

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT
June 2025

Agency	699	
Project Name	Wenatchee Valley College - Wells Hall Replacement	
OFM Project Number(s)	30000985	

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	This project will demolish and replace wings 1-4 of Wells Hall (approximately 28,154 gsf), with a modern 78,000 gsf classroom and student support services building. The ceramics/theater wing 5 will become a freestanding structure. (Renovation of wing 5 is not part of the project)
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.)	Substantial Completion was established on 5/31/23. Final Completion and Final Acceptance received from DES on May 20, 2025.

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	\$ 2,762,811	\$ -	\$ -	\$ -	\$ -	\$ 2,762,811	
057 - State Bldg. Const Acct	2,762,811					2,762,811	U05 (bal moved to A00)
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 32,077,538	\$ 519,707	\$ 295,289	\$ -	\$ -	\$ 32,892,534	
057 - State Bldg. Const Acct	27,478,156	413,595	783			27,892,534	A00
XXX - Other State Funding						0	
147 - Local Funds	4,599,382	106,112	294,506			5,000,000	M457
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 34,840,349	\$ 519,707	\$ 295,289	\$ -	\$ -	\$ 35,655,345	

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-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)	69,985	69,985	69,985	-	
Usable Sq Ft (USF)	45,542	45,542	45,542	-	
Space Efficiency (USF/GSF %):	65%	65%	65%	0%	
Site Work SF:	3.18 Acres	3.18 Acres	3.18 Acres	(3.18 Ac)	
Demolition SF (provide building names in comments):	23,218 SF	23,218 SF	23,218 SF	(23,218 SF)	WH Wings 1-4
MACC/Bid Award COST/GSF	\$ 357.64	\$ 358.76	\$ 385.58	\$ 26.82	
Construction Subtotal COST/GSF (Includes change orders)	\$ 426.56	\$ 412.62	\$ 419.31	\$ 6.69	
Milestone Dates					
Predesign Complete	7/1/2016	7/1/2016	6/26/2018	24 mo.	
Start Design	5/1/2018	5/1/2018	9/10/2018	4.5 mo.	
Bid Due Date	10/2/2019	10/2/2019	10/2/2019	0 mo.	
Notice to Proceed	9/1/2019	11/1/2019	11/8/2019	0 mo.	
Substantial Completion	7/1/2021	7/23/2021	5/1/2023	21.5 mo.	
Final Acceptance/Project Close-out Date		3/31/2025	5/20/2025	1.5 mo.	

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				\$ -	
Consultant Services					
Pre-Schematic Design Services	273,445	297,400	360,425	\$ 63,025	
AE Basic Service Fee - Construction Documents	1,372,578	1,287,795	979,864	\$ (307,931)	
Extra Services - Pre-Bid	761,784	822,623	881,564	\$ 58,941	
AE Basic Service Fee - Bid/Construction/Closeout	606,821	607,171	522,578	\$ (84,593)	
Other Services - Post Bid	414,500	29,176	332,350	\$ 303,174	
Design Services Contingency	354,995	158,818	32,245	\$ (126,573)	
Consultant Services Total	\$ 3,784,123	\$ 3,202,983	\$ 3,109,028	\$ (93,955)	
Construction					
Site Work	2,721,908			\$ -	
Related Project Costs				\$ -	
Facility Construction	22,307,422	25,107,919	26,984,858	\$ 1,876,938.55	by bal transferred to
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 25,029,330	\$ 25,107,919	\$ 26,984,858	\$ 1,876,938.55	
Construction Contingencies	2,509,924	1,398,622		\$ (1,398,622.00)	
Non-Taxable Items				\$ -	
Sales Tax	2,313,298	2,370,665	2,360,711	\$ (9,953.95)	
Design-Build Costs				\$ -	
				\$ -	
Construction Contracts Total	\$ 29,852,552	\$ 28,877,206	\$ 29,345,569	\$ 468,362.60	
Other Project Costs					
Equipment	2,275,273	2,296,247	1,913,408	\$ (382,839)	
Art Work	125,147	125,975	125,225	\$ (750)	
Project Management	276,334	278,882	429,800	\$ 150,918	
Other Costs (describe)	866,489	874,337	437,027	\$ (437,310)	
Other Project Costs Total	\$ 3,543,243	\$ 3,575,441	\$ 2,905,460	\$ (669,980.91)	
Total Project Costs	\$ 37,179,918	\$ 35,655,630	\$ 35,360,056	\$ (295,574)	
Close-Out Information					
					NOTES
Number of Change Orders	54				
Total Value of Change Orders	\$2,264,171				
Outstanding Liabilities	\$0	Final payment			
Unsettled Claims					
Additional comments:					
Wa Arts - Installed April 2023; Wells Hall Wings 1-4 were demolished. Final invoice payments made after receiving Final Acceptance/Completion.					