

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

**WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT**  
**June 2024**

Agency	699
Project Name	Walla Walla Community College Science & Technology Building Replacement
OFM Project Number(s)	30001452

Contact Information	
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**Project Information**

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	The Science & Technology Building is a replacement project of over 16,000 square feet that will provide new and expanded space for several science labs and related classrooms. It supports course requirements for STEM programs in biology, chemistry, physics, engineering, geology, environmental science, earth science, atmospheric sciences, nursing, enology & viticulture, animal science and agricultural sciences.
<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.)	Project is Complete.

**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	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>Design</b>	\$ 1,151,411	\$ -	\$ -	\$ -	\$ -	\$ 1,151,411	
057 - State Bldg Const Acct	1,151,411		0			1,151,411	U94 (moved bal to
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>Construction</b>	\$ 9,347,609	\$ 103,978	\$ 36,002	\$ -	\$ -	\$ 9,487,589	
057 - State Bldg Const Acct	9,347,609	103,978	36,002			9,487,589	C05
XXX - Other State Funding						0	
Local Funds						0	
<i>Other Funds &amp; Transfers - Insert Row Here</i>						0	
<b>TOTALS</b>	\$ 10,499,020	\$ 103,978	\$ 36,002	\$ -	\$ -	\$ 10,639,000	

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-Bid-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 at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
Gross Sq Ft (GSF)	16,000	16,044		(16,044.00)	
Usable Sq Ft (USF)	11,250	10,002		(10,002.00)	
Space Efficiency (USF/GSF %):	70%	62%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	16,044	16,044		(16,044)	
MACC/Bid Award COST/GSF	\$ 516.55	\$ 473.65			
Construction Subtotal COST/GSF (Includes change orders)	\$ 590.72	\$ 533.30			

Milestone Dates					
Predesign Complete	1/1/2019	6/1/2019	5/30/2019		OFM approved
Start Design	4/1/2019	3/1/2020	3/1/2020	0 mo.	
Bid Due Date			6/10/2020	1445.5 mo.	
Notice to Proceed	3/1/2020	7/1/2021	7/15/2021	0.5 mo.	
Substantial Completion	6/1/2021	12/1/2022	12/13/2022	0.5 mo.	
Final Acceptance/Project Close-out Date			7/14/2023	1482.5 mo.	

## 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 Pre-design	Cost Estimate of the Project as Currently Funded	Actual Cost Data at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
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### Acquisition

<b>Acquisition Costs Total</b>				\$ -	
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### Consultant Services

Pre-Schematic Design Services	132,103	122,523	127,816	\$ 5,293	
AE Basic Service Fee - Construction Documents	478,368	437,882	404,309	\$ (33,573)	
Extra Services - Pre-Bid	459,629	582,897	457,659	\$ (125,238)	
AE Basic Service Fee - Bid/Construction/Closeout	223,347	203,796	194,518	\$ (9,278)	
Other Services - Post Bid	185,039	202,928	195,555	\$ (7,373)	
Design Services Contingency	76,085	79,605		\$ (79,605)	
<b>Consultant Services Total</b>	<b>\$ 1,554,571</b>	<b>\$ 1,629,631</b>	<b>\$ 1,379,857</b>	<b>\$ (249,774)</b>	

### Construction

Site Work	1,147,063	787,107	802,000	\$ 14,893.00	
Related Project Costs		123,096	27,731	\$ (95,365.00)	
Facility Construction	7,117,705	6,689,099	6,756,836	\$ 67,737.00	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 8,264,768</b>	<b>\$ 7,599,302</b>	<b>\$ 7,586,567</b>	<b>\$ (12,735.00)</b>	
Construction Contingencies	414,353	257,677	136,850	\$ (120,827.00)	
Non-Taxable Items				\$ -	
Sales Tax	772,442	699,271	756,179	\$ 56,907.87	
				\$ -	
				\$ -	
<b>Construction Contracts Total</b>	<b>\$ 9,451,563</b>	<b>\$ 8,556,250</b>	<b>\$ 8,479,596</b>	<b>\$ (76,654.13)</b>	

### Other Project Costs

Equipment	491,148	227,488	195,384	\$ (32,104)	
Art Work	41,324	52,931	52,931	\$ -	
Project Management				\$ -	
Other Costs (describe)	177,080	172,778	495,308	\$ 322,530	
<b>Other Project Costs Total</b>	<b>\$ 709,552</b>	<b>\$ 453,197</b>	<b>\$ 743,623</b>	<b>\$ 290,426.00</b>	
<b>Total Project Costs</b>	<b>\$ 11,715,686</b>	<b>\$ 10,639,078</b>	<b>\$ 10,603,076</b>	<b>\$ (36,002)</b>	

### Close-Out Information

		NOTES
Number of Change Orders	18	
Total Value of Change Orders	\$133,400	
Outstanding Liabilities	\$0	
Unsettled Claims	\$0	

#### Additional comments:

Demolished buildings: UFI A05789 China Pavilion 10,400 gsf / / UFI A05356 Women's Center 1,644 gsf. UFI A09884 Greenhouse 4,000 gsf will not be demolished.  
 Other cost: China Pavilion demolition.  
 Wa Arts Commission June 2024: Curated artwork installed March 2023