### OFFICE OF FINANCIAL MANAGEMENT

2023-25 Biennium

# WASHINGTON STATE MAJOR PROJECT STATUS REPORT June 2025

Agency	699
Project Name	Everett Community College Baker Hall Replacement
OFM Project Number(s)	40000190

Contact Information									
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# **Project Information**

#### **Project Description:**

(Include a brief summary of the project and the programs it supports.)

This project replaces a facility built in 1962. The Baker Hall Replacement project will support the following programs: General Business, Accounting, Economics, Business Technology, Information Technology and Theatre. It will contain sixteen primary instructional classrooms, two Basic Skills labs, and instructional support spaces ranging from classroom break-out spaces to collaboration rooms to informal lounges. An auditorium convertible for use as a black-box theater will serve multiple roles, from instructional lab to instructional support to a campus event space.

#### **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.)

This project received Design and Construction funding in the 2023-25 biennium. The method of the project was changed to GCCM in December of 2024. McGranahan PBK was selected as the architect in February of 2025 and Cornerstone Construction was selected as the contractor in May of 2025. The design phase is expected to last around 12-13 months with a construction start date of around April or May of 2026 and the demolition of the old Baker Hall to start in March of 2026. The State Project Manager and EvCC project team meet weekly; team has identified programming for the new building which will be the cosmetology program (currently residing in Marysville, WA) and blackbox theater on the 1st floor and basic, flexible classrooms on the 2nd floor.

Funding												
All State & Local Sources, Project Transfers and Amounts												
		Expend	ditu	res	Current Plan							
				2023-25	2023-25 2025-27							
Phase & Fund Type	Prior	Expended		Expended	l	Remaining		Plan	Fut	ture Plan	TOTAL	Notes
Predesign	\$	139,209	\$	-	\$	135,000	\$	-	\$	-	\$ 274,209	
057 - State Bldg. Const Acct		139,209		0		135,000					274,209	A21
XXX - Other State Funding											0	
Local Funds											0	
Other Funds & Transfers - Insert Row Here											0	
Design	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	
057 - State Bldg. Const Acct											0	
XXX - Other State Funding											0	
Local Funds											0	
Other Funds & Transfers - Insert Row Here											0	
Construction	\$	-	\$	145	\$	37,903,855		-	\$	-	\$ 37,904,000	
057 - State Bldg. Const Acct		0		145		37,903,855					37,904,000	D03
XXX - Other State Funding											0	
Local Funds											0	
Other Funds & Transfers - Insert Row Here											0	
TOTALS	\$	139,209	\$	145	\$	38,038,855	\$	-	\$	-	\$ 38,178,209	

<b>Details</b>										
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)	49,000	50,000		(50,000.00)					
Usable Sq Ft (USF)	29,525	32,180		(32,180.00)					
Space Efficiency (USF/GSF %):	60%	64%							
Site Work SF:				-					
Demolition SF (provide building names in comments):	23,710	23,710		(23,710)	UFI A10077				
MACC/Bid Award COST/GSF	\$ 455.86	\$ 532.51							
Construction Subtotal COST/GSF (Includes change orders)	\$ 525.62	\$ 614.60							
	Milestone Dates								
Predesign Complete	12/1/2020	12/1/2020	4/6/2021	4 mo.	OFM approved				
Start Design	7/1/2021	7/1/2023	4/1/2025	21 mo.					
Bid Due Date									
Notice to Proceed	7/1/2021	7/1/2026							
Substantial Completion	1/1/2023	7/1/2027							
Final Acceptance/Project Close-out Date		10/31/2027							
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# **Project Costs**

Complete the table below with information from the cost estimate submitted		Cost Estimate of								
with the predesign study, the cost estimate of the project as funded and the	Cost Estimate at	the Project as		Estimate as						
actual cost data to date or at completion. Explain any variances in the Notes	Approved	Currently	Actual Costs to	Currently Funded to						
column or below.	Predesign	Funded	Date	Actuals Variance	Notes					
Acquisition										
Acquisition Costs Total				\$ -						
	1									
	nsultant Services									
Pre-Schematic Design Services	249,710	271,067	123,969	, , ,						
AE Basic Service Fee - Construction Documents	1,179,794	1,392,569		\$ (1,392,569)						
Extra Services - Pre-Bid	1,299,689	1,379,881	15,240	\$ (1,364,641)						
AE Basic Service Fee - Bid/Construction/Closeout	518,975	625,647		\$ (625,647)						
Other Services - Post Bid	293,482	311,627		\$ (311,627)						
Design Services Contingency	179,419	199,510		\$ (199,510)						
Consultant Services Total	\$ 3,721,069	\$ 4,180,301	\$ 139,209	\$ (4,041,092)						
	Construction									
Site Work	3,151,376	3,006,960		\$ (3,006,960.00)						
Related Project Costs		-		\$ -						
Facility Construction	19,185,570	23,618,376		\$ (23,618,376.00)						
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 22,336,946	\$ 26,625,336	\$ -	\$ (26,625,336.00)						
Construction Contingencies	1,119,659	1,336,479		\$ (1,336,479.00)						
Non-Taxable Items		-		\$ -						
Sales Tax	2,298,748	2,768,220		\$ (2,768,220.00)						
GCCM Costs				\$ -						
GCCM Risk Contingency				\$ -						
Construction Contracts Total	\$ 25,755,353	\$ 30,730,035	\$ -	\$ (30,730,035.00)						

Other Project Costs									
Equipment		2,134,639	2,226,070		\$	(2,226,070)			
Art Work		161,959	189,941	-	\$	(189,941)			
Project Management		225,924	249,299		\$	(249,299)			
Other Costs (describe)		554,909	602,366		\$	(602,366)			
Other Project Cos	sts Total \$	\$ 3,077,431	\$ 3,267,676	\$ -	\$	(3,267,676.00)			
Total Project Costs	ş	\$ 32,553,853	\$ 38,178,012	\$ 139,209	\$	(38,038,803)			

## Additional comments:

Demolish Baker Hall UFI A10077

Wa Arts Commission has reached out to initiate the formation of the Art Selection Committee; EvCC will meet with the committee in the next two weeks to affirm their participation, apprise them of the status of the Baker Hall project and then they will be connected with Claire Schectman of the WA Arts Commission.