

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

July 21, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**
 - The Invitation to Bid was released for the Cafeteria project on June 30, with bids due on August 11. Wenaha Group hosted a non-mandatory pre-bid meeting for contractors on July 12. Five general contractors attended the pre-bid meeting.
- **Brooklyn Bond Project**
 - Gyllenberg Construction has completed demo and abatement. The crews are currently working on cutting openings in the roof for mechanical curbs, installation of mechanical ductwork, and seismic shear walls. Installation of security devices, cable tray, and low-voltage cabling is on-going.
 - The team learned that mechanical equipment delivery has been delayed from July 2022 to October 2022.
 - Wenaha, LKV, and Gyllenberg are developing plans for construction activities for communication with staff when they return to the building the week of August 22.
 - The District has formed a Safety & Security Work Group to develop the functionality of the Brooklyn security system and develop procedures for its use.
- **South Baker, BELC and Keating**
 - LKV delivered the Design Development drawing sets for these projects on July 8. Cost estimates are currently underway.
 - An updated project schedule for bond projects occurring in 2023-2024 is attached.
- The District reports that the bond website has received 3200 unique visitors as of July 2022.



July 12 - Board of Directors and Bond Oversight Committee toured the Brooklyn project.



July 7 – Roof work ongoing at Baker Middle School Gym as part of seismic upgrades.



Middle School Gymnasium Seismic Rehabilitation

- CB Const. has accomplished demolition, abatement and new roof sheathing. Current activities are improvements to roof and wall structure and re-roofing. The construction team is preparing to have the crane on site for steel installation in early August.

Brooklyn Wing 3 Seismic Rehabilitation

- See above notes regarding Gyllenberg Construction on the Brooklyn bond project.



| | 2021 | | | | | 2022 | | | | | 2023 | | | | | 2024 | | | | | | | | | | | | | | | | |
|--|------|-----|-----|-----|-----|------|-----|-----|-----|-----|------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|---|
| | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | | |
| Bond Oversight Committee Meetings | ◆ | | | | | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ |
| Procurements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Manager Selection: Wenaha Group | ■ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Architect Selection: LKV Architects | ■ | ■ | ■ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Middle School - Gymnasium Seismic Rehabilitation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gym Seismic Design | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bid | | | | | | ◆ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brooklyn - HVAC & Safety/Security and Wing 3 Seismic Rehabilitation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bond Design | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wing 3 Seismic Design | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bid | | | | | | ◆ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Middle School - New Cafeteria/Multi-Purpose Building and Existing Building HVAC & Safety/Security | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bid | | | | | | ◆ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Baker School District 5J - 2021-2023 Capital Bond Projects
MASTER BUDGET - BIG SHEET
Board/Bond Oversight Committee - July 2022 Report

| Description | Original Budget Sep 2021 | Revised Budget | Costs to Date as of 5/31/2022 |
|----------------------------|-----------------------------|-------------------|----------------------------------|
| Bond & Legal | | | |
| Bond Counsel | \$ 40,000 | \$ 40,000 | \$ 40,000 |
| Bond Sales | \$ 41,032 | \$ 41,032 | \$ 41,032 |
| Insurance - Builder's Risk | \$ 40,000 | \$ 40,000 | \$ - |
| Other Legal Costs | \$ 15,000 | \$ 15,000 | \$ 5,539 |
| Subtotal | \$ 136,032 | \$ 136,032 | \$ 86,571 |

| | | | |
|--|-------------------|-------------------|-----------------|
| Administration & Approvals | | | |
| Miscellaneous | \$ 10,000 | \$ 3,055 | \$ - |
| Testing & Inspection / Special Inspections | \$ 25,000 | \$ 25,000 | \$ - |
| Plan Check, Building Permits | \$ 75,000 | \$ 75,000 | \$ 8,264 |
| Electrical / Utility Fees | \$ 150,000 | \$ 150,000 | \$ - |
| Printing, Reprographics and Postage | \$ 2,000 | \$ 2,000 | \$ 1,488 |
| Subtotal | \$ 262,000 | \$ 255,055 | \$ 9,752 |

| | | | |
|---------------------------------|---------------------|---------------------|-------------------|
| Professional Fees | | | |
| Project Management | \$ 410,000 | \$ 410,000 | \$ 138,812 |
| Architectural & Engineering | \$ 1,200,000 | \$ 890,000 | \$ 378,654 |
| Survey | \$ 10,000 | \$ 15,800 | \$ 15,800 |
| Geotechnical Engineer | \$ 10,000 | \$ 10,000 | \$ 8,500 |
| Hazardous Materials Consultants | \$ 30,000 | \$ 30,000 | \$ 7,845 |
| Commissioning | \$ 75,000 | \$ 75,000 | \$ - |
| Independent Estimating | \$ 50,000 | \$ 50,000 | \$ 13,500 |
| Subtotal | \$ 1,785,000 | \$ 1,480,800 | \$ 563,111 |

