## OFFICE OF FINANCIAL MANAGEMENT

**2023-25 Biennium** 

# WASHINGTON STATE MAJOR PROJECT STATUS REPORT June 2025

Agency 699
Project Name Pierce College Puyallup STEM building
OFM Project Number(s) 40000293

Contact Information					
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Name Phone Number Email	KCuriale@pierce.ctc.edu				

## **Project Information**

### **Project Description:**

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

A new Science, Technology, Engineering and Math (STEM) Building on the Puyallup campus. The project includes a new facility with specialized lab spaces such as organic and general chemistry, a "fablab" for physics, engineering and robotics, earth sciences, biology; and flexible spaces for support classes and student study spaces which will enable the expansion of critical support services in vacated space in existing buildings. Additionally, the project will enable the development of several new programs and capabilities. This project is authorized to exceed 70,000 gsf and includes infrastructure improvements and additional surface parking.

#### **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.)

The building is complete and occupied. We are currently in the Warranty period and are addressing items that have surfaced. There are some residual work to be done under warranty, Owner Change Orders and Cx Issues Log. These are being tracked and reviewed every 2 weeks to continue the Close-out process. With the capital funds re-appropriated, there are a few items being considered to be added via Job Order Contract (so that Absher Contract can continue towards Close-Out)

					ı	Funding						
		All State & Local Sources, Project Transfers and Amounts										
		Expend	ditu	res	Current Plan							
				2023-25		2023-25		2025-27				
Phase & Fund Type	Pri	or Expended		Expended		Remaining		Plan	ı	uture Plan	TOTAL	Notes
Predesign	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
057 - State Bldg. Const Acct											0	
XXX - Other State Funding											0	
Local Funds											0	
Other Funds & Transfers - Insert Row Here											0	
Design	\$	3,368,994	\$	-	\$	6	\$	-	\$	-	\$ 3,369,000	
057 - State Bldg. Const Acct		3,368,994		0		6					3,369,000	A17
XXX - Other State Funding											0	
Local Funds											0	
Other Funds & Transfers - Insert Row Here											0	
Construction	\$	13,888,538	\$	32,474,925	\$	1,861,537	\$	-	\$	-	\$ 48,225,000	
057 - State Bldg. Const Acct		13,310,841		24,073,642		1,215,517					38,600,000	C18
XXX - Other State Funding											0	
147 - Local Funds		577,697		8,401,282		646,021					9,625,000	Q617
Other Funds & Transfers - Insert Row Here											0	
TOTALS	\$	17,257,532	\$	32,474,925	\$	1,861,543	\$	-	\$	-	\$ 51,594,000	

		Details		
Construction Type	Science labs (teaching)	Project Administered By	DES	
% of Bldg. Area that is being remodeled	0%	Art Requirement Applies	Yes	
Procurement Method	Design-Build	Higher Ed Institution	Yes	

Statistics									
Complete the table below with information from the cost estimate submitted		Estimate of the							
with the predesign study, the cost estimate of the project as funded and the	Estimate at	Project as		Estimate as					
actual cost data to date or at completion. Explain any variances in the Notes	Approved	Currently		<b>Currently Funded</b>					
column or below.	Predesign	Funded	Actuals to Date	to Actuals Variance	Notes				
Gross Sq Ft (GSF)	54,400	66,500		(66,500.00)					
Usable Sq Ft (USF)	40,825	45,220		(45,220.00)					
Space Efficiency (USF/GSF %):	75%	68%							
Site Work SF:				-					
Demolition SF (provide building names in comments):				-					
MACC/Bid Award COST/GSF	\$ 473.80	\$ 521.75							
Construction Subtotal COST/GSF (Includes change orders)	\$ 643.97	\$ 600.23							
N	/lilestone Dates								
Predesign Complete	7/1/2020	5/1/2021	9/23/2020						
Start Design	7/1/2021	7/1/2021	9/24/2020						
Bid Due Date									
Notice to Proceed	4/1/2022	7/1/2021	12/6/2021	5 mo.					
Substantial Completion	9/1/2023	8/14/2024	9/11/2024	1 mo.					
Final Acceptance/Project Close-out Date		3/15/2025							

