

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2024

Agency	699
Project Name	Centralia College Teacher Education and Family Development Center
OFM Project Number(s)	40000109

Contact Information

Name	Rick Perkins
Phone Number	360-623-8573
Email	rick.perkins@centralia.edu

Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The primary focus of the request is on Early Childhood Education and BAS-TE programs by improving the teaching/learning environment and increasing student access. The college has also been in dialog with DEL regarding an additional BAS program for Early Childhood education professionals. The new building will also facilitate the new Dual Language Labs that will focus on the Spanish speaking population.
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.)	The first existing structure at 415 S King St has been demoed and the site cleared. Other two existing structures at 407 and 411 S King are being advertised for sale and removal to be done over the next several months. Design has been completed, Energy Life Cycle Cost Analysis Report has been completed and approved. We are currently in a holding pattern until next spring when we should find out if construction will be funded in the 25 or 27 biennium. At that time bid ready documents will be completed and there will be a scheduled bid Date with a planned NTP of July 1st 2025.

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			
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	\$ 1,991,862	\$ 270,140	\$ 5,998	\$ -	\$ -	\$ 2,268,000		
057 - State Bldg Const Acct	1,991,862	270,140	5,998			2,268,000	C11	
XXX - Other State Funding						0		
Local Funds						0		
<i>Other Funds & Transfers - Insert Row Here</i>						0		
Construction	\$ -	\$ 14,873	\$ 985,127	\$ -	\$ 9,838,000	\$ 10,838,000		
057 - State Bldg Const Acct					8,787,000	8,787,000	Future	
XXX - Other State Funding						0		
147 - Local Funds					1,051,000	1,051,000	Future	
147 - Local Funds		14,873	985,127			1,000,000	Q615	
<i>Other Funds & Transfers - Insert Row Here</i>						0		
TOTALS	\$ 1,991,862	\$ 285,013	\$ 991,125	\$ -	\$ 9,838,000	\$ 13,106,000		

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 to Date	Estimate as Currently Funded to Actuals Variance	Notes
Gross Sq Ft (GSF)	18,420	18,430		(18,430.00)	
Usable Sq Ft (USF)	15,180	15,211		(15,211.00)	
Space Efficiency (USF/GSF %):	82%	83%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	17,430	17,430		(17,430)	
MACC/Bid Award COST/GSF	\$ 485.69	\$ 485.43			
Construction Subtotal COST/GSF (Includes change orders)	\$ 551.85	\$ 551.55			

Milestone Dates

Pre-design Complete	2/1/2022	2/1/2022	5/16/2022	3.5 mo.
Start Design	4/1/2022	4/1/2022	4/1/2022	0 mo.
Bid Due Date	6/1/2025	6/1/2025		
Notice to Proceed	7/1/2025	7/1/2025		
Substantial Completion	6/1/2027	6/1/2027		
Final Acceptance/Project Close-out Date	6/30/2027	6/30/2027		

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	\$ 1,105,142	\$ 1,105,142	\$ 917,990	\$ (187,152)	
Consultant Services					
Pre-Schematic Design Services	135,724	135,724	90,184	\$ (45,540)	
AE Basic Service Fee - Construction Documents	508,863	508,863	1,023,674	\$ 514,811	
Extra Services - Pre-Bid	492,652	492,652	278,390	\$ (214,262)	
AE Basic Service Fee - Bid/Construction/Closeout	238,686	238,686		\$ (238,686)	
Other Services - Post Bid	-			\$ -	
Design Services Contingency	71,387	71,387		\$ (71,387)	
Consultant Services Total	\$ 1,447,312	\$ 1,447,312	\$ 1,392,248	\$ (55,064)	
Construction					
Site Work	1,198,564	1,198,564		\$ (1,198,564.00)	
Related Project Costs		-		\$ -	
Facility Construction	7,747,861	7,747,861		\$ (7,747,861.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 8,946,425	\$ 8,946,425	\$ -	\$ (8,946,425.00)	
Construction Contingencies	448,221	448,221		\$ (448,221.00)	
Non-Taxable Items				\$ -	
Sales Tax	770,361	770,361		\$ (770,361.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 10,165,007	\$ 10,165,007	\$ -	\$ (10,165,007.00)	
Other Project Costs					
Equipment	203,605	203,605		\$ (203,605)	
Art Work	65,179	65,179	-	\$ (65,179)	
Project Management	114,672	114,672	36,267	\$ (78,405)	
Other Costs (describe)				\$ -	
Other Project Costs Total	\$ 383,456	\$ 383,456	\$ 36,267	\$ (347,189.00)	
Total Project Costs	\$ 13,100,917	\$ 13,100,917	\$ 2,346,505	\$ (10,754,412)	

Additional comments:

Demolish: UFI A03193 = 2,600 gsf / UFI A04011 = 7,920 gsf / UFI A04649 = 2,000 gsf / UFI A08717 = 2,510 gsf / UFI A02548 = 2,400 gsf
 Wa Arts Commission: June 2024 not started