| | | | |
|--|----------------------|----------------------|-------------------|
| Building Construction | | | |
| Middle School Cafeteria/Multi-Purpose Building | \$ 2,200,000 | \$ 3,068,478 | \$ 106,800 |
| ODOE 1.5% Green Energy Technology | \$ 33,000 | \$ - | \$ - |
| HVAC/Safety/Security/South Baker Roof | \$ 7,000,000 | \$ 8,660,878 | \$ 33,383 |
| Hold for additional projects (inclusive of contingency & design fee) | \$ 2,000,000 | \$ - | \$ - |
| Subtotal | \$ 11,233,000 | \$ 11,729,356 | \$ 140,183 |

| | | | |
|--|-------------------|-------------------|-----------------|
| Furnishings & Equipment | | | |
| Furniture, Fixtures & Equipment (MS Multi-Purpose) | \$ 50,000 | \$ 50,000 | \$ - |
| FF&E Consultant | \$ 5,000 | \$ 5,000 | \$ - |
| AV, Phones, Technology | \$ 50,000 | \$ 56,945 | \$ 6,945 |
| Moving Expenses | \$ 10,000 | \$ 10,000 | \$ - |
| Building Rekey | \$ - | \$ 20,000 | \$ - |
| Subtotal | \$ 115,000 | \$ 141,945 | \$ 6,945 |

| Description | Original Budget Sep 2021 | Revised Budget | Costs to Date as of 5/31/2022 |
|---------------------|-----------------------------|-------------------|-------------------------------------|
| Contingency | | | Contingency Used to Date |
| Owner's Contingency | \$ 1,010,968 | \$ 998,813 | |
| Subtotal | \$ 1,010,968 | \$ 998,813 | 1.20% |

| | | | |
|--------------|----------------------|-------------------------------|-------------------|
| TOTAL | \$ 14,542,000 | \$ 14,742,000 | \$ 806,562 |
| | | Costs to Date as of 5/31/2022 | 5.47% |

Income & Project Under/Over

| | |
|--|----------------------|
| General Obligation Bond Proceeds | \$ 4,000,000 |
| Estimated Interest Income (1.05% x \$4M) | \$ 42,000 |
| ODE OSCIM Match | \$ 4,000,000 |
| Student Investment Account (SIA) | \$ 2,000,000 |
| ESSER III Funding | \$ 1,500,000 |
| Legislative funding for BELC | \$ 1,000,000 |
| BSD5J Capital Projects Funding | \$ 2,000,000 |
| Capital Projects Fund for MS Cafeteria Parking Lot | \$ 200,000 |
| Energy Incentives | \$ - |
| Total Income | \$ 14,742,000 |

| | |
|-------------------|-------------|
| Under/Over | \$ - |
|-------------------|-------------|



Baker School District 5J - Helen M Stack Gym Seismic Rehabilitation
MASTER BUDGET - BIG SHEET
Board - July 2022 Report

| Description | Original Budget | Revised Budget | Costs to Date as of 5/31/2022 |
|-------------------------------|------------------|------------------|-------------------------------|
| Bond & Legal | | | |
| Insurance - Builder's Risk | \$ 5,000 | \$ 5,000 | \$ - |
| Other Legal Costs / Legal Ads | \$ 5,000 | \$ 5,000 | \$ 4,728 |
| Subtotal | \$ 10,000 | \$ 10,000 | \$ 4,728 |

| | | | |
|---|------------------|------------------|------------------|
| Administration & Approvals | | | |
| Miscellaneous | \$ 1,000 | \$ 1,000 | \$ - |
| Testing & Inspection / Special Inspections | \$ 15,000 | \$ 15,000 | \$ - |
| Land Use Review, Plan Check, Building Permits | \$ 12,000 | \$ 13,390 | \$ 13,390 |
| Other AHJ Fees / System Development Charges | \$ - | \$ - | \$ - |
| Electrical / Utility Fees | \$ - | \$ - | \$ - |
| Subtotal | \$ 28,000 | \$ 29,390 | \$ 13,390 |

| | | | |
|---------------------------------|-------------------|-------------------|-------------------|
| Professional Fees | | | |
| Project Management | \$ 58,000 | \$ 58,000 | \$ 43,898 |
| Architectural & Engineering | \$ 300,305 | \$ 300,305 | \$ 198,508 |
| Hazardous Materials Consultants | \$ 20,000 | \$ 20,000 | \$ 3,871 |
| Envelope Consultant | \$ 5,000 | \$ 5,000 | \$ - |
| Subtotal | \$ 383,305 | \$ 383,305 | \$ 246,278 |

