

OFFICE OF FINANCIAL MANAGEMENT							
2023-25 Biennium							
WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT							
June 2025							
Agency	699						
Project Name	Everett Community College - Learning Resource Center						
OFM Project Number(s)	30000136						
Contact Information							
Name	Allen Flaa						
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Project Information							
Project Description: (Include a brief summary of the project and the programs it supports.)		The new Everett Community College Library Resource Center building will provide critically needed new space for library services, the writing center, the tutoring center, the Center for Transformative Teaching and Media Services. The existing first floor space the EvCC Parks Student Union will be remodeled to accommodate programs that are in other campus buildings currently slated for demolition.					
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.)		Cascade Learning Resource Center construction was completed in Spring of 2023 and the city-required frontage improvements completed September of 2023. The college had a soft opening of the building in July of 2023 and a grand opening in September of 2023. The building is now in full operation and all features are being utilized by students and staff. The building is open to the community but so far, foot traffic has been fairly minimal. The utility easement was recorded and submitted to the city on December 12 which is the final action needed in order to obtain full certificate of occupancy. Certificate of Occupancy received 1/10/24. Foot traffic has increased and the library has expanded weekend hours now. Substantial completion was reached in December of 2024. Several projects added to the building after the fact: relocating the stairwell alarm boxes so they are accessible without a ladder and adding automatic door openers to the main stairwell doors in early 2025. Project drawings were delivered in June of 2025. Post warranty period pinch points: pole lights are not water tight and have begun to fail, lithocrete artwork in a major walkway such as the entry point is highly ill-advised as it is already failing, can't be properly snowplowed, and the Facilities team is not authorized to maintain state owned public art.					
Funding							
All State & Local Sources, Project Transfers and Amounts							
	Expenditures		Current Plan			TOTAL	Notes
Phase & Fund Type	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	\$ 3,450,202	\$ -	\$ -	\$ -	\$ -	\$ 3,450,202	
057 - State Bldg. Const Acct	3,450,202		0			3,450,202	U90
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 40,825,935	\$ 3,672,417	\$ 4,149,584	\$ -	\$ -	\$ 48,647,936	
057 - State Bldg. Const Acct	40,825,935	3,672,417	4,149,584			48,647,936	C02
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 44,276,137	\$ 3,672,417	\$ 4,149,584	\$ -	\$ -	\$ 52,098,138	
Details							
Construction Type	Libraries	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	70,000		(70,000.00)		
	Usable Sq Ft (USF)	47,600	45,500		(45,500.00)		
	Space Efficiency (USF/GSF %):	68%	65%				
	Site Work SF:				-		
	Demolition SF (provide building names in comments):				-		
	MACC/Bid Award COST/GSF	\$ 443.66	\$ 482.53				
Construction Subtotal COST/GSF (Includes change orders)	\$ 511.12	\$ 558.27					
Milestone Dates							
Predesign Complete	12/1/2018	3/1/2019	2/25/2019		OFM approved		
Start Design	1/1/2019	4/1/2019	2/26/2019				
Bid Due Date							
Notice to Proceed	7/1/2021	7/1/2021	7/15/2021	0.5 mo.			
Substantial Completion	4/1/2023	1/1/2023	12/17/2024	23.5 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 Cost Data at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
	Acquisition				
Acquisition Costs Total	\$ 4,000,000	\$ 4,000,000		\$ (4,000,000)	
Consultant Services					
Pre-Schematic Design Services	366,162	369,110	257,364	\$ (111,746)	
AE Basic Service Fee - Construction Documents	1,460,335	1,558,511	1,822,184	\$ 263,673	
Extra Services - Pre-Bid	1,488,816	1,880,497	1,191,802	\$ (688,695)	
AE Basic Service Fee - Bid/Construction/Closeout	687,948	731,079	636,693	\$ (94,386)	
Other Services - Post Bid	222,241	227,890	-	\$ (227,890)	
Design Services Contingency	439,240	471,953		\$ (471,953)	
Consultant Services Total	\$ 4,664,742	\$ 5,239,040	\$ 3,908,043	\$ (1,330,997)	
Construction					
Site Work	4,726,612	5,591,260	490,865	\$ (5,100,394.61)	
Related Project Costs			1,385,692	\$ 1,385,692.00	
Facility Construction	26,329,537	28,185,603	37,077,062	\$ 8,891,459.42	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 31,056,149	\$ 33,776,863	\$ 38,953,620	\$ 5,176,756.81	
Construction Contingencies	1,558,638	1,814,271		\$ (1,814,271.00)	
Non-Taxable Items				\$ -	
Sales Tax	3,163,635	3,487,932	3,856,408	\$ 368,476.38	
Design-Build Costs				\$ -	
				\$ -	
Construction Contracts Total	\$ 35,778,422	\$ 39,079,066	\$ 42,810,028	\$ 3,730,962.19	
Other Project Costs					
Equipment	2,574,744	2,642,590	1,422,181	\$ (1,220,409)	
Art Work	155,281	259,197	259,197	\$ -	
Project Management	183,048	187,699		\$ (187,699)	
Other Costs (describe)	1,738,811	691,068	340,697	\$ (350,371)	
Other Project Costs Total	\$ 4,651,884	\$ 3,780,554	\$ 2,022,075	\$ (1,758,478.96)	
Total Project Costs	\$ 49,095,048	\$ 52,098,660	\$ 48,740,146	\$ (3,358,514)	
Close-Out Information					
NOTES					
Number of Change Orders	33	2 COs for Preconstruction, 31 for H(2-1). Change Order 32 is pending completion of an			
Total Value of Change Orders	\$2,634,109	Total for both G(1-1) Preconstruction and H(2-1) Construction Contract.			
Outstanding Liabilities	None	There is an expected clawback of NSS funds following the Audit.			
Unsettled Claims	None				
Additional comments:					
Other costs consist of legal notices & permit fees. Wa Arts Commission June 2023 - artwork installed May 2023 Leo Berk					