

## Baker School District 5J 2021-2024 Capital Bond Projects April 20, 2023 – Board of Directors Project Report

### 2021-2024 Capital Bond Projects

- **Brooklyn Bond Project**
  - All of the mechanical rooftop units (RTU) and electrical panels procured by CB Const. have been received!
  - Gyllenberg Construction brought in a crane and set majority of the RTUs during Spring Break to avoid any staff/student impact.
  - Gyllenberg Construction will be working on approved Fridays until Summer Break.
- **Middle School Cafeteria/Multi-purpose Building & Existing HVAC/Security**
  - The Guaranteed Maximum Price (GMP) and two alternates were presented to the Board on March 16, 2023.
    - Alternate #1 included an upgrade and substitution to an alternate flooring product for \$28,607. If approved, this included a credit for the concrete polish.
    - Alternate #2 is in partnership with Oregon Trail Electric Cooperative (OTEC) where EV charging stations would be donated for the contractor to install at the new Cafeteria parking lot. Installation would cost \$4,900.
    - On March 16, the Board approved the GMP base of \$6,556,610. No alternates were selected at the time of approval.
    - Regional subcontractors selected:
      - Valley Metal & Heating, Baker City, OR
      - Arros Electric, Baker City, OR
      - Ne-Hi Enterprises, Baker City, OR
      - Damschen Interiors, Baker City, OR
      - SNW Insulation, Baker City, OR
      - Carpet One, Baker City, OR
      - Cross L Fabrication, La Grande, OR
      - Eagle Cap Construction, La Grande, OR
      - Hampton Paving, La Grande, OR
      - Wilson Cabinets, Halfway, OR
      - Noland Door, Hermiston, OR
      - A Sharp Painter, Pendleton, OR
      - American Fence, Fruitland, ID
  - The District purchased a Timelapse Camera last year and has it currently installed to capture footage of the MS Cafeteria Building. Live streaming can be seen on the Bond Website!
  - CB Const. mobilized during Spring Break to install project fencing and their job trailer.



*Bird's Eye View of the MS Cafeteria Site*



*Baker snow flurries don't stop construction!*



- Construction started a week early and the CB broke ground and began site demolition on April 3, 2023.
- A Groundbreaking Ceremony was held on April 11. Staff and student leadership expressed their excitement for the new building.
- The contractor, CB Const, discovered unknown buried concrete slabs under the building footprint. The design and construction team are working to identify scope and cost of removal.
- For the remainder of April, CB will continue earthwork in preparation for the new building's foundation.



*MS Cafeteria Groundbreaking Ceremony*

- **BELC Bidding**
  - The subcontractor bidding for the BELC is under the Construction Manager/General Contractor (CM/GC), CB Const. CB will be responsible for creating bid packages, facilitating the bid phase, subcontractor communication, and validating the bids received.
  - CB prepared BELC's subcontractor bid package and issued the bids on March 21 with a bid deadline of April 13. The major bid line items include HVAC, roofing, and low voltage associated to the safety/security.
  - A special board meeting has been scheduled for May 11 @ 4pm to review/approve the BELC GMP.
- **Safety/Security Bidding**
  - One of the funding streams the District received was the Student Investment Account (SIA); this applies to any safety/security devices and relative labor. The SIA funding had a June 30 deadline for the 2022-2023 fiscal year. In order to meet the deadline, the District purchased the cameras, PA, clock speakers to allocate expense towards the SIA funding.
  - Similar to BELC subcontractor bidding period, CB plans to release the safety/security bid in May 2023 as one package and will request subcontractors to breakout their pricing per school project.
    - Reminder: Safety/Security scope includes South Baker, Haines, Keating, and the High School
  - Construction is planned for Summer 2023 but may overlap into the Fall school year. Construction impacts will be minimal and will be coordinated with each school.
- **Bond Oversight Committee (BOC)**
  - Following the MS Cafeteria Groundbreaking, the District met with the Bond Oversight Committee on April 11, 2023 and Wenaha presented a status update of the Bond projects as well as schedule, budget, and upcoming opportunities.
    - One of the BOC's goals for the bond projects was engaging with local subcontractors and providing them an opportunity to bid on the remainder of the Bond projects. The BOC members were happy to hear that six Baker subcontractors were selected for the MS Cafeteria project.



- During the recap of the MS GMP and alternates, the BOC did not express interest in Alternate #2 as it would require additional monitoring and administration policies. There were discussions of potentially installing only the underground conduits and capping them for future use.
- A revised budget overview was not provided since BELC and the Safety/Security projects are still in the bidding phase. The District and Wenaha will present a revised budget document at the next BOC meeting in June once BELC and Safety/Security GMPs are established.
- Lastly, Wenaha announced there would be upcoming opportunities for construction tours. Tours will be coordinated with the District and interested groups.

