

## **Baker School District 5J**

### **2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects**

May 19, 2022 – Board of Directors Project Report

#### **2021-2023 Capital Bond Projects**

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**
  - On May 2, the District received the Baker City-County Planning Department’s Final Report and Administrative Decision for a Type I Site Design Review. The Planning Department approved the project and did not list any unexpected Conditions of Approval. While it is not a required improvement, the City did flag concerns about the condition of the existing sanitary sewer line serving the Middle School Building. The Cafeteria sewer will tie into this existing sewer line. The District is working with City Public Works and the project civil engineer to determine condition of the sewer line and cost of replacement of the sewer line run on District property.
  - LKV Architects completed the Construction Documents set on May 9.
  - The District submitted for the building permit on May 10.
- **Brooklyn Bond Project**
  - The Board approved an Intent to Award to Gyllenberg Construction of Baker City on April 28 for the bid amount of \$2,968,588 – this amount is inclusive of both the bond and seismic projects. No bid alternates were accepted. This bid was reviewed by the Bond Oversight Committee (BOC) during a special meeting on April 26 in which the BOC recommended moving forward with Brooklyn construction at this time.
  - Gyllenberg received a Notice to Proceed on May 5 and the contract was signed on May 9.
  - The design team is currently reviewing post-bid value engineering suggestions provided by Gyllenberg and their subcontractors.
  - Wenaha Group and LKV Architects held a pre-construction meeting with Gyllenberg, who is on track to mobilize and start construction on Monday, June 13. Gyllenberg has proposed limited early work on Fridays prior to the end of the school year to get a jump start on the project, which is being coordinated with the Brooklyn administrative staff. The design and construction team has been working to review early submittals and contractor questions in preparation for on-site work.
  - The Brooklyn administrative staff and District Maintenance are getting ready for move-out of the building this summer. The District has ordered dumpsters, boxes, and protective tarping. Staff are preparing for packing and moving the week of June 6. The north (Wing 3) classrooms will be packed up and moved into the gym, and the rest of the rooms in the building will have contents packed into a pile in the middle of each room and tarped to protect from construction dust and debris.
- **Commissioning Agent (CxA) consultant**
  - The District issued a quote request for a Commissioning Agent (CxA) with quotes due by April 20. The Commissioning Agent’s role is to test and troubleshoot the HVAC and



controls systems prior to turnover to the District. The District received quotes from NWESI, Glumac, and McKinstry. NWESI was selected by the District due to their cost-efficient price proposal, their Boise office's proximity to the site, and their CxA team's school experience including Pendleton, Hillsboro, and Salem-Keiser school districts.

- **General Bond Budget**

- The District made the following internal reallocations to the bond project budget:
  - Increased **Middle School Cafeteria/Multi-Purpose Building** by \$83,168 per Design Development estimate.
  - Increased **HVAC/Safety/Security/South Baker Roof** by \$1,680,878 per Brooklyn received bid.
  - Decreased **Hold for Additional Projects** by \$1,751,890. The group recognized that the priority is to accomplish the bond measure projects and that given construction industry price escalation is it unlikely that there will be funding for additional projects.
  - Decreased **Owner's Contingency** by \$12,155 to balance overall budget.

### **Middle School Gymnasium Seismic Rehabilitation**

- The Board approved CB Const.'s final GMP in the April 21 Board meeting.
- Wenaha Group and WRK Engineers will hold a pre-construction meeting with CB Const. on May 16 to ensure readiness for a construction start on June 13.
- The Middle School administrative and athletics staff and District Maintenance are preparing to clear all items out of the Gym this summer. The District has ordered a Conex box for storage, dumpsters, and boxes, and are prepared to have all items moved out of the Gym by June 13.
- The District is coordinating with the Presbyterian Church on the corner of 4<sup>th</sup> and Washington to host food service for students during Fall 2022 until the Gym construction is complete. District Athletics is also coordinating for relocation of Gym activities.

### **Brooklyn Wing 3 Seismic Rehabilitation**

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





**Baker School District 5J - 2021-2023 Capital Bond Projects**  
**MASTER BUDGET - BIG SHEET**  
**Board/Bond Oversight Committee - May 2022 Report**

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 3/31/2022
<b>Bond &amp; Legal</b>			
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	\$ 2,970
<b>Subtotal</b>	<b>\$ 136,032</b>	<b>\$ 136,032</b>	<b>\$ 84,002</b>

<b>Administration &amp; Approvals</b>			
Miscellaneous	\$ 10,000	\$ 3,055	\$ -
Testing & Inspection / Special Inspections	\$ 25,000	\$ 25,000	\$ -
Plan Check, Building Permits	\$ 75,000	\$ 75,000	\$ 80
Electrical / Utility Fees	\$ 150,000	\$ 150,000	\$ -
Printing, Reprographics and Postage	\$ 2,000	\$ 2,000	\$ 1,340
<b>Subtotal</b>	<b>\$ 262,000</b>	<b>\$ 255,055</b>	<b>\$ 1,420</b>

<b>Professional Fees</b>			
Project Management	\$ 410,000	\$ 410,000	\$ 111,050
Architectural & Engineering	\$ 1,200,000	\$ 890,000	\$ 291,922
Survey	\$ 10,000	\$ 15,800	\$ 15,800
Geotechnical Engineer	\$ 10,000	\$ 10,000	\$ 8,500
Hazardous Materials Consultants	\$ 30,000	\$ 30,000	\$ 1,974
Commissioning	\$ 75,000	\$ 75,000	\$ -
Independent Estimating	\$ 50,000	\$ 50,000	\$ 7,500
<b>Subtotal</b>	<b>\$ 1,785,000</b>	<b>\$ 1,480,800</b>	<b>\$ 436,745</b>

