

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	699
Project Name	Pierce College - Fort Steilacoom Olympic South Asbestos Abatement
OFM Project Number(s)	40000516

Contact Information	
Name	Jody Corum
Phone Number	253-912-3612
Email	jcorum@pierce.ctc.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	In March of 2021 asbestos contamination was found in surface dust in the Olympic South building. Asbestos was discovered in the dust of the HVAC and electrical systems throughout levels 1, 2 and 3. Asbestos contamination was found on contents of Levels 1 and 2, however no significant asbestos was discovered on contents on level 3. The project is declared an emergency. The programs that are now displaced by this project include Early Childhood Education, Visual Art, Music, and Central Washington University's Pierce County satellite.
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.)	Since the last project update the PDB team has done an excellent job of getting this project back on track and operating in a collaborative manner to the betterment of the project. This is attributed to the PDB team replacing two key personnel members as stated in the last update. The project is scheduled for substantial completion January 6, 2025 though the college will not start classes in the building until Spring quarter, Winter quarter will be utilized to install furniture and equipment and to move any equipment and furniture that is stored on campus for reuse. With special attention to the hazardous materials (asbestos) abatement in this project we recently achieved a major milestone of 100% air sample clearance in all levels of the building. The renovated spaces are flexible, functional and soon to be ready for occupancy.

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		
Pre-design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ 8,615,031	\$ 11,326,291	\$ 6,242,796	\$ -	\$ -	\$ 26,184,118	
057 - State Bldg. Const Acct	4,197,200	6,194,841	2,766,959			13,159,000	C28-Q618
060 - Hazmat/Emergency Pool	1,000,000					1,000,000	C21-Q585/Q559
147 - Local Funds	2,355,713	5,131,450	3,475,837			10,963,000	P612
057- Minor Works Program	639,527					639,527	A09-Q572
060-MW 21-23 URF fund	422,591					422,591	C21-Q363
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 8,615,031	\$ 11,326,291	\$ 6,242,796	\$ -	\$ -	\$ 26,184,118	

Details			
Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg. Area that is being remodeled	100%	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 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.	Estimate at Approved Pre-design	Estimate of the Project as Currently Funded	Actuals to Date	Estimate as Currently Funded to Actuals Variance	Notes
	Gross Sq Ft (GSF)		38,800		(38,800.00)
Usable Sq Ft (USF)		24,761		(24,761.00)	
Space Efficiency (USF/GSF %):		64%			
Site Work SF:				-	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF		\$ 477.15			
Construction Subtotal COST/GSF (Includes change orders)		\$ 562.32			

Milestone Dates					
Pre-design Complete		7/15/2022	7/15/2022	0 mo.	
Start Design		2/1/2023	2/1/2023	0 mo.	
Bid Due Date					
Notice to Proceed		1/19/2023	1/19/2023	0 mo.	
Substantial Completion		9/30/2024			Now 01/06/25
Final Acceptance/Project Close-out Date		3/1/2025			

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		136,807	136,322	\$ (485)	
AE Basic Service Fee - Construction Documents		(2)	585,019	\$ 585,021	
Extra Services - Pre-Bid		1,863,245	1,394,899	\$ (468,346)	
AE Basic Service Fee - Bid/Construction/Closeout		(1)	1,165,526	\$ 1,165,527	
Other Services - Post Bid		(1)	435,799	\$ 435,800	
Design Services Contingency		-	498,171	\$ 498,171	
Consultant Services Total	\$ -	\$ 2,000,048	\$ 4,215,735	\$ 2,215,687	
Construction					
Site Work		310,651	885,448	\$ 574,797.14	
Related Project Costs		5,228,247	5,594,191	\$ 365,943.84	
Facility Construction		12,974,576	10,644,307	\$ (2,330,269.46)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ -	\$ 18,513,474	\$ 17,123,946	\$ (1,389,528.48)	
Construction Contingencies		1,303,237	363,899	\$ (939,338.08)	
Non-Taxable Items		-		\$ -	
Sales Tax		2,001,488	1,990,617	\$ (10,871.50)	
Design-Build Costs			534,215	\$ 534,215.19	
				\$ -	
Construction Contracts Total	\$ -	\$ 21,818,199	\$ 20,012,676	\$ (1,805,522.87)	
Other Project Costs					
Equipment		1,439,227	106,076	\$ (1,333,151)	
Art Work		87,121	15,418	\$ (71,703)	
Project Management		417,546	275,630	\$ (141,916)	
Other Costs (describe)		212,296	213,817	\$ 1,521	Ads, Moving & Storage, Honorarium
Other Project Costs Total	\$ -	\$ 2,156,190	\$ 610,941	\$ (1,545,248.74)	
Total Project Costs	\$ -	\$ 25,974,437	\$ 24,839,352	\$ (1,135,085)	

Additional comments:

Wa Arts Commission Dec. 2024: artist Dionne Bonner in design phase