Complete the table below with information from the cost estimate submitted with the prodesign 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.   S	Project Costs							
Consultant Services   Consultant   Consult	··							
Column or below.   Predesign   Funded   Date   to Actuals Variance   Notes	with the predesign study, the cost estimate of the project as funded and the		the Project as	Actual Costs to				
Acquisition Costs Total	·		1		· ·	Notes		
Consultant Services	column of below.		Tunaca	Dute	to Actuals Variance	Notes		
Pre-Schematic Design Services   296,929   254,680   283,626   \$ 28,946	Acquisition Costs Total				s -			
Pre-Schematic Design Services AE Basic Service Fee - Construction Documents - 1,499,322 1,438,370 \$ (60,952)  Extra Services - Pre-Bid 290,332 1,600,677 20,225 \$ (1,582,452)  AE Basic Service Fee - Bid/Construction/Closeout - 745,512 2,097,784 \$ 1,352,272  Others Services - Post Bid 212,320 226,768 317,554 \$ 90,786  Design Services Contingency - 40,843 216,676 \$ (216,676)  Consultant Services Total \$ 840,424 \$ 4,545,635 \$ 4,157,558 \$ (388,077)  Site Work - 2,289,738 4,379,418 5,203,499 \$ 824,080,92 \$ 824,080,92 \$ 824,080,92 \$ 996,572,000 \$ 824,084 \$ 996,572 \$ (996,572,000) \$ 824,090,900 \$ 996,572 \$ (996,572,000) \$ 996,572 \$ (996,572,000) \$ (996,572,0	Acquisition costs fortal				Υ			
AE Basic Service Fee - Construction Documents Extra Services - Pre-Bid Extra Services - Pro-Bid Extra Services - Post Bid Design Services Contingency  Consultant Services Total  Total Project Costs  Equipment  Additional comments:  Additional comments:  - 1,499,322 1,438,370 1,438,370 2,205 1,582,452 2,507,754 2,022 5 1,582,452 1,582,	Cor	nsultant Services						
Extra Services - Pre-Bid	_	296,929	254,680	283,626				
AE Basic Service Fee - Bid/Construction/Closeout Other Services - Post Bid Design Services Contingency  Consultant Services Total  **Total Project Costs**    Consultant Services Contingency   Consultant Services Total   Septiment   Services Contingency   Services Contingency Contingency Contingency   Services Contingency Contin		-			` ` '			
Construction   Cons		290,332	1,602,677	•	\$ (1,582,452)			
August   A	AE Basic Service Fee - Bid/Construction/Closeout	-	745,512	2,097,784	\$ 1,352,272			
Consultant Services Total   \$ 840,424 \$ 4,545,635 \$ 4,157,558 \$ (388,077)	Other Services - Post Bid	212,320	226,768	317,554	\$ 90,786			
Construction   Site Work   2,289,738   4,379,418   5,203,499   \$ 824,080.92	Design Services Contingency	40,843	216,676		\$ (216,676)			
Site Work	Consultant Services Total	\$ 840,424	\$ 4,545,635	\$ 4,157,558	\$ (388,077)			
Site Work		Construction						
Related Project Costs Facility Construction  Maximum Allowable Construction Cost (MACC) Subtotal Construction Contingencies  Non-Taxable Items Sales Tax Design-Build Costs  Construction Contracts Total  Construction			1 270 410	E 202 400	¢ 924 090 02			
Facility Construction  Maximum Allowable Construction Cost (MACC) Subtotal  Construction Contingencies  Non-Taxable Items  Sales Tax  Design-Build Costs  Construction Contracts Total  Construction Contracts Total  Total Project Costs  Sales Total  Other Project Costs  Other Project Costs  Additional comments:		2,289,738		5,203,499				
Maximum Allowable Construction Cost (MACC) Subtotal Construction Contingencies   \$ 25,774,620 \$ 34,696,228 \$ 35,917,499 \$ 1,221,271.19		- 22 404 000		20.74.4.000				
