

Baker School District 5J

2021-2024 Capital Bond Projects

May 18, 2023 – Board of Directors Project Report

2021-2024 Capital Bond Projects

- **Brooklyn HVAC & Safety/Security**
 - Gyllenberg Construction and their subcontractors have been installing electrical conduits on the roof and working with the District on access control programming.
 - The remaining Summer 2023 scope revolves around the HVAC switchover. Gyllenberg and their subcontractors will install the remainder of the Roof Top Units (RTUs), install the new electrical panels, address any open safety/security items, and finalize test/balancing.
 - Gyllenberg Construction will be working on approved Fridays through the end of May. Summer work will officially start on June 12, 2023.
- **Middle School Cafeteria/Multi-purpose Building & Existing HVAC/Security**
 - The Guaranteed Maximum Price (GMP) of \$6,556,610 was approved in March. The District made the decisions for the following alternates:
 - #1: Alternate was not accepted; the District decided to continue with the as-designed polished concrete inside the Cafeteria building.
 - #2: CB Const will install only the underground conduit pathways for future use; this addition would cost approximately \$2,000. Providing the conduit ahead of time would allow the District to make a decision about the EV chargers at a later date and prevent demolition/patching fees of the new parking lot.
 - CB Const. began construction on April 3, 2023 for the new Cafeteria groundwork. The geotechnical engineer, GN Northern, has been present for all excavation work to advise on soil conditions/stability for the new building. As a result, the site required over-excavation due to unsuitable soil in certain areas.
 - Within the first two weeks of digging, CB discovered an unknown concrete which was revealed to be the foundation of a demoed building.
 - Upon discovery, Wenaha Group reached out to Oregon’s State Historic Preservation Office (SHPO) for guidance on the discovery and next steps. SHPO deemed the site an “archeologist site” and advised to halt construction for further investigation. Inland NW Cultural Resources was brought on and visited the site on April 20 with CB and Wenaha.
 - All construction has ceased since April 18, 2023 and has been incurring daily delay fees.
 - CB Const has proposed utility work outside of the restricted area to minimize the impact on the schedule and daily charges. SHPO will have final approval whether CB can initiate the proposed utility work.
 - Inland NW returned to the site the week of April 24th to collect further documentation around the foundation and sensitive area. Inland discovered an obsidian artifact during their analysis and requested for an excavation permit from SHPO to expand the archeologist site and the utility routes proposed by CB. The permit was approved, and Inland will be on site Monday, 5/15, for test



probes along the proposed power line and hand-digging around the former foundation.

- CB informed the team that the precast currently has a long lead time. Once lead times were identified for the precast material, LKV and CB worked together to identify a substitute product. By using Concrete Masonry Units (CMU) in lieu of precast, this substitution was able to meet the schedule and save costs for the Owner.
- During the pause of the construction, the District has taken advantage of the site and invited a local archeologist to meet with Keating students. The archeologist informed the students about her job, the archeologist process, and the foundation found during excavation.



Keating Students Visit with Archeologist



Keating Students at MS Cafeteria Site

- **BELC Bidding**
 - The BELC GMP of \$1,829,923.00 was presented to the Board and approved on May 11th; no alternates were included.
 - Due to long lead times of HVAC material, the construction will be a two-phased project. “Phase 1” (Summer 2023) work will consist of roof upgrades to the lower section of the building, procuring the HVAC material, and installing the safety/security devices. “Phase 2” (Summer 2024) will include installation of the HVAC on the new lower roof, accompanying roof curbs, roof access and commissioning of the new system.
 - CB Const and Wenaha will meet with the BELC staff on Wednesday, May 16 to introduce CB, discuss construction phasing, building access, and answer any staff questions/comments.
 - Summer 2023 work is anticipated to begin on June 12, 2023.
- **Safety/Security Bidding**
 - The District currently is working with a low voltage contractor to install the security devices they ordered, and to minimize overlap of construction work the District will directly managing the completion of work associated with Keating and South Baker.
 - LKV Architects will be adjusting the bid documents and removing the scope the District will be overlooking.
 - CB Const will overlook the subcontractor bidding for the revised safety/security scope. Sub-bidding will be issued late May.
 - Construction is still planned for Summer 2023 but may overlap into the Fall school year. Construction impacts will be minimal and will be coordinated with each school.

