

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2024

Agency	699
Project Name	Everett Community College Baker Hall Replacement
OFM Project Number(s)	40000190

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	This project replaces a facility built in 1962. The Baker Hall Replacement project will support the following programs: General Business, Accounting, Economics, Business Technology, Information Technology and Theatre. It will contain sixteen primary instructional classrooms, two Basic Skills labs, and instructional support spaces ranging from classroom break-out spaces to collaboration rooms to informal lounges. An auditorium convertible for use as a black-box theater will serve multiple roles, from instructional lab to instructional support to a campus event space.
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.)	This project received Design and Construction funding in the 2023-25 biennium. Design-Build firm selection is anticipated to begin Spring/Summer of 2024. State Project Manager and EvCC project team meet weekly; team has identified programming for the new building; currently discussing RFQ requirements and will be onboarding an architectural consultant to assist with the selection process; RFQ anticipated to go out Fall of 2024. The project team is currently engaged in the architectural consultant selection. We anticipate an executed agreement by March 2025. We will then move into GCCM selection, design and stakeholder meetings for approximately an 12 month period before construction begins.

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	\$ 139,209	\$ -	\$ 135,000	\$ -	\$ -	\$ 274,209	
057 - State Bldg. Const Acct	139,209	0	135,000			274,209	A21
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	\$ -	\$ -	\$ 37,904,000	\$ -	\$ -	\$ 37,904,000	
057 - State Bldg. Const Acct	0	0	37,904,000			37,904,000	D03
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 139,209	\$ -	\$ 38,039,000	\$ -	\$ -	\$ 38,178,209	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg. Area that is being remodeled		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)	49,000	50,000		(50,000.00)	
Usable Sq Ft (USF)	29,525	32,180		(32,180.00)	
Space Efficiency (USF/GSF %):	60%	64%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	23,710	23,710		(23,710)	UFI A10077
MACC/Bid Award COST/GSF	\$ 455.86	\$ 532.51			
Construction Subtotal COST/GSF (Includes change orders)	\$ 525.62	\$ 614.60			

Milestone Dates					
Predesign Complete	12/1/2020	12/1/2020	4/6/2021	4 mo.	OFM approved
Start Design	7/1/2021	7/1/2023			
Bid Due Date					
Notice to Proceed	7/1/2021	7/1/2023			
Substantial Completion	1/1/2023	12/1/2024			
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 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				\$ -	
Consultant Services					
Pre-Schematic Design Services	249,710	271,067	123,969	\$ (147,098)	
AE Basic Service Fee - Construction Documents	1,179,794	1,392,569		\$ (1,392,569)	
Extra Services - Pre-Bid	1,299,689	1,379,881	15,240	\$ (1,364,641)	
AE Basic Service Fee - Bid/Construction/Closeout	518,975	625,647		\$ (625,647)	
Other Services - Post Bid	293,482	311,627		\$ (311,627)	
Design Services Contingency	179,419	199,510		\$ (199,510)	
Consultant Services Total	\$ 3,721,069	\$ 4,180,301	\$ 139,209	\$ (4,041,092)	
Construction					
Site Work	3,151,376	3,006,960		\$ (3,006,960.00)	
Related Project Costs		-		\$ -	
Facility Construction	19,185,570	23,618,376		\$ (23,618,376.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 22,336,946	\$ 26,625,336	\$ -	\$ (26,625,336.00)	
Construction Contingencies	1,119,659	1,336,479		\$ (1,336,479.00)	
Non-Taxable Items		-		\$ -	
Sales Tax	2,298,748	2,768,220		\$ (2,768,220.00)	
Design-Build Costs				\$ -	
Construction Contracts Total	\$ 25,755,353	\$ 30,730,035	\$ -	\$ (30,730,035.00)	
Other Project Costs					
Equipment	2,134,639	2,226,070		\$ (2,226,070)	
Art Work	161,959	189,941		\$ (189,941)	
Project Management	225,924	249,299		\$ (249,299)	
Other Costs (describe)	554,909	602,366		\$ (602,366)	
Other Project Costs Total	\$ 3,077,431	\$ 3,267,676	\$ -	\$ (3,267,676.00)	
Total Project Costs	\$ 32,553,853	\$ 38,178,012	\$ 139,209	\$ (38,038,803)	

Additional comments:

Demolish Baker Hall UFI A10077
 Wa Arts Commission December 2024: Not started