

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2024

| | |
|-----------------------|---|
| Agency | 699 |
| Project Name | Centralia College Teacher Education and Family Development Center |
| OFM Project Number(s) | 40000109 |

| Contact Information | |
|---------------------|--|
| Name | Rick Perkins |
| Phone Number | 360-623-8573 |
| Email | rick.perkins@centralia.edu |

Project Information

| | |
|--|---|
| Project Description: (Include a brief summary of the project and the programs it supports.) | The primary focus of the request is on Early Childhood Education and BAS-TE programs by improving the teaching/learning environment and increasing student access. The college has also been in dialog with DEL regarding an additional BAS program for Early Childhood education professionals. The new building will also facilitate the new Dual Language Labs that will focus on the Spanish speaking population. |
| Project Status: 11/13/2024 (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.) | Two structures at 407 and 411 S King are scheduled to be demolished starting January 8, 2025 to prepare the site to be bid ready. Design has been completed, Energy Life Cycle Cost Analysis Report has been completed and approved. The project is on hold until funding is approved for either the 2025 or 2027 biennium. At that time bid ready documents will be completed and there will be a scheduled bid Date with a planned NTP of either July 1, 2025 or 2027. We are currently working on a project to put the electrical and communication infrastrures in place to support the new building. Two dual port Level 2 chargers are also being installed adjacent to the site by the end of December as a requirement for LEED Certification of the project. |

| 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 | \$ 1,991,862 | \$ 270,140 | \$ 5,998 | \$ - | \$ - | \$ 2,268,000 | |
| 057 - State Bldg. Const Acct | 1,991,862 | 270,140 | 5,998 | | | 2,268,000 | C11 |
| XXX - Other State Funding | | | | | | 0 | |
| Local Funds | | | | | | 0 | |
| Other Funds & Transfers - Insert Row Here | | | | | | 0 | |
| Construction | \$ - | \$ 98,372 | \$ 901,628 | \$ - | \$ 9,838,000 | \$ 10,838,000 | |
| 057 - State Bldg. Const Acct | | | | | 8,787,000 | 8,787,000 | Future |
| XXX - Other State Funding | | | | | | 0 | |
| 147 - Local Funds | | | | | 1,051,000 | 1,051,000 | Future |
| 147 - Local Funds | | 98,372 | 901,628 | | | 1,000,000 | Q615 |
| Other Funds & Transfers - Insert Row Here | | | | | | 0 | |
| TOTALS | \$ 1,991,862 | \$ 368,512 | \$ 907,626 | \$ - | \$ 9,838,000 | \$ 13,106,000 | |

| 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 | | | | | |
|--|--------------------------------|---|-----------------|--|-------|
| 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) | 18,420 | 18,430 | | (18,430.00) | |
| Usable Sq Ft (USF) | 15,180 | 15,211 | | (15,211.00) | |
| Space Efficiency (USF/GSF %): | 82% | 83% | | | |
| Site Work SF: | | | | - | |
| Demolition SF (provide building names in comments): | 17,430 | 17,430 | | (17,430) | |
| MACC/Bid Award COST/GSF | \$ 485.69 | \$ 485.43 | | | |
| Construction Subtotal COST/GSF (Includes change orders) | \$ 551.85 | \$ 551.55 | | | |

| Milestone Dates | | | | | |
|---|-----------|-----------|-----------|---------|--|
| Predesign Complete | 2/1/2022 | 2/1/2022 | 5/16/2022 | 3.5 mo. | |
| Start Design | 4/1/2022 | 4/1/2022 | 4/1/2022 | 0 mo. | |
| Bid Due Date | 6/1/2025 | 6/1/2025 | | | |
| Notice to Proceed | 7/1/2025 | 7/1/2025 | | | |
| Substantial Completion | 6/1/2027 | 6/1/2027 | | | |
| Final Acceptance/Project Close-out Date | 6/30/2027 | 6/30/2027 | | | |

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 Predesign | Cost Estimate of the Project as Currently Funded | Actual Costs to Date | Estimate as Currently Funded to Actuals Variance | Notes |
|--|-------------------------------------|--|----------------------|--|-------|
| Acquisition | | | | | |
| Acquisition Costs Total | \$ 1,105,142 | \$ 1,105,142 | \$ 917,990 | \$ (187,152) | |
| Consultant Services | | | | | |
| Pre-Schematic Design Services | 135,724 | 135,724 | 90,184 | \$ (45,540) | |
| AE Basic Service Fee - Construction Documents | 508,863 | 508,863 | 1,023,674 | \$ 514,811 | |
| Extra Services - Pre-Bid | 492,652 | 492,652 | 288,195 | \$ (204,457) | |
| AE Basic Service Fee - Bid/Construction/Closeout | 238,686 | 238,686 | | \$ (238,686) | |
| Other Services - Post Bid | - | | | \$ - | |
| Design Services Contingency | 71,387 | 71,387 | | \$ (71,387) | |
| Consultant Services Total | \$ 1,447,312 | \$ 1,447,312 | \$ 1,402,053 | \$ (45,259) | |
| Construction | | | | | |
| Site Work | 1,198,564 | 1,198,564 | | \$ (1,198,564.00) | |
| Related Project Costs | | - | | \$ - | |
| Facility Construction | 7,747,861 | 7,747,861 | | \$ (7,747,861.00) | |
| Maximum Allowable Construction Cost (MACC) Subtotal | \$ 8,946,425 | \$ 8,946,425 | \$ - | \$ (8,946,425.00) | |
| Construction Contingencies | 448,221 | 448,221 | | \$ (448,221.00) | |
| Non-Taxable Items | | | | \$ - | |
| Sales Tax | 770,361 | 770,361 | | \$ (770,361.00) | |
| | | | | \$ - | |
| | | | | \$ - | |
| Construction Contracts Total | \$ 10,165,007 | \$ 10,165,007 | \$ - | \$ (10,165,007.00) | |
| Other Project Costs | | | | | |
| Equipment | 203,605 | 203,605 | | \$ (203,605) | |
| Art Work | 65,179 | 65,179 | - | \$ (65,179) | |
| Project Management | 114,672 | 114,672 | 40,332 | \$ (74,340) | |
| Other Costs (describe) | | | | \$ - | |
| Other Project Costs Total | \$ 383,456 | \$ 383,456 | \$ 40,332 | \$ (343,124.00) | |
| Total Project Costs | \$ 13,100,917 | \$ 13,100,917 | \$ 2,360,375 | \$ (10,740,542) | |

Additional comments:

Demolish: UFI A03193 = 2,600 gsf / UFI A04011 = 7,920 gsf / UFI A04649 = 2,000 gsf / UFI A08717 = 2,510 gsf / UFI A02548 = 2,400 gsf
 Wa Arts Commission: December 2024 not started