

OFFICE OF FINANCIAL MANAGEMENT							
2023-25 Biennium							
WASHINGTON STATE MAJOR PROJECT STATUS REPORT							
June 2025							
Agency	699						
Project Name	Pierce College - Fort Steilacoom Olympic South Asbestos Abatement						
OFM Project Number(s)	40000516						
Contact Information							
Name	Kristen Curiale						
Phone Number	253-964-6729						
Email	KCuriale@pierce.ctc.edu						
Project Information							
Project Description: (Include a brief summary of the project and the programs it supports.)	In March of 2021 asbestos contamination was found in surface dust in the Olympic South building. Asbestos was discovered in the dust of the HVAC and electrical systems throughout levels 1, 2 and 3. Asbestos contamination was found on contents of Levels 1 and 2, however no significant asbestos was discovered on contents on level 3. The project is declared an emergency. The programs that are now displaced by this project include Early Childhood Education, Visual Art, Music, and Central Washington University's Pierce County satellite.						
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 was re-occupied at the start of Spring Quarter 2025. The building is open for business and is well received. The progressive design build delivery method was perfect for this project. The entire team notes this project as one of the highlights of our collective careers. The project has equipment that is long-lead and still on order and expected to arrive after July 1, 2025. Additional abatement may be required to replace a security camera that was removed as part of the first phase of asbestos abatement but was overlooked in the reconstruction phase.						
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
057 - State Bldg. Const Acct						0	
XXX - Other State Funding						0	
Local Funds						0	
Other Funds & Transfers - Insert Row Here						0	
Construction	\$ 8,615,031	\$ 16,205,752	\$ 1,363,335	\$ -	\$ -	\$ 26,184,118	
057 - State Bldg. Const Acct	4,197,200	7,643,025	1,318,775			13,159,000	C28-Q618
060 - Hazmat/Emergency Pool	1,000,000					1,000,000	C21-Q585/Q559
147 - Local Funds	2,355,713	8,562,727	44,560			10,963,000	P612
057- Minor Works Program	639,527					639,527	A09-Q572
060-MW 21-23 URF fund	422,591					422,591	C21-Q363
Other Funds & Transfers - Insert Row Here						0	
TOTALS	\$ 8,615,031	\$ 16,205,752	\$ 1,363,335	\$ -	\$ -	\$ 26,184,118	
Details							
Construction Type	College classroom facilities	Project Administered By		DES			
% of Bldg. Area that is being remodeled	100%	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)		38,800		(38,800.00)			
Usable Sq Ft (USF)		24,761		(24,761.00)			
Space Efficiency (USF/GSF %):		64%					
Site Work SF:				-			
Demolition SF (provide building names in comments):				-			
MACC/Bid Award COST/GSF		\$ 477.15					
Construction Subtotal COST/GSF (Includes change orders)		\$ 562.32					
Milestone Dates							
Predesign Complete		7/15/2022	7/15/2022	0 mo.			
Start Design		2/1/2023	2/1/2023	0 mo.			
Bid Due Date							
Notice to Proceed		1/19/2023	1/19/2023	0 mo.			
Substantial Completion		9/30/2024	1/6/2025	3 mo.	Now 01/06/25		
Final Acceptance/Project Close-out Date		3/1/2025					

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		136,807	136,322	\$ (485)	
AE Basic Service Fee - Construction Documents		(2)	586,367	\$ 586,369	
Extra Services - Pre-Bid		1,863,245	1,394,899	\$ (468,346)	
AE Basic Service Fee - Bid/Construction/Closeout		(1)	1,302,037	\$ 1,302,038	
Other Services - Post Bid		(1)	604,934	\$ 604,935	
Design Services Contingency		-	498,171	\$ 498,171	
Consultant Services Total	\$ -	\$ 2,000,048	\$ 4,522,729	\$ 2,522,681	
Construction					
Site Work		310,651	1,254,889	\$ 944,238.00	
Related Project Costs		5,228,247	5,594,191	\$ 365,943.84	
Facility Construction		12,974,576	12,141,229	\$ (833,346.70)	
Maximum Allowable Construction Cost (MACC) Subtotal	\$ -	\$ 18,513,474	\$ 18,990,309	\$ 476,835.14	
Construction Contingencies		1,303,237	1,180,902	\$ (122,335.32)	
Non-Taxable Items		-		\$ -	
Sales Tax		2,001,488	2,283,226	\$ 281,738.31	
Design-Build Costs			1,180,902	\$ 1,180,901.68	
				\$ -	
Construction Contracts Total	\$ -	\$ 21,818,199	\$ 23,635,339	\$ 1,817,139.81	
Other Project Costs					
Equipment		1,439,227	491,168	\$ (948,059)	
Art Work		87,121	15,418	\$ (71,703)	
Project Management		417,546	356,300	\$ (61,246)	
Other Costs (describe)		212,296	347,747	\$ 135,451	Ads, Moving & Storage, Honorarium
Other Project Costs Total	\$ -	\$ 2,156,190	\$ 1,210,633	\$ (945,557.19)	
Total Project Costs	\$ -	\$ 25,974,437	\$ 29,368,701	\$ 3,394,264	
Additional comments:					
Wa Arts Commission Dec. 2024: artist Dionne Bonner in design phase					