 32,250 gsf / UFI A01344 Physical Science = 9,551 gsf
 Wa Arts Commission: December 2024 not started