Construction Contingencies   Construction Contingencies   Construction Contingencies   Construction Contracts Total   Cons					<del>                                     </del>			
Non-Taxable Items   Sales Tax   3,155,752   3,628,651   4,156,027   \$ 527,375.53   Sales Tax   3,683,752   1,640,707   \$ 1,640,707.17   Sales Tax   \$ 3,683,752   1,640,707.17   \$ 1,640,707.17   Sales Tax   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08   Sales Tax   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,151,730   Sales Tax   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,151,730   Sales Tax   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,151,730   Sales Tax   \$ 36,032,032   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,151,730   Sales Tax   \$ 36,032,032   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,151,730   \$ 36,032,032   \$ 36,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,151,730   \$ 36,032,032   \$ 39,032,032   \$ 3								
Sales Tax  Design-Build Costs  Construction Contracts Total  Design-Build Costs  Construction Contracts Total  Design-Build Costs  Construction Contracts Total  Construction Contracts To		2,417,908	1,590,277	195,076				
Session-Build Costs   3,683,752   1,640,707   \$ 1,640,707.17		2.455.752	2.622.654	4.456.007				
Construction Contracts Total   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08			3,628,651		1			
Construction Contracts Total   \$ 35,032,032   \$ 39,915,156   \$ 41,909,309   \$ 1,994,153.08	Design-Build Costs	3,683,752		1,640,707				
Compani		4		4	<u> </u>			
Equipment 2,896,608 2,851,451 1,699,721 \$ (1,151,730)	Construction Contracts Total	\$ 35,032,032	\$ 39,915,156	\$ 41,909,309	\$ 1,994,153.08			
Equipment         2,896,608         2,851,451         1,699,721         \$ (1,151,730)           Art Work         201,985         208,801         187,920         \$ (20,881)           Project Management         265,400         125,235         549,467         \$ 424,232           Other Costs (describe)         1,362,551         647,771         1,000,715         \$ 352,944           Other Project Costs Total         \$ 4,726,544         \$ 3,833,258         \$ 3,437,823         \$ (395,435.24)           Total Project Costs         \$ 40,599,000         \$ 48,294,049         \$ 49,504,690         \$ 1,210,641   Additional comments:	Oth	ner Proiect Costs						
Art Work Project Management Other Costs (describe) Other Project Costs Total Total Project Costs  Additional comments:    201,985   208,801   187,920   \$ (20,881)     265,400   125,235   549,467   \$ 424,232     1,362,551   647,771   1,000,715   \$ 352,944     4,726,544   \$ 3,833,258   \$ 3,437,823   \$ (395,435.24)     Total Project Costs   \$ 40,599,000   \$ 48,294,049   \$ 49,504,690   \$ 1,210,641     Additional comments:			2,851,451	1,699,721	\$ (1,151,730)			
Project Management Other Costs (describe)    1,362,551   647,771   1,000,715   \$ 352,944								
Other Costs (describe)    1,362,551   647,771   1,000,715   352,944								
Other Project Costs Total \$ 4,726,544 \$ 3,833,258 \$ 3,437,823 \$ (395,435.24)  Total Project Costs \$ 40,599,000 \$ 48,294,049 \$ 49,504,690 \$ 1,210,641  Additional comments:	1 ,							
Total Project Costs \$ 40,599,000 \$ 48,294,049 \$ 49,504,690 \$ 1,210,641 Additional comments:	·							
Additional comments:								
	Total Project Costs	\$ 40,599,000	\$ 48,294,049	\$ 49,504,690	\$ 1,210,641			