

**OFFICE OF FINANCIAL MANAGEMENT**  
2023-25 Biennium

**WASHINGTON STATE MAJOR PROJECT STATUS REPORT**  
June 2024

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

Contact Information	
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**Project Information**

<b>Project Description:</b> (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.
<b>Project Status:</b> (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.)	Due to contract processing delays at DES, and an extended permitting schedule the date for substantial completion has slid to 01/06/25. The complete scope of work to restore Olympic South has been funded and is now under GMP contract. The contractor mobilized onsite in October-November time frame, exterior demolition including removal of the east and south cladding material is complete, the elevator tower construction is underway, major activities have included sand blasting the concrete slabs and applying encapsulant to seal in the asbestos fibers, wall framing on levels two and three is near completion, most MEP rough in is complete on those two floors. In the past few months Forma has changed their Project Manager and Site Superintendent personnel which has greatly improved communication and collaboration between all parties. An increased attention to the critical nature of asbestos materials management on this project by their new personnel is greatly appreciated.

**Funding**

Phase & Fund Type	All State & Local Sources, Project Transfers and Amounts						TOTAL	Notes
	Expenditures		Current Plan					
	Prior Expended	2023-25 Expended	2023-25 Remaining	2025-27 Plan	Future Plan			
<b>Predesign</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
057 - State Bldg Const Acct						0		
XXX - Other State Funding						0		
Local Funds						0		
Other Funds & Transfers - Insert Row Here						0		
<b>Design</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
057 - State Bldg Const Acct						0		
XXX - Other State Funding						0		
Local Funds						0		
Other Funds & Transfers - Insert Row Here						0		
<b>Construction</b>	\$ 8,615,031	\$ 3,254,353	\$ 14,314,734	\$ -	\$ -	\$ 26,184,118		
057 - State Bldg Const Acct	4,197,200	607,229	8,354,571			13,159,000	C28-Q618	
060 - Hazmat/Emergency Pool	1,000,000					1,000,000	C21-Q585/Q559	
147 - Local Funds	2,355,713	2,647,125	5,960,162			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	
Other Funds & Transfers - Insert Row Here						0		
<b>TOTALS</b>	\$ 8,615,031	\$ 3,254,353	\$ 14,314,734	\$ -	\$ -	\$ 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 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)		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 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
	<b>Acquisition</b>				
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services		136,807	136,322	\$ (485)	
AE Basic Service Fee - Construction Documents		(2)	571,279	\$ 571,281	
Extra Services - Pre-Bid		1,863,245	1,394,899	\$ (468,346)	
AE Basic Service Fee - Bid/Construction/Closeout		(1)	1,026,798	\$ 1,026,799	
Other Services - Post Bid		(1)	303,046	\$ 303,047	
Design Services Contingency		-	498,171	\$ 498,171	
<b>Consultant Services Total</b>	\$ -	\$ 2,000,048	\$ 3,930,514	\$ 1,930,466	
<b>Construction</b>					
Site Work		310,651	577,435	\$ 266,784.28	
Related Project Costs		5,228,247	5,594,191	\$ 365,943.84	
Facility Construction		12,974,576	3,580,328	\$ (9,394,247.78)	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	\$ -	\$ 18,513,474	\$ 9,751,954	\$ (8,761,519.66)	
Construction Contingencies		1,303,237	61,985	\$ (1,241,251.95)	
Non-Taxable Items		-		\$ -	
Sales Tax		2,001,488	1,177,942	\$ (823,545.55)	
Design-Build Costs			314,310	\$ 314,310.20	
				\$ -	
<b>Construction Contracts Total</b>	\$ -	\$ 21,818,199	\$ 11,306,192	\$ (10,512,006.96)	
<b>Other Project Costs</b>					
Equipment		1,439,227		\$ (1,439,227)	
Art Work		87,121	15,068	\$ (72,053)	
Project Management		417,546	204,019	\$ (213,527)	
Other Costs (describe)		212,296	213,292	\$ 996	Ads, Moving & Storage, Honorarium
<b>Other Project Costs Total</b>	\$ -	\$ 2,156,190	\$ 432,379	\$ (1,723,811.24)	
<b>Total Project Costs</b>	\$ -	\$ 25,974,437	\$ 15,669,085	\$ (10,305,352)	

**Additional comments:**

Wa Arts Commission June 2024: artist Dionne Bonner in design phase

