

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
December 2024

Agency	699
Project Name	Cascadia Community College CC5 Gateway building
OFM Project Number(s)	40000222

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Gateway building will consolidate all student services in one place to support equity, student retention, and student success. It will support Guided Pathways by physically replicating the steps of the student lifecycle process via layout and signage; allow for learning outside formal instructional environment through the inclusion of break-out rooms, collaborative workspaces, and a Learning Commons. It's location on campus will serve as a symbolic entry to Cascadia College.
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.)	Design Development phase has been completed. At the time of Construction documents, the team "paused" and proposed remaining with GC/CM delivery method due to complexities that were presenting. After discussions with both the State staff and DES, we were given the approval to continue with GC/CM and began drafting the RFP to publish. At the current moment, the team is in the process of selecting a contractor. Once the contractor is selected, we will move forward with constructions documents. The overall project schedule has not been impacted by this change.

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	\$ 789,997	\$ 1,430,731	\$ 875,272	\$ -	\$ -	\$ 3,096,000	
057 - State Bldg. Const Acct	789,997	1,430,731	875,272			3,096,000	C17
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 33,756,000	\$ 33,756,000	
057 - State Bldg. Const Acct					33,756,000	33,756,000	Future
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 789,997	\$ 1,430,731	\$ 875,272	\$ -	\$ 33,756,000	\$ 36,852,000	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg. Area that is being remodeled	0%	Art Requirement Applies	Yes
Procurement Method	GCCM	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)	37,200	37,200	37,203	3.00
Usable Sq Ft (USF)	24,230	24,230	22,968	(1,262.00)	
Space Efficiency (USF/GSF %):	65%	65%	62%	-3%	
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 653.91	\$ 653.91	\$ -	\$ (653.91)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 829.16	\$ 829.16	\$ -	\$ (829.16)	

Milestone Dates					
Pre-design Complete	7/1/2022	7/1/2022	8/11/2022	1.5 mo.	Project not
Start Design	8/1/2022	8/1/2022			currently
Bid Due Date					approved for
Notice to Proceed	9/1/2023	9/1/2023			funding until
Substantial Completion	3/1/2025	3/1/2025			7/1/2025
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	250,975	250,975	247,771	\$ (3,204)	
AE Basic Service Fee - Construction Documents	1,257,932	1,257,932	1,440,898	\$ 182,966	
Extra Services - Pre-Bid	1,055,392	1,055,392	234,497	\$ (820,895)	
AE Basic Service Fee - Bid/Construction/Closeout	557,160	557,160		\$ (557,160)	
Other Services - Post Bid	416,529	416,529		\$ (416,529)	includes Basic Service
Design Services Contingency	181,260	181,260		\$ (181,260)	
Consultant Services Total	\$ 3,719,248	\$ 3,719,248	\$ 1,923,166	\$ (1,796,082)	
Construction					
Site Work	1,302,527	1,302,527		\$ (1,302,527.00)	
Related Project Costs				\$ -	
Facility Construction	23,022,898	23,022,898		\$ (23,022,898.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 24,325,425	\$ 24,325,425	\$ -	\$ (24,325,425.00)	
Construction Contingencies	1,217,429	1,217,429		\$ (1,217,429.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,829,533	2,829,533		\$ (2,829,533.00)	
GCCM Costs	1,826,451	1,826,451		\$ (1,826,451.00)	
GCCM Risk Contingency	645,869	645,869		\$ (645,869.00)	
Construction Contracts Total	\$ 30,844,707	\$ 30,844,707	\$ -	\$ (30,844,707.00)	
Other Project Costs					
Equipment	1,165,484	1,165,484		\$ (1,165,484)	
Art Work	183,341	183,341		\$ (183,341)	
Project Management	297,689	297,689	47,106	\$ (250,583)	
Other Costs (describe)	641,171	641,171		\$ (641,171)	permit & connect fe
Other Project Costs Total	\$ 2,287,685	\$ 2,287,685	\$ 47,106	\$ (2,240,579.40)	
Total Project Costs	\$ 36,851,640	\$ 36,851,640	\$ 1,970,272	\$ (34,881,369)	

Additional comments:

C-100's (building and infrastructure) for the 2021-23 budget request total \$36,852,000. A transposed entry was made in CBS for \$36,582,000.
 2021-23 Capital Request assumed Design Bid Build; current draft Predesign recommends GC/CM delivery method
 2023-2025- Capital Request was not approved. Building will be designed and then wait for the next biennium
 Dec. 2024-initial contact with WA Arts Commission has been made, not started yet.
 March 2024- Cascadia/Mahlum team proposed to both State and DES to remain GC/CM delivery method, all parties agreed due to complexity. The RFQ was drafted and posted for contractors to submit SOQs.
 Dec. 2024- Currently in process of interviewing contractors to assist with the complexity of the project and involvement in the construction documents. Contractor to be secured by July 1, 2025.