

OFFICE OF FINANCIAL MANAGEMENT							
2023-25 Biennium							
WASHINGTON STATE MAJOR PROJECT STATUS REPORT							
June 2025							
Agency	699						
Project Name	Lower Columbia College Center for Vocational & Transitional Studies						
OFM Project Number(s)	40000106						
Contact Information							
Name	Nolan Wheeler						
Phone Number	360-442-2201						
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Project Information							
Project Description: (Include a brief summary of the project and the programs it supports.)	The Vocational Education & Classroom Building will provide labs, classrooms, informal student study spaces and offices to serve the College's programs in machine trades, manufacturing, welding, information technology and transitional studies.						
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.)	Pre-design - Engineering agreement signed 11/10/21. Pre-design report approved by OFM on 4/26/22. Architect selection for design completed on 5/19/22 (firm MSGS selected). Design team completed SD on 12/16/22 and starting on DD phase. A community leader share out of the schematic design was held on 12/13/22 and was very well attended. Project design work delayed pending future state funding. The City of Longview notified LCC on 5/22/2023 that they are requiring LCC to replace the 20-inch watermain that bisects campus from north to south with a new watermain in the 15th Avenue corridor. During the Project Request and Pre-design phase, LCC had been told that the city would only require protection of the existing watermain. This new requirement increases the cost of the project by approximately \$3.4MM. Meetings are ongoing to be ready in July 2025. Art in Public Places reached out to start the artwork process.						
Funding							
All State & Local Sources, Project Transfers and Amounts							
	Expenditures		Current Plan			TOTAL	Notes
Phase & Fund Type	Prior Expended	Expended	Remaining	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	\$ 1,401,147	\$ 1,098,683	\$ 706,170	\$ -	\$ -	\$ 3,206,000	
057 - State Bldg Const Acct	1,401,147	1,098,683	706,170			3,206,000	C09
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ -	\$ -	\$ -	\$ -	\$ 34,005,000	\$ 34,005,000	
057 - State Bldg Const Acct					31,805,000	31,805,000	Future
XXX - Other State Funding						0	
Local Funds					2,200,000	2,200,000	Future if needed
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 1,401,147	\$ 1,098,683	\$ 706,170	\$ -	\$ 34,005,000	\$ 37,211,000	
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 to Date	Estimate as Currently Funded to Actuals	Variance	Notes	
Gross Sq Ft (GSF)	46,267	50,694		(50,694.00)			
Usable Sq Ft (USF)	32,590	35,689		(35,689.00)			
Space Efficiency (USF/GSF %):	70%	70%					
Site Work SF:				-			
Demolition SF (provide building names in comments):	48,795	48,795		(48,795)			
MACC/Bid Award COST/GSF	\$ 593.14	\$ 682.17					
Construction Subtotal COST/GSF (Includes change orders)	\$ 673.35	\$ 722.11					
Milestone Dates							
Predesign Complete	4/26/2022	10/1/2021	4/26/2022	7 mo.			
Start Design	4/26/2022	1/1/2022	6/1/2025	41 mo.			
Bid Due Date							
Notice to Proceed	9/1/2023	7/1/2025					
Substantial Completion	9/1/2025	7/1/2027					
Final Acceptance/Project Close-out Date							

Project Costs	
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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 Costs to Date	Estimate as Currently Funded to Actuals Variance	Notes
Acquisition					
Acquisition Costs Total				\$ -	
Consultant Services					
Pre-Schematic Design Services	220,836	220,836	217,079	\$ (3,757)	BCE
AE Basic Service Fee - Construction Documents	1,321,049	1,771,357	1,580,256	\$ (191,101)	Inc
Extra Services - Pre-Bid	1,264,428	1,249,672	63,527	\$ (1,186,145)	Commerce, PBS,
AE Basic Service Fee - Bid/Construction/Closeout	618,484	625,676	498,593	\$ (127,083)	Inc
Other Services - Post Bid	480,296	625,677	142,098	\$ (483,579)	Sazan Envirn
Design Services Contingency	201,341	224,661		\$ (224,661)	
Consultant Services Total	\$ 4,106,434	\$ 4,717,879	\$ 2,501,553	\$ (2,216,326)	
Construction					
Site Work	3,996,993	7,615,502		\$ (7,615,501.81)	
Related Project Costs		-		\$ -	
Facility Construction	23,445,649	26,966,354		\$ (26,966,354.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 27,442,642	\$ 34,581,856	\$ -	\$ (34,581,855.81)	
Construction Contingencies	1,376,889	1,729,093		\$ (1,729,092.79)	
Non-Taxable Items	-			\$ -	
Sales Tax	2,334,383	2,941,242		\$ (2,941,242.09)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 31,153,914	\$ 39,252,191	\$ -	\$ (39,252,190.70)	
Other Project Costs					
Equipment	1,580,917	1,499,386		\$ (1,499,386)	
Art Work	185,128	240,806	-	\$ (240,806)	
Project Management	-	-		\$ -	
Other Costs (describe)	184,300	184,300		\$ (184,300)	
Other Project Costs Total	\$ 1,950,345	\$ 178,956	\$ -	\$ (178,956.00)	
Total Project Costs	\$ 37,210,693	\$ 44,149,026	\$ 2,501,553	\$ (41,647,472)	

Demolish: UFI A09213 Science = 6,994 gsf / UFI A03581 Vocational = 32,250 gsf / UFI A01344 Physical Science = 9,551 gsf
Wa Arts Commission: June 2025 in conversation - no start date scheduled