

## OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

## WASHINGTON STATE MAJOR PROJECT STATUS REPORT

June 2025

Agency	699	
Project Name	Centralia College Teacher Education and Family Development Center	
OFM Project Number(s)	40000109	

## 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 primary focus of the request is on Early Childhood Education and BAS-TE programs by improving the teaching/learning environment and increasing student access. The college has also been in dialog with DEL regarding an additional BAS program for Early Childhood education professionals. The new building will also facilitate the new Dual Language Labs that will focus on the Spanish speaking population.
<b>Project Status: 6/5/2025</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.)	All structures on site with the exception of a small storage building have been demolished and the site is bid ready. Design has been completed, Energy Life Cycle Cost Analysis Report has been completed and approved. Electrical and communication infrastructures have been put in place to support the new building. Two dual port Level 2 EV chargers have also been installed adjacent to the site as a requirement for LEED Certification of the project. The project is on hold until funding is approved for either the 2027 or 2029 biennium. At that time bid ready documents will be completed and there will be a scheduled bid Date with a planned NTP of either July 1, 2027 or 2029.

## 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>	\$ 1,991,862	\$ 270,140	\$ 5,998	\$ -	\$ -	\$ 2,268,000	
057 - State Bldg. Const Acct	1,991,862	270,140	5,998			2,268,000	C11
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
<b>Construction</b>	\$ -	\$ 98,372	\$ 901,628	\$ -	\$ 9,838,000	\$ 10,838,000	
057 - State Bldg. Const Acct					8,787,000	8,787,000	Future
XXX - Other State Funding						0	
147 - Local Funds					1,051,000	1,051,000	Future
147 - Local Funds		98,372	901,628			1,000,000	Q615
Other Funds & Transfers - Insert Row Here						0	
<b>TOTALS</b>	\$ 1,991,862	\$ 368,512	\$ 907,626	\$ -	\$ 9,838,000	\$ 13,106,000	

## 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)	18,420	18,420		(18,420.00)	
Usable Sq Ft (USF)	15,180	15,180		(15,180.00)	
Space Efficiency (USF/GSF %):	82%	82%			
Site Work SF:				-	
Demolition SF (provide building names in comments):	17,430	17,430		(17,430)	
MACC/Bid Award COST/GSF	\$ 485.69	\$ 556.89			
Construction Subtotal COST/GSF (Includes change orders)	\$ 551.85	\$ 632.68			

## Milestone Dates

Predesign Complete	2/1/2022	2/1/2022	5/16/2022	3.5 mo.	
Start Design	4/1/2022	4/1/2022	4/1/2022	0 mo.	
Bid Due Date	6/1/2025	6/1/2025			
Notice to Proceed	7/1/2025	7/1/2025			
Substantial Completion	6/1/2027	6/1/2027			
Final Acceptance/Project Close-out Date	6/30/2027	6/30/2027			

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 Costs to Date	Estimate as Currently Funded to Actuals Variance	Notes
Acquisition					
Acquisition Costs Total	\$ 1,105,142	\$ 1,105,142	\$ 917,990	\$ (187,152)	
Consultant Services					
Pre-Schematic Design Services	135,724	135,724	133,021	\$ (2,703)	
AE Basic Service Fee - Construction Documents	508,863	627,245	1,023,674	\$ 396,429	
Extra Services - Pre-Bid	492,652	489,367	182,174	\$ (307,193)	
AE Basic Service Fee - Bid/Construction/Closeout	238,686	466,406		\$ (466,406)	
Other Services - Post Bid	-			\$ -	
Design Services Contingency	71,387	85,937		\$ (85,937)	
Consultant Services Total	\$ 1,447,312	\$ 1,804,679	\$ 1,338,869	\$ (465,810)	
Construction					
Site Work	1,198,564	1,051,372	285,656	\$ (765,715.66)	
Related Project Costs		-		\$ -	
Facility Construction	7,747,861	9,206,484		\$ (9,206,484.00)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 8,946,425	\$ 10,257,856	\$ 285,656	\$ (9,972,199.66)	
Construction Contingencies	448,221	512,893		\$ (512,892.80)	
Non-Taxable Items				\$ -	
Sales Tax	770,361	883,247	23,424	\$ (859,823.23)	
				\$ -	
				\$ -	
Construction Contracts Total	\$ 10,165,007	\$ 11,653,996	\$ 309,080	\$ (11,344,915.69)	
Other Project Costs					
Equipment	203,605	687,162		\$ (687,162)	
Art Work	65,179	75,006	-	\$ (75,006)	
Project Management	114,672	109,102	36,267	\$ (72,835)	
Other Costs (describe)			45,338	\$ 45,338	
Other Project Costs Total	\$ 383,456	\$ 30,000	\$ 81,605	\$ 51,605.00	
Total Project Costs	\$ 13,100,917	\$ 14,593,817	\$ 2,647,544	\$ (11,946,273)	
Additional comments:					
Wa Arts Commission: On hold. Because of the long lead time for the project, we will need the costs re-estimated and there is a possibility we will not be able to keep the building permit open which means it will need to go back to design to accommodate new code requirements.					