

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2025

Agency	699	
Project Name	Grays Harbor College Student Services and Instructional Building	
OFM Project Number(s)	30000127	

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	The Student Services & Instructional Building (SSIB) is a replacement for our current student services building. In addition to replacing obsolescent space, it will consolidate student service programs that are dispersed among other buildings on campus, and provide instructional space for a culinary arts/hospitality program.
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.)	<p>Closeout procedures for the building, including punch list and administrative work are currently ongoing, substantial completion was achieved 3/5/2024. There are currently 3 outstanding COPs under dispute, which if paid as presented by the GC, may result in exceeding the project budget.</p> <p>GHC is working with DES to resolve the outstanding disputes. The subcontractor responsible for all 3 of the COPs did not agree to a negotiated settlement. Mediation is scheduled for February 2025.</p> <p>Delays and disputed COPs are both the result of a permit delay in March 2022.</p> <p>The subcontractor responsible for all 3 of the COP’s did not agree to a negotiated settlement during the mediation held in February of 2025. The dispute is now scheduled for Arbitration in February of 2026.</p>

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	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ 4,651,000	\$ -	\$ -	\$ -	\$ -	\$ 4,651,000	
057 - State Bldg. Const Acct	4,151,000					4,151,000	U88
XXX - Other State Funding	500,000					500,000	N265
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 29,789,428	\$ 17,370,073	\$ 66,499	\$ -	\$ -	\$ 47,226,000	
057 - State Bldg. Const Acct	26,589,428	17,370,073	66,499			44,026,000	C00
XXX - Other State Funding						0	
147 Local Funds	3,200,000					3,200,000	Q583-COP
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 34,440,428	\$ 17,370,073	\$ 66,499	\$ -	\$ -	\$ 51,877,000	

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)	69,985	69,985		(69,985.00)	
Usable Sq Ft (USF)	45,490	45,490		(45,490.00)	
Space Efficiency (USF/GSF %):	65%	65%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	35,080	35,080		(35,080)	
MACC/Bid Award COST/GSF	\$ 498.26	\$ 573.41			
Construction Subtotal COST/GSF (Includes change orders)	\$ 569.94	\$ 656.76			

Milestone Dates

Predesign Complete	12/1/2018	12/1/2019	11/5/2018		OFM approved
Start Design	1/1/2019	1/1/2020	11/6/2018		
Bid Due Date			12/14/2021	1463.5 mo.	
Notice to Proceed	4/1/2020	7/1/2021	1/25/2022	7 mo.	
Substantial Completion	8/1/2021	10/1/2022	3/5/2024	17 mo.	
Final Acceptance/Project Close-out Date					

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	447,759	462,974	472,113	\$ 9,139	
AE Basic Service Fee - Construction Documents	1,647,664	1,901,671	1,412,997	\$ (488,674)	
Extra Services - Pre-Bid	1,722,868	880,996	1,000,720	\$ 119,724	
AE Basic Service Fee - Bid/Construction/Closeout	770,897	835,046	614,047	\$ (220,999)	
Other Services - Post Bid	700,953	174,285	179,292	\$ 5,007	
Design Services Contingency	272,442	213,544		\$ (213,544)	
Consultant Services Total	\$ 5,562,583	\$ 4,468,516	\$ 3,679,169	\$ (789,347)	
Construction					
Site Work	3,270,752	3,561,411	3,375,596	\$ (185,815.00)	
Related Project Costs				\$ -	
Facility Construction	31,600,075	36,568,636	36,044,601	\$ (524,035.35)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 34,870,827	\$ 40,130,047	\$ 39,420,197	\$ (709,850.35)	
Construction Contingencies	1,746,569	2,007,375	1,768,016	\$ (239,359.00)	
Non-Taxable Items			128,463	\$ 128,463.00	bldg. permit
Sales Tax	3,269,934	3,826,078	3,704,083	\$ (121,994.92)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 39,887,330	\$ 45,963,500	\$ 45,020,759	\$ (942,741.27)	
Other Project Costs					
Equipment	2,769,056	982,761	953,002	\$ (29,759)	
Art Work	174,354	258,096	117,155	\$ (140,941)	
Project Management	204,183	203,862	108,363	\$ (95,499)	Campus PM
Other Costs (describe)	415,975			\$ -	
Other Project Costs Total	\$ 3,563,568	\$ 1,444,719	\$ 1,178,520	\$ (266,198.84)	
Total Project Costs	\$ 49,013,481	\$ 51,876,735	\$ 49,878,448	\$ (1,998,287)	
Additional comments:					
Demolish Building 100 (UFI A00146) 22,643 gsf and building 200 (UFI A00079) 12,437 gsf. Wa Arts Commission: December 2024 artist selected (Lynn Basa). In fabrication phase. Permit delay for NPDES stormwater has resulted in 3 disputed COPs that are currently scheduled for mediation in February 2025. The SSIB is currently officially named tulaIW Student Center by the Grays Harbor College Board of Trustees. Wa Art was installed in May 2025. NPDES stormwater disputed COPs are now scheduled for arbitration in February 2026.					