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

<b>Furnishings &amp; Equipment</b>			
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	\$ -
<b>Subtotal</b>	<b>\$ 115,000</b>	<b>\$ 141,945</b>	<b>\$ 6,945</b>

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 3/31/2022
<b>Contingency</b>			<b>Contingency Used to Date</b>
Owner's Contingency	\$ 1,010,968	\$ 998,813	
<b>Subtotal</b>	<b>\$ 1,010,968</b>	<b>\$ 998,813</b>	<b>1.20%</b>

<b>TOTAL</b>	<b>\$ 14,542,000</b>	<b>\$ 14,742,000</b>	<b>\$ 529,112</b>
	Costs to Date as of 3/31/2022		<b>3.59%</b>

**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	\$ -
<b>Total Income</b>	<b>\$ 14,742,000</b>

<b>Under/Over</b>	<b>\$ -</b>
-------------------	-------------



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

Description	Original Budget	Revised Budget	Costs to Date as of 3/31/2022
<b>Bond &amp; Legal</b>			
Insurance - Builder's Risk	\$ 5,000	\$ 5,000	\$ -
Other Legal Costs / Legal Ads	\$ 5,000	\$ 5,000	\$ 4,728
<b>Subtotal</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 4,728</b>

<b>Administration &amp; Approvals</b>			
Miscellaneous	\$ 1,000	\$ 1,000	\$ -
Testing & Inspection / Special Inspections	\$ 15,000	\$ 15,000	\$ -
Land Use Review, Plan Check, Building Permits	\$ 12,000	\$ 12,000	\$ -
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 28,000</b>	<b>\$ 28,000</b>	<b>\$ -</b>

<b>Professional Fees</b>			
Project Management	\$ 58,000	\$ 58,000	\$ 32,117
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 173,435
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ 1,974
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
<b>Subtotal</b>	<b>\$ 383,305</b>	<b>\$ 383,305</b>	<b>\$ 207,526</b>

<b>Building Construction</b>			
GC Pre-Construction Fee	\$ 40,000	\$ 7,000	\$ 7,000
General Contractor	\$ 1,699,480	\$ 1,767,904	\$ -
<b>Subtotal</b>	<b>\$ 1,739,480</b>	<b>\$ 1,774,904</b>	<b>\$ 7,000</b>

<b>Furnishings &amp; Equipment</b>			
Moving Expenses	\$ 5,000	\$ 5,000	\$ -
<b>Subtotal</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>

<b>Contingency</b>			<b>Contingency Used to Date</b>
Contingency	\$ 200,000	\$ 164,576	
<b>Subtotal</b>	<b>\$ 200,000</b>	<b>\$ 164,576</b>	<b>17.71%</b>

<b>TOTAL</b>	<b>\$ 2,365,785</b>	<b>\$ 2,365,785</b>	<b>\$ 219,253</b>
<b>Costs to Date as of 3/31/2022</b>			<b>9.27%</b>

**Income & Project Under/Over**

Business Oregon Seismic Grant	\$ 2,365,785
<b>Total Income</b>	<b>\$ 2,365,785</b>

<b>Under/Over</b>	<b>\$ -</b>
-------------------	-------------



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

Description	Original Budget	Revised Budget	Costs to Date as of 3/31/2022
<b>Bond &amp; Legal</b>			
Insurance - Builder's Risk	\$ 1,000	\$ 1,000	\$ -
Other Legal Costs / Legal Ads	\$ 500	\$ 500	\$ -
<b>Subtotal</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>\$ -</b>

\$0

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

<b>Professional Fees</b>			
Project Management	\$ 10,000	\$ 10,000	\$ 1,429
Architectural & Engineering	\$ 93,800	\$ 93,800	\$ 70,500
Hazardous Materials Consultants	\$ -	\$ -	\$ 1,974
Envelope Consultant	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 103,800</b>	<b>\$ 103,800</b>	<b>\$ 73,902</b>

<b>Building Construction</b>			
Pre-Construction	\$ -	\$ -	\$ -
General Contractor	\$ 302,740	\$ 302,740	\$ -
<b>Subtotal</b>	<b>\$ 302,740</b>	<b>\$ 302,740</b>	<b>\$ -</b>

<b>Furnishings &amp; Equipment</b>			
Moving Expenses	\$ 5,000	\$ 5,000	\$ -
<b>Subtotal</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>

<b>Contingency</b>			Contingency Used to Date
Contingency	\$ 45,000	\$ 45,000	
<b>Subtotal</b>	<b>\$ 45,000</b>	<b>\$ 45,000</b>	<b>\$ -</b>

<b>TOTAL</b>	<b>\$ 471,040</b>	<b>\$ 471,040</b>	<b>\$ 73,902</b>
<b>Costs to Date as of 3/31/2022</b>			<b>15.69%</b>

**Income & Project Under/Over**

<b>Business Oregon SRGP Funding</b>	\$ 427,697
<b>District Match</b>	\$ 43,343
<b>Total Income</b>	<b>\$ 471,040</b>

<b>Under/Over</b>	<b>\$ -</b>
-------------------	-------------