

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							
Name	Kristen Curiale						
Phone Number	253-964-6729						
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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)					
Funding							
All State & Local Sources, Project Transfers and Amounts							
	Expenditures		Current Plan				
Phase & Fund Type	Prior Expended	2023-25 Expended	2023-25 Remaining	2025-27 Plan	Future 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 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)	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					
Milestone 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					

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				\$ -	
Consultant Services					
Pre-Schematic Design Services	296,929	254,680	283,626	\$ 28,946	
AE Basic Service Fee - Construction Documents	-	1,499,322	1,438,370	\$ (60,952)	
Extra Services - Pre-Bid	290,332	1,602,677	20,225	\$ (1,582,452)	
AE Basic Service Fee - Bid/Construction/Closeout	-	745,512	2,097,784	\$ 1,352,272	
Other 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)	
Construction					
Site Work	2,289,738	4,379,418	5,203,499	\$ 824,080.92	
Related Project Costs	-	996,572		\$ (996,572.00)	
Facility Construction	23,484,882	29,320,238	30,714,000	\$ 1,393,762.27	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ 25,774,620	\$ 34,696,228	\$ 35,917,499	\$ 1,221,271.19	
Construction Contingencies	2,417,908	1,590,277	195,076	\$ (1,395,200.81)	
Non-Taxable Items				\$ -	
Sales Tax	3,155,752	3,628,651	4,156,027	\$ 527,375.53	
Design-Build Costs	3,683,752		1,640,707	\$ 1,640,707.17	
				\$ -	
Construction Contracts Total	\$ 35,032,032	\$ 39,915,156	\$ 41,909,309	\$ 1,994,153.08	
Other Project Costs					
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:					
WaArts - June 2025 - installed					