

OFFICE OF FINANCIAL MANAGEMENT							
2023-25 Biennium							
WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT							
June 2025							
Agency	699						
Project Name	Clark College - North County Satellite						
OFM Project Number(s)	30000135						
Contact Information							
Name	Chris Samuels						
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Project Information							
Project Description: (Include a brief summary of the project and the programs it supports.)	Designed and constructed under a progressive design-build contract, the new building will serve north Clark County residents through General Education programs and a new Advanced Manufacturing Center (AMC) program including Welding, Machining, Metallurgy, 3D Printing and associated skills development at the new Boschma Farms campus in Ridgefield. Total building area is approximately 50,000 square feet gross. The building includes a computer lab, study spaces, conference rooms, and administrative offices. The 10-acre site has parking lots with electric vehicle charging stations and a new street from the north side of the Pioneer Street roundabout that provides for vehicular entrance, and will also serve future campus expansion across 40 additional acres.						
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.)	In March 2019 the Predesign Report recommended construction of a 70,000 GSF building at a total rounded project cost of \$54,923,000. The Design-Build selection process concluded with NTP issued in April 2022. Design and construction costs escalated at double-digit annual rates and site development costs were higher than anticipated, forcing reduced building area. The Guaranteed Maximum Price was negotiated in April 2023 and site earthwork began in June. The project is now 100% complete in terms of construction and commissioning activities. Substantial Completion was achieved on September 30, 2024 and Final Completion on December 31, 2024. The FF&E installation is complete. Final certificate of occupancy was obtained. Final audit is complete. The progressive design-build Contract Value was reduced approximately \$4 million due to unspent construction contingency and the unused portion of construction allowances. The project achieved LEED Silver certification. One final deductive change order is pending with an expected value of about \$50,000.						
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Design	\$ 3,186,525	\$ -	\$ -	\$ -	\$ -	\$ 3,186,525	
057 - State Bldg. Const Acct	3,186,525		0			3,186,525	U95
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 3,188,514	\$ 49,120,514	\$ 6,922,447	\$ -	\$ -	\$ 59,231,475	
057 - State Bldg. Const Acct	3,188,514	49,068,781	3,474,180			55,731,475	C01
XXX - Other State Funding						0	
147 - Local Funds	0	51,733	3,448,267			3,500,000	Q749
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 6,375,039	\$ 49,120,514	\$ 6,922,447	\$ -	\$ -	\$ 62,418,000	
Details							
Construction Type	Vocational schools		Project Administered By		DES		
% of Bldg. Area that is being remodeled	0%		Art Requirement Applies		Yes		
Procurement Method	Design-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)	70,000	50,000	50,000	-	GSF reduced from Predesign due to cost escalation		
Usable Sq Ft (USF)	50,250	39,300	39,300	-			
Space Efficiency (USF/GSF %):	72%	79%	79%	0%			
Site Work SF:	430,000	430,000	430,000	-			
Demolition SF (provide building names in comments):				-	No demolition		
MACC/Bid Award COST/GSF	\$ 637.97	\$ 834.22	\$ 892.99	\$ 58.77			
Construction Subtotal COST/GSF (Includes change orders)	\$ 726.28	\$ 1,155.83	\$ 1,035.36	\$ (120.47)			
Milestone Dates							
Predesign Complete	5/1/2019	9/1/2019	5/22/2019		OFM approved		
Start Design	11/8/2021	4/1/2022	4/1/2022	0 mo.			
Bid Due Date					Progressive Design Build		
Notice to Proceed	5/30/2022	6/1/2023	4/1/2022				
Substantial Completion	8/1/2024	9/1/2024	9/30/2024	1 mo.	9/30/2024		
Final Acceptance/Project Close-out Date	9/1/2024		12/31/2021	1464 mo.	12/31/2024		

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 Cost Data at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
	Acquisition				
Acquisition Costs Total		\$ 13,521	\$ 13,521	\$ 0	College cost to receive land donation
Consultant Services					
Pre-Schematic Design Services	770,022	376,656	376,656	\$ -	
AE Basic Service Fee - Construction Documents		1	207,091	\$ 207,090	
Extra Services - Pre-Bid	446,956	211,968	102,351	\$ (109,617)	
AE Basic Service Fee - Bid/Construction/Closeout (Construction Administration)		1	1	\$ -	Progressive Design Build does not include CA services by consultant
Other Services - Post Bid	360,660			\$ -	ditto
Design Services Contingency		1	-	\$ (1)	Design Contingency was included in PDB contract
Consultant Services Total	\$ 1,577,638	\$ 588,627	\$ 686,099	\$ 97,472	
Construction					
Site Work	11,587,825	6,725,827	7,200,000	\$ 474,173.00	
Related Project Costs		5,891,908	3,500,000	\$ (2,391,908.00)	
Facility Construction	33,069,916	29,093,265	33,949,500	\$ 4,856,235.00	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 44,657,741	\$ 41,711,000	\$ 44,649,500	\$ 2,938,500.00	
Construction Contingencies	2,242,241	2,317,925	-	\$ (2,317,925.00)	Contingency not used, returned to college by CO
Non-Taxable Items				\$ -	
Sales Tax	3,939,599	4,625,442	4,141,816	\$ (483,626.00)	
Design-Build Costs		6,050,567	2,976,633	\$ (3,073,934.00)	
		3,086,512		\$ (3,086,512.00)	
Construction Contracts Total	\$ 50,839,581	\$ 57,791,446	\$ 51,767,949	\$ (6,023,497.00)	
Other Project Costs					
Equipment	1,664,168	3,307,799	4,879,009	\$ 1,571,210	
Art Work	223,289	293,124	56,519	\$ (236,605)	
Project Management	360,660	-	-	\$ -	
Other Costs (DES Interagency Agreement, College project management, etc.)	257,916	423,077	768,422	\$ 345,345	
Other Project Costs Total	\$ 2,506,033	\$ 4,024,000	\$ 5,703,950	\$ 1,679,950.00	
Total Project Costs	\$ 54,923,252	\$ 62,417,594	\$ 58,171,520	\$ (4,246,074)	
Close-Out Information					
		NOTES			
Number of Change Orders	27	Most change orders were zero-cost, zero-time to define Cost of the Work			
Total Value of Change Orders	See Notes	Progressive Design Build - total change orders reduced GMP by ~\$4 million			
Outstanding Liabilities	\$0	No liabilities; one final deductive change order is pending.			
Unsettled Claims	\$0	No claims			
Additional comments:					
On Dec 2024, Clark College was notified by the WA Arts Commission that Sarah Folden would not be providing her services for curating the exterior art piece. The WA Arts Commission has only committed Ryan Feddersen to curate interior artwork. The artist, WA Arts, and Clark College art committee have walked the building to observe ideal locations for the installation of interior art pieces.					