| | | | |
|------------------------------|---------------------|---------------------|------------------|
| Building Construction | | | |
| GC Pre-Construction Fee | \$ 40,000 | \$ 7,000 | \$ 7,000 |
| General Contractor | \$ 1,699,480 | \$ 1,767,904 | \$ 86,641 |
| Subtotal | \$ 1,739,480 | \$ 1,777,687 | \$ 96,423 |

| | | | |
|------------------------------------|-----------------|-----------------|-------------|
| Furnishings & Equipment | | | |
| Moving Expenses | \$ 5,000 | \$ 5,000 | \$ - |
| Subtotal | \$ 5,000 | \$ 5,000 | \$ - |

| Contingency | | | Contingency Used to Date |
|-----------------|-------------------|-------------------|--------------------------|
| Contingency | \$ 200,000 | \$ 160,403 | |
| Subtotal | \$ 200,000 | \$ 160,403 | 19.80% |

| | | | |
|--------------|--------------------------------------|---------------------|-------------------|
| TOTAL | \$ 2,365,785 | \$ 2,365,785 | \$ 360,819 |
| | Costs to Date as of 5/31/2022 | | 15.25% |

Income & Project Under/Over

| | |
|-------------------------------|---------------------|
| Business Oregon Seismic Grant | \$ 2,365,785 |
| | |
| Total Income | \$ 2,365,785 |

| | |
|-------------------|-------------|
| Under/Over | \$ - |
|-------------------|-------------|



BSD5J Brooklyn Wing 3 Seismic Rehabilitation
MASTER BUDGET - BIG SHEET
Board - July 2022 Report

| Description | Original Budget | Revised Budget | Costs to Date as of 5/31/2022 |
|-------------------------------|-----------------|-----------------|-------------------------------|
| Bond & Legal | | | |
| Insurance - Builder's Risk | \$ 1,000 | \$ 1,000 | \$ - |
| Other Legal Costs / Legal Ads | \$ 500 | \$ 500 | \$ - |
| Subtotal | \$ 1,500 | \$ 1,500 | \$ - |

\$0

| Administration & Approvals | | | |
|---|------------------|------------------|-----------------|
| Miscellaneous | \$ - | \$ - | \$ - |
| Testing & Inspection / Special Inspections | \$ 3,000 | \$ 3,000 | \$ - |
| Land Use Review, Plan Check, Building Permits | \$ 10,000 | \$ 10,000 | \$ 2,863 |
| Other AHJ Fees / System Development Charges | \$ - | \$ - | \$ - |
| Electrical / Utility Fees | \$ - | \$ - | \$ - |
| Subtotal | \$ 13,000 | \$ 13,000 | \$ 2,863 |

| Professional Fees | | | |
|---------------------------------|-------------------|-------------------|------------------|
| Project Management | \$ 10,000 | \$ 10,000 | \$ 4,286 |
| Architectural & Engineering | \$ 93,800 | \$ 93,800 | \$ 76,500 |
| Hazardous Materials Consultants | \$ - | \$ 10,117 | \$ 1,974 |
| Envelope Consultant | \$ - | \$ - | \$ - |
| Subtotal | \$ 103,800 | \$ 113,917 | \$ 82,759 |

| Building Construction | | | |
|------------------------------|-------------------|-------------------|------------------|
| Pre-Construction | \$ - | \$ - | \$ - |
| General Contractor | \$ 302,740 | \$ 321,788 | \$ 13,200 |
| Subtotal | \$ 302,740 | \$ 321,788 | \$ 13,200 |

| Furnishings & Equipment | | | |
|------------------------------------|-----------------|-----------------|-------------|
| Moving Expenses | \$ 5,000 | \$ 5,000 | \$ - |
| Subtotal | \$ 5,000 | \$ 5,000 | \$ - |

| Contingency | | | Contingency Used to Date |
|--------------------|------------------|------------------|--------------------------|
| Contingency | \$ 45,000 | \$ 15,835 | |
| Subtotal | \$ 45,000 | \$ 15,835 | 64.81% |

| | | | |
|--------------|--------------------------------------|-------------------|------------------|
| TOTAL | \$ 471,040 | \$ 471,040 | \$ 98,822 |
| | Costs to Date as of 5/31/2022 | | 20.98% |

Income & Project Under/Over

| | |
|------------------------------|-------------------|
| Business Oregon SRGP Funding | \$ 427,697 |
| District Match | \$ 43,343 |
| Total Income | \$ 471,040 |

| | |
|-------------------|-------------|
| Under/Over | \$ - |
|-------------------|-------------|