

OFFICE OF FINANCIAL MANAGEMENT							
2023-25 Biennium							
WASHINGTON STATE MAJOR PROJECT STATUS REPORT							
December 2024							
Agency	699						
Project Name	Everett Community College Baker Hall Replacement						
OFM Project Number(s)	40000190						
Contact Information							
Name	Erica Dias						
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Project Information							
Project Description: (Include a brief summary of the project and the programs it supports.)	This project replaces a facility built in 1962. The Baker Hall Replacement project will support the following programs: General Business, Accounting, Economics, Business Technology, Information Technology and Theatre. It will contain sixteen primary instructional classrooms, two Basic Skills labs, and instructional support spaces ranging from classroom break-out spaces to collaboration rooms to informal lounges. An auditorium convertible for use as a black-box theater will serve multiple roles, from instructional lab to instructional support to a campus event space.						
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.)	This project received Design and Construction funding in the 2023-25 biennium. Architectural firm selection is currently underway and an executed contract is expected early March of 2025. The design phase is expected to last around 12-13 months with a construction start date of around April or May of 2026; State Project Manager and EvCC project team meet weekly; team has identified programming for the new building which will be the cosmetology program (currently residing in Marysville, WA) and blackbox theater on the 1st floor and basic, flexible classrooms on the 2nd floor.						
Funding							
All State & Local Sources, Project Transfers and Amounts							
	Expenditures		Current Plan				
Phase & Fund Type	Prior Expended	2023-25 Expended	2023-25 Remaining	2025-27 Plan	Future Plan	TOTAL	Notes
Predesign	\$ 139,209	\$ -	\$ 135,000	\$ -	\$ -	\$ 274,209	
057 - State Bldg. Const Acct	139,209	0	135,000			274,209	A21
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ 37,904,000	\$ -	\$ -	\$ 37,904,000	
057 - State Bldg. Const Acct	0	0	37,904,000			37,904,000	D03
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 139,209	\$ -	\$ 38,039,000	\$ -	\$ -	\$ 38,178,209	
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)	49,000	50,000		(50,000.00)			
Usable Sq Ft (USF)	29,525	32,180		(32,180.00)			
Space Efficiency (USF/GSF %):	60%	64%					
Site Work SF:				-			
Demolition SF (provide building names in comments):	23,710	23,710		(23,710)	UFI A10077		
MACC/Bid Award COST/GSF	\$ 455.86	\$ 532.51					
Construction Subtotal COST/GSF (Includes change orders)	\$ 525.62	\$ 614.60					
Milestone Dates							
Predesign Complete	12/1/2020	12/1/2020	4/6/2021	4 mo.	OFM approved		
Start Design	7/1/2021	7/1/2023	4/1/2025	21 mo.			
Bid Due Date							
Notice to Proceed	7/1/2021	7/1/2026					
Substantial Completion	1/1/2023	7/1/2027					
Final Acceptance/Project Close-out Date		10/31/2027					

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				\$ -	
Consultant Services					
Pre-Schematic Design Services	249,710	271,067	123,969	\$ (147,098)	
AE Basic Service Fee - Construction Documents	1,179,794	1,392,569		\$ (1,392,569)	
Extra Services - Pre-Bid	1,299,689	1,379,881	15,240	\$ (1,364,641)	
AE Basic Service Fee - Bid/Construction/Closeout	518,975	625,647		\$ (625,647)	
Other Services - Post Bid	293,482	311,627		\$ (311,627)	
Design Services Contingency	179,419	199,510		\$ (199,510)	
Consultant Services Total	\$ 3,721,069	\$ 4,180,301	\$ 139,209	\$ (4,041,092)	
Construction					
Site Work	3,151,376	3,006,960		\$ (3,006,960.00)	
Related Project Costs		-		\$ -	
Facility Construction	19,185,570	23,618,376		\$ (23,618,376.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 22,336,946	\$ 26,625,336	\$ -	\$ (26,625,336.00)	
Construction Contingencies	1,119,659	1,336,479		\$ (1,336,479.00)	
Non-Taxable Items		-		\$ -	
Sales Tax	2,298,748	2,768,220		\$ (2,768,220.00)	
GCCM Costs				\$ -	
GCCM Risk Contingency				\$ -	
Construction Contracts Total	\$ 25,755,353	\$ 30,730,035	\$ -	\$ (30,730,035.00)	
Other Project Costs					
Equipment	2,134,639	2,226,070		\$ (2,226,070)	
Art Work	161,959	189,941		\$ (189,941)	
Project Management	225,924	249,299		\$ (249,299)	
Other Costs (describe)	554,909	602,366		\$ (602,366)	
Other Project Costs Total	\$ 3,077,431	\$ 3,267,676	\$ -	\$ (3,267,676.00)	
Total Project Costs	\$ 32,553,853	\$ 38,178,012	\$ 139,209	\$ (38,038,803)	
Additional comments:					
Demolish Baker Hall UFI A10077 Wa Arts Commission has reached out to initiate the formation of the Art Selection Committee; EvCC will meet with the committee in the next two weeks to affirm their participation, apprise them of the status of the Baker Hall project and then they will be connected with Claire Schectman of the WA Arts Commission.					