

## OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

WASHINGTON STATE MAJOR PROJECT STATUS REPORT  
June 2025

Agency	699	
Project Name	Tacoma Community College Center for Innovative Learning and Engagement	
OFM Project Number(s)	40000104	

## Contact Information

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## Project Information

<b>Project Description:</b> (Include a brief summary of the project and the programs it supports.)	The project scope assumes a multi-story building to house instructional space with appropriate technology and equipment needs for pathways in Business, Humanities, and Social Sciences, and cross and interdisciplinary programming.
<b>Project Status:</b> (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.)	The building is built and open for students. We have demolished F1 and are doing civil work there now.

## Funding

## All State &amp; 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		
<b>Predesign</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Design</b>	\$ 2,409,619	\$ 582,380	\$ 1	\$ -	\$ -	\$ 2,992,000	
057 - State Bldg. Const Acct	2,409,619	582,380	1			2,992,000	C08
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ 295,582	\$ 37,444,580	\$ 2,865,839	\$ -	\$ -	\$ 40,606,000	
057 - State Bldg. Const Acct		36,740,161	2,865,839			39,606,000	D01
XXX - Other State Funding						0	
147 - Local Funds	295,582	704,418	0			1,000,000	Q616
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 2,705,201	\$ 38,026,960	\$ 2,865,840	\$ -	\$ -	\$ 43,598,000	

## Details

Construction Type	College classroom facilities	Project Administered By	DES	
% of Bldg. Area that is being remodeled	0%	Art Requirement Applies	Yes	
Procurement Method	GCCM	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 to Date	Estimate as Currently Funded to Actuals Variance	Notes
Gross Sq Ft (GSF)	46,124	51,325		(51,325.00)	
Usable Sq Ft (USF)	28,105	31,300		(31,300.00)	
Space Efficiency (USF/GSF %):	61%	61%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	25,069	25,069		(25,069)	
MACC/Bid Award COST/GSF	\$ 460.74	\$ 535.05			
Construction Subtotal COST/GSF (Includes change orders)	\$ 673.25	\$ 716.15			

## Milestone Dates

Predesign Complete	6/1/2022	6/1/2022	8/11/2022	2.5 mo.	
Start Design	8/1/2022	6/1/2022	8/1/2023	14 mo.	
Bid Due Date			10/5/2023	1485 mo.	
Notice to Proceed	7/1/2023	7/1/2023	6/20/2023		
Substantial Completion	9/1/2024	5/15/2025			
Final Acceptance/Project Close-out Date	11/15/2024	8/15/2025			

## 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.	<b>Cost Estimate at Approved Predesign</b>	<b>Cost Estimate of the Project as Currently Funded</b>	<b>Actual Costs to Date</b>	<b>Estimate as Currently Funded to Actuals Variance</b>	<b>Notes</b>
<b>Acquisition</b>					
<b>Acquisition Costs Total</b>				\$ -	
<b>Consultant Services</b>					
Pre-Schematic Design Services	276,180	278,292	836,649	\$ 558,357	
AE Basic Service Fee - Construction Documents	1,095,882	1,555,432	1,106,783	\$ (448,649)	
Extra Services - Pre-Bid	1,316,316	1,634,707	1,545,492	\$ (89,215)	
AE Basic Service Fee - Bid/Construction/Closeout	513,341	619,377	337,099	\$ (282,278)	
Other Services - Post Bid	528,759	562,354	397,489	\$ (164,865)	
Design Services Contingency	192,469	59,087	-	\$ (59,087)	
<b>Consultant Services Total</b>	<b>\$ 3,922,947</b>	<b>\$ 4,709,249</b>	<b>\$ 4,223,511</b>	<b>\$ (485,738)</b>	
<b>Construction</b>					
Site Work	2,476,345	3,817,050	1,173,434	\$ (2,643,616.39)	
Related Project Costs		90,798	40,353	\$ (50,444.81)	
Facility Construction	18,774,603	23,553,452	32,474,825	\$ 8,921,373.07	
<b>Maximum Allowable Construction Cost (MACC) Subtotal</b>	<b>\$ 21,250,948</b>	<b>\$ 27,461,300</b>	<b>\$ 33,688,612</b>	<b>\$ 6,227,311.87</b>	
Construction Contingencies	1,815,903	1,586,867	319,608	\$ (1,267,258.97)	
Non-Taxable Items			-	\$ -	
Sales Tax	2,899,776	3,432,396	-	\$ (3,432,396.00)	
GCCM Costs	4,497,573	3,467,029	-	\$ (3,467,029.00)	
GCCM Risk Contingency	588,738	809,039	-	\$ (809,039.00)	
<b>Construction Contracts Total</b>	<b>\$ 31,052,938</b>	<b>\$ 36,756,631</b>	<b>\$ 34,008,220</b>	<b>\$ (2,748,411.10)</b>	
<b>Other Project Costs</b>					
<b>Equipment</b>	3,208,292	1,575,226	1,571,753	\$ (3,473)	
<b>Art Work</b>	195,935	211,929	58,625	\$ (153,305)	
<b>Project Management</b>		70,100	17,104	\$ (52,996)	
<b>Other Costs</b> (describe)	1,002,744	274,863	646,586	\$ 371,723	Legal Notices, City of Tacoma bldg. permit, student stipend
<b>Other Project Costs Total</b>	<b>\$ 4,406,971</b>	<b>\$ 2,132,118</b>	<b>\$ 2,294,068</b>	<b>\$ 161,949.63</b>	
<b>Total Project Costs</b>	<b>\$ 39,382,856</b>	<b>\$ 43,597,998</b>	<b>\$ 40,525,799</b>	<b>\$ (3,072,199)</b>	

### Additional comments:

To be demolished: UFI A03517 Bldg. F1 = 10,539 gsf  
 Wa Arts Commission: December 2024 : curated project (curator = Romson Bustillo), researching artworks.