

OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT FINAL CLOSE-OUT REPORT
June 2025

Agency	699	
Project Name	Spokane Falls Community College Fine and Applied Arts Replacement	
OFM Project Number(s)	30001458	

Contact Information

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Project Information

Project Description: (Include a brief summary of the project and the programs it supports.)	Project to replace the Fine Arts Building and the Photography Building on the SFCC Campus with a single structure. The building will contain classrooms, computer labs, faculty offices, student study spaces, and the specialized lab type space necessary for the instructional programs: Photography, media, drawing, painting, sculpture, ceramics, print-making, jewelry making, art history and appreciation, and more. Spaces will include studios, dark room(s), exhibition hall/galleries, and storage.
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.)	Project close out ongoing with contractor, Swinerton Builders. Third party consultant, jointly hired by the contractor and Spokane Colleges (through DES) has reviewed the extensive punch list and remaining non-conforming items. The report is currently under review by all parties.

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	\$ 2,827,000	\$ -	\$ -	\$ -	\$ -	\$ 2,827,000	
057 - State Bldg. Const Acct	2,827,000					2,827,000	U40
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 22,884,980	\$ 12,932,217	\$ 3,524,803	\$ -	\$ -	\$ 39,342,000	
057 - State Bldg. Const Acct	20,000,000	0	0			20,000,000	A20
057 - Other State Funding	2,884,980	12,932,217	3,524,803			19,342,000	C06
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 25,711,980	\$ 12,932,217	\$ 3,524,803	\$ -	\$ -	\$ 42,169,000	

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 at Final Completion	Estimate as Currently Funded to Actuals Variance	Notes
Gross Sq Ft (GSF)	57,693	59,837	59,837	-	
Usable Sq Ft (USF)	40,385	41,886	41,886	-	
Space Efficiency (USF/GSF %):	70%	70%	70%	0%	
Site Work SF:				-	
Demolition SF (provide building names in comments):	35,274	35,274		(35,274)	
MACC/Bid Award COST/GSF	\$ 430.73	\$ 473.32	\$ 454.67	\$ (18.65)	
Construction Subtotal COST/GSF (Includes change orders)	\$ 515.50	\$ 541.84	\$ 512.23	\$ (29.60)	

Milestone Dates

Predesign Complete	11/1/2018	1/1/2019	1/7/2019	0 mo.	
Start Design	12/1/2018	2/1/2019	4/24/2019	2.5 mo.	
Bid Due Date			6/30/2020	1446 mo.	
Notice to Proceed	4/1/2020	7/22/2020	8/6/2020	0.5 mo.	
Substantial Completion	1/1/2022	9/1/2024	8/6/2024		
Final Acceptance/Project Close-out Date		10/5/2024			

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				\$ -	
Consultant Services					
Pre-Schematic Design Services	434,108	193,950	207,504	\$ 13,554	
AE Basic Service Fee - Construction Documents	1,278,644	1,598,130	1,505,078	\$ (93,052)	
Extra Services - Pre-Bid	651,895	1,727,947	1,187,989	\$ (539,958)	
AE Basic Service Fee - Bid/Construction/Closeout	600,801	634,427	733,257	\$ 98,830	
Other Services - Post Bid	489,183	401,533	972,107	\$ 570,574	
Design Services Contingency	357,044	474,009	-	\$ (474,009)	
Consultant Services Total	\$ 3,811,675	\$ 5,029,996	\$ 4,605,935	\$ (424,061)	
Construction					
Site Work		1,863,653	2,278,746	\$ 415,093.00	
Related Project Costs		754,497	3,332,216	\$ 2,577,719.00	
Facility Construction	24,850,230	25,703,943	21,595,087	\$ (4,108,856.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 24,850,230	\$ 28,322,093	\$ 27,206,049	\$ (1,116,044.00)	
Construction Contingencies	2,485,023	1,422,690	914,837	\$ (507,853.00)	
Non-Taxable Items			-	\$ -	
Sales Tax	2,405,503	2,677,031	2,529,702	\$ (147,329.00)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 29,740,756	\$ 32,421,814	\$ 30,650,588	\$ (1,771,226.00)	
Other Project Costs					
Equipment	3,033,971	2,650,819	2,135,311	\$ (515,508)	
Art Work	124,251	379,426	378,675	\$ (751)	
Project Management	326,353	569,630	527,289	\$ (42,341)	
Other Costs (describe)	1,238,752	239,455	346,400	\$ 106,945	
Other Project Costs Total	\$ 4,723,327	\$ 3,839,330	\$ 3,387,675	\$ (451,654.53)	
Total Project Costs	\$ 38,275,758	\$ 41,291,140	\$ 38,644,198	\$ (2,646,942)	
Close-Out Information					
		NOTES			
Number of Change Orders	115	Includes Project Phases 1, 2, 3, 3a, 3b, 3c			
Total Value of Change Orders	\$1,073,344	Not including WSST			
Outstanding Liabilities	\$2,991,482	Includes: B. Consultant Services, C. Construction Contracts (Phases 1, 2, 3, 3a, 3b, 3c, 4), F. Agency Project Management, G. Other Project Related costs.			
Unsettled Claims	\$1,289,122	Based on Swinerton "unresolved" claims list dated 1/2/25; includes WSST 9.1%			
Additional comments:					
Demolition: UFI A06505 Fine Arts 24,873 gsf / UFI A09540 Photography 10,401 gsf Wa Arts Commission: 12/15/23: - Artwork was successfully installed in September of 2023. Note: The artist could be held responsible for potential project delays/costs due to the GC receiving artwork much later than anticipated as well as the artist not being available for timely supervision of the installation. Additionally, GC provided support for unloading pieces from shipping containers that was unforeseen and not accommodated by the artist or ArtsWa. - SFCC/CCS Administration has named the new facility ska-hét (anglicized) or s̓łxetkʷ (Salish) - meaning "rapids" or "fast water." This was the word that the tribes used to talk about Spokane Falls as well as a generalized name for the entire Spokane River. SFCC collaborated with the Spokane Tribe. NOTE: Payment to Fraudulent account occurred on 7/31/23 in the amount of \$1,001,457.65. A second payment for the same amount was paid to the contractor for construction services associated with Project 2018-063 I (3-3) Invoice 21R. The additional expenditure is not accounted for in the above totals. Work continues with the Attorney General and Federal agencies to recover these fraudulent expenses. A portion of these funds have been recovered as of November 2024.					