

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT

June 2025

Agency

Project Name

OFM Project Number(s)

699

Pierce College Fort Steilacoom Cascade Building Phase 3

30000987

Contact Information

Name

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Project Information

Project Description:

Project Status:

This project renovates a portion of the Cascade Building on the Pierce College Fort Steilacoom campus. The project chiefly affects three educational programs: Dental Hygiene, Veterinary Technician, and Emergency Medical Technician. The original project request was to build approximately 20,000 SF of new area to move the Veterinary Technician Program and renovate the old space for expansion of the Dental Hygiene and EMT programs. Is also called for a number of smaller space renovations.

The metal panel replacement was completed. The project has a few deficiencies in door hardware at Glacier and incomplete patching in level 1 Cascade that remain. Part of the scope of this project that included updates to the campus maps and directories necessitated by the renovation of level 1 Cascade and the construction of the new Glacier Building will not be complete by the end of this biennium before the funds lapse. The college will need to fund this remaining scope of work from local funds.

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	\$ 3,188,908	\$ -	\$ -	\$ -	\$ -	\$ 3,188,908	
057 - State Bldg. Const Acct	3,188,908					3,188,908	U98 Bal moved to A02
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 27,432,639	\$ 1,709,451	\$ 6,019,002	\$ -	\$ -	\$ 35,161,092	
057 - State Bldg. Const Acct	27,395,403	1,709,451	2,806,238			31,911,092	A02
XXX - Other State Funding						0	
147 - Local Funds	37,236		3,212,764			3,250,000	N586
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 30,621,547	\$ 1,709,451	\$ 6,019,002	\$ -	\$ -	\$ 38,350,000	

Details

Construction Type	College classroom facilities	Project Administered By	DES
% of Bldg. Area that is being remodeled	15%	Art Requirement Applies	Yes
Procurement Method	Design-Bid-Build	Higher Ed Institution	Yes

Statistics

	Estimate at Approved Predesign	Estimate of the Project as Currently Funded	Actuals at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
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.					
Gross Sq Ft (GSF)	54,110	54,110	59,972	5,862.00	
Usable Sq Ft (USF)	38,147	38,147		(38,147.00)	
Space Efficiency (USF/GSF %):	70%	70%	0%	-70%	
Site Work SF:			125,000	125,000	
Demolition SF (provide building names in comments):				-	
MACC/Bid Award COST/GSF	\$ 390.06	\$ 370.74	\$ 337.00	\$ (33.74)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 483.12	\$ 448.19	\$ 445.74	\$ (2.45)	

Milestone Dates

Predesign Complete	12/1/2018	12/1/2018	4/12/2019	4.5 mo.	OFM approved
Start Design	1/1/2019	1/1/2019	4/13/2019	3.5 mo.	
Bid Due Date		8/20/2020	8/25/2020	0 mo.	
Notice to Proceed	4/1/2020	8/27/2020	10/28/2020	2 mo.	
Substantial Completion	7/1/2022	3/14/2023	8/21/2023	5.5 mo.	Glacier SC 9/6/22. The Actuals to date is SC for Cascade Level 1 Renovation.
Final Acceptance/Project Close-out Date		3/15/2025	6/30/2025	3.5 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	274,920	247,134	274,920	\$ 27,786	
AE Basic Service Fee - Construction Documents	1,557,188	1,600,717	2,276,260	\$ 675,543	
Extra Services - Pre-Bid	1,255,716	905,707	205,983	\$ (699,724)	
AE Basic Service Fee - Bid/Construction/Closeout	761,540	710,076	1,151,466	\$ 441,391	
Other Services - Post Bid	324,712	890,420	408,664	\$ (481,757)	
Design Services Contingency	611,583	450,100		\$ (450,100)	
Consultant Services Total	\$ 4,785,659	\$ 4,804,154	\$ 4,317,293	\$ (486,861)	
Construction					
Site Work	2,756,933	-	1,644,788	\$ 1,644,788.00	
Related Project Costs				\$ -	
Facility Construction	18,349,453	20,061,000	18,565,849	\$ (1,495,150.63)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 21,106,386	\$ 20,061,000	\$ 20,210,637	\$ 149,637.37	
Construction Contingencies	2,680,113	2,006,100	4,095,159	\$ 2,089,059.10	
Non-Taxable Items				\$ -	
Sales Tax	2,354,864	2,184,643	2,426,121	\$ 241,478.19	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 26,141,363	\$ 24,251,743	\$ 26,731,918	\$ 2,480,174.66	
Other Project Costs					
Equipment	4,432,171	4,726,703	2,052,714	\$ (2,673,989)	
Art Work	105,532	98,006	98,006	\$ -	
Project Management	310,055	464,710	597,952	\$ 133,242	
Other Costs (describe)	767,974	791,121	225,497	\$ (565,624)	permits, light renta
Other Project Costs Total	\$ 5,615,732	\$ 6,080,540	\$ 2,974,169	\$ (3,106,370.78)	
Total Project Costs	\$ 36,542,754	\$ 35,136,437	\$ 34,023,380	\$ (1,113,057)	
Close-Out Information					
		NOTES			
Number of Change Orders	116				
Total Value of Change Orders	\$4,095,805				
Outstanding Liabilities					
Unsettled Claims					
Additional comments:					
1. New construction 36,712 GSF and renovation of Cascade level 1 only 23,260 GSF 2. USF data not available at this time. Wa Arts Commission: December 2022 - artwork installed July 2022					