

OFFICE OF FINANCIAL MANAGEMENT
2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT
June 2024

| | |
|-----------------------|---------------------------------------------------|
| Agency | 699 |
| Project Name | Wenatchee Valley College - Wells Hall Replacement |
| OFM Project Number(s) | 30000985 |

| Contact Information | |
|---------------------|------------------------------------------------------|
| Name | Rich Peters |
| Phone Number | 509-682-6465 |
| Email | rpeters@wvc.edu |

Project Information

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description: (Include a brief summary of the project and the programs it supports.) | This project will demolish and replace wings 1-4 of Wells Hall (approximately 28,154 gsf), with a modern 78,000 gsf classroom and student support services building. The ceramics/theater wing 5 will become a freestanding structure. (Renovation of wing 5 is not part of the project) |
| 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.) | Substantial Completion was established on 5/31/23. A review of the landscaping was done just prior to the one-year warranty period expiring. Some dead and struggling plants were found that the Contractor needs to replace. The closeout submittals were rejected for being incomplete two times. The Contractor is having the revised, and hopefully complete, documents printed at this time. Warranty issues continue with the HVAC system. The Contractor will be out next week to make repairs on an oil leak that was discovered on one of the units. |

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 | \$ 2,762,811 | \$ - | \$ - | \$ - | \$ - | \$ 2,762,811 | |
| 057 - State Bldg Const Acct | 2,762,811 | | | | | 2,762,811 | U05 (bal moved to A00) |
| XXX - Other State Funding | | | | | | 0 | |
| Local Funds | | | | | | 0 | |
| Other Funds & Transfers - Insert Row Here | | | | | | 0 | |
| Construction | \$ 32,077,538 | \$ 270,766 | \$ 2,259,885 | \$ - | \$ - | \$ 34,608,189 | |
| 057 - State Bldg Const Acct | 27,478,156 | 270,766 | 1,859,267 | | | 29,608,189 | A00 |
| XXX - Other State Funding | | | | | | 0 | |
| 147 - Local Funds | 4,599,382 | | 400,618 | | | 5,000,000 | M457 |
| Other Funds & Transfers - Insert Row Here | | | | | | 0 | |
| TOTALS | \$ 34,840,349 | \$ 270,766 | \$ 2,259,885 | \$ - | \$ - | \$ 37,371,000 | |

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-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) | 69,985 | 69,985 | | (69,985.00) | |
| Usable Sq Ft (USF) | 45,542 | 45,542 | | (45,542.00) | |
| Space Efficiency (USF/GSF %): | 65% | 65% | | | |
| Site Work SF: | | | | - | |
| Demolition SF (provide building names in comments): | | | | - | |
| MACC/Bid Award COST/GSF | \$ 357.64 | \$ 383.28 | | | |
| Construction Subtotal COST/GSF (Includes change orders) | \$ 426.56 | \$ 437.13 | | | |

Milestone Dates

| | | | | |
|-----------------------------------------|-----------|-----------|-----------|---------|
| Pre-design Complete | 7/1/2016 | 7/1/2016 | 6/26/2018 | 24 mo. |
| Start Design | 5/1/2018 | 5/1/2018 | 9/10/2018 | 4.5 mo. |
| Bid Due Date | 10/2/2019 | 10/2/2019 | 10/2/2019 | 0 mo. |
| Notice to Proceed | 9/1/2019 | 11/1/2019 | 11/8/2019 | 0 mo. |
| Substantial Completion | 7/1/2021 | 7/23/2021 | | |
| Final Acceptance/Project Close-out Date | | 8/23/2021 | | |

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 | 273,445 | 297,400 | 360,425 | \$ 63,025 | |
| AE Basic Service Fee - Construction Documents | 1,372,578 | 1,287,795 | 979,864 | \$ (307,931) | |
| Extra Services - Pre-Bid | 761,784 | 822,623 | 881,564 | \$ 58,941 | |
| AE Basic Service Fee - Bid/Construction/Closeout | 606,821 | 607,171 | 519,578 | \$ (87,593) | |
| Other Services - Post Bid | 414,500 | 29,176 | 332,350 | \$ 303,174 | |
| Design Services Contingency | 354,995 | 158,818 | 32,245 | \$ (126,573) | |
| Consultant Services Total | \$ 3,784,123 | \$ 3,202,983 | \$ 3,106,028 | \$ (96,955) | |
| Construction | | | | | |
| Site Work | 2,721,908 | | | \$ - | |
| Related Project Costs | | | | \$ - | |
| Facility Construction | 22,307,422 | 26,823,574 | 26,833,221 | \$ 9,646.82 | |
| Maximum Allowable Construction Cost (MACC) Subtotal | \$ 25,029,330 | \$ 26,823,574 | \$ 26,833,221 | \$ 9,646.82 | |
| Construction Contingencies | 2,509,924 | 1,398,622 | | \$ (1,398,622.00) | |
| Non-Taxable Items | | | | \$ - | |
| Sales Tax | 2,313,298 | 2,370,665 | 2,346,888 | \$ (23,776.70) | |
| Design-Build Costs | | | | \$ - | |
| Construction Contracts Total | \$ 29,852,552 | \$ 30,592,861 | \$ 29,180,109 | \$ (1,412,751.88) | |
| Other Project Costs | | | | | |
| Equipment | 2,275,273 | 2,296,247 | 1,841,956 | \$ (454,291) | |
| Art Work | 125,147 | 125,975 | 125,225 | \$ (750) | |
| Project Management | 276,334 | 278,882 | 420,770 | \$ 141,888 | |
| Other Costs (describe) | 866,489 | 874,337 | 437,027 | \$ (437,310) | |
| Other Project Costs Total | \$ 3,543,243 | \$ 3,575,441 | \$ 2,824,979 | \$ (750,462.34) | |
| Total Project Costs | \$ 37,179,918 | \$ 37,371,285 | \$ 35,111,115 | \$ (2,260,170) | |

Additional comments:

Wa Arts Commission: December 2023 artwork installed April 2023 invoicing complete