

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

December 2024

Agency	699
Project Name	Tacoma Community College Center for Innovative Learning and Engagement
OFM Project Number(s)	40000104

Contact Information	
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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The project scope assumes a multi-story building to house instructional space with appropriate technology and equipment needs for pathways in Business, Humanities, and Social Sciences, and cross and interdisciplinary programming.
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.)	CILE building target substantial completion late January 2025. Project has exterior framing and interior framing in progress. Trades are being worked on inside the building. GlasRock siding is being put on the outside. We do not anticipate cost overruns or significant schedule delays.

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	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Design	\$ 2,409,619	\$ 582,380	\$ 1	\$ -	\$ -	\$ 2,992,000	
057 - State Bldg Const Acct	2,409,619	582,380	1			2,992,000	C08
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds & Transfers - Insert Row Here</i>						0	
Construction	\$ 295,582	\$ 32,430,805	\$ 7,879,614	\$ -	\$ -	\$ 40,606,000	
057 - State Bldg. Const Acct		31,726,386	7,879,614			39,606,000	D01
XXX - Other State Funding						0	
147 - Local Funds	295,582	704,418	0			1,000,000	Q616
<i>Other Funds & Transfers - Insert Row Here</i>						0	
TOTALS	\$ 2,705,201	\$ 33,013,185	\$ 7,879,615	\$ -	\$ -	\$ 43,598,000	

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)	46,124	51,325		(51,325.00)
Usable Sq Ft (USF)	28,105	31,300		(31,300.00)	
Space Efficiency (USF/GSF %):	61%	61%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	25,069	25,069		(25,069)	
MACC/Bid Award COST/GSF	\$ 460.74	\$ 535.05			
Construction Subtotal COST/GSF (Includes change orders)	\$ 673.25	\$ 716.15			

Milestone Dates					
Pre-design Complete	6/1/2022	6/1/2022	8/11/2022	2.5 mo.	
Start Design	8/1/2022	6/1/2022	8/1/2023	14 mo.	
Bid Due Date			10/5/2023	1485 mo.	
Notice to Proceed	7/1/2023	7/1/2023	6/20/2023		
Substantial Completion	9/1/2024	5/15/2025			
Final Acceptance/Project Close-out Date	11/15/2024	8/15/2025			

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	276,180	278,292	433,741	\$ 155,449	
AE Basic Service Fee - Construction Documents	1,095,882	1,555,432	1,970,604	\$ 415,172	
Extra Services - Pre-Bid	1,316,316	1,634,707	1,422,543	\$ (212,164)	
AE Basic Service Fee - Bid/Construction/Closeout	513,341	619,377	579,852	\$ (39,525)	
Other Services - Post Bid	528,759	562,354	397,489	\$ (164,865)	
Design Services Contingency	192,469	59,087	-	\$ (59,087)	
Consultant Services Total	\$ 3,922,947	\$ 4,709,249	\$ 4,804,229	\$ 94,980	
Construction					
Site Work	2,476,345	3,817,050	250,094	\$ (3,566,955.70)	
Related Project Costs		90,798	22,319	\$ (68,478.80)	
Facility Construction	18,774,603	23,553,452	29,420,061	\$ 5,866,608.75	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 21,250,948	\$ 27,461,300	\$ 29,692,474	\$ 2,231,174.25	
Construction Contingencies	1,815,903	1,586,867	-	\$ (1,586,867.00)	
Non-Taxable Items			-	\$ -	
Sales Tax	2,899,776	3,432,396	-	\$ (3,432,396.00)	
GCCM Costs	4,497,573	3,467,029	-	\$ (3,467,029.00)	
GCCM Risk Contingency	588,738	809,039	-	\$ (809,039.00)	
Construction Contracts Total	\$ 31,052,938	\$ 36,756,631	\$ 29,692,474	\$ (7,064,156.75)	
Other Project Costs					
Equipment	3,208,292	1,575,226	280,263	\$ (1,294,963)	
Art Work	195,935	211,929	37,389	\$ (174,540)	
Project Management		70,100	-	\$ (70,100)	
Other Costs (describe)	1,002,744	274,863	307,359	\$ 32,496	Legal Notices, City of Tacoma bldg. permit, student stipend
Other Project Costs Total	\$ 4,406,971	\$ 2,132,118	\$ 625,011	\$ (1,507,106.53)	
Total Project Costs	\$ 39,382,856	\$ 43,597,998	\$ 35,121,715	\$ (8,476,283)	

Additional comments:

To be demolished: UFI A03517 Bldg. F1 = 10,539 gsf
 Wa Arts Commission: December 2024 : curated project (curator = Romson Bustillo), researching artworks.