

## Baker School District 5J

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

June 16, 2022 – Board of Directors Project Report

#### 2021-2023 Capital Bond Projects

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**
  - The District received preliminary comments from the building department regarding the building permit application. LKV Architects is working through those comments with the building department, however comments are minor and are not expected to affect design.
  - The District worked with the City to evaluate the condition of the existing sanitary sewer line serving the Middle School building. The new Cafeteria sewer will tie into this line and the new parking lot will be above the existing sewer line route. Though the line is in decent condition, it is an older clay pipe and has a history of blockages causing sewage back-up into the Middle School basement. The District has decided to pursue a replacement of this line as part of the Cafeteria project.
  - The design team is still planning issue an Invitation to Bid for the project in late June/early July and Wenaha Group is communicating timelines to the contractor community.
- **Brooklyn Bond Project**
  - Gyllenberg Construction continues pre-construction preparations including early submittals, procurement, and discussing questions and coordinating with the design team.



*Brooklyn staff hard at work packing up classrooms!*



*Brooklyn north wing classrooms moved to the Gym for summer construction.*



- As of June 7, the Brooklyn administrative staff and District Maintenance are ahead of schedule in packing up and moving out of the building this summer. Moving activities are expected to be completed by June 12.
- Starting June 13, Brooklyn will become a construction job site and will be closed to visitors for the summer.
- The District is planning a construction tour of Brooklyn for Board and Bond Oversight Committee members on Tuesday, July 12 at 5 p.m.

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

- CB Const. continues pre-construction preparations including early submittals, procurement, and discussing questions and coordinating with the design team.
- The Middle School team and District Maintenance are hard at work packing and moving all material out of the Gym this summer. Moving activities are expected to be completed by June 12.
- Starting June 13, the Middle School will become a construction job site and will be closed to visitors for the summer.

### **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 - June 2022 Report**

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 4/30/2022
<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	\$ 5,076
<b>Subtotal</b>	<b>\$ 136,032</b>	<b>\$ 136,032</b>	<b>\$ 86,108</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	\$ 7,041
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>\$ 8,381</b>

<b>Professional Fees</b>			
Project Management	\$ 410,000	\$ 410,000	\$ 124,931
Architectural & Engineering	\$ 1,200,000	\$ 890,000	\$ 330,200
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>\$ 488,905</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	\$ 33,383
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>\$ 33,383</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 4/30/2022
<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>\$ 623,722</b>
		Costs to Date as of 4/30/2022	<b>4.23%</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>
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**Baker School District 5J - Helen M Stack Gym Seismic Rehabilitation**  
**MASTER BUDGET - BIG SHEET**  
**Board - June 2022 Report**

Description	Original Budget	Revised Budget	Costs to Date as of 4/30/2022
<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	\$ 13,390	\$ 13,390
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 28,000</b>	<b>\$ 29,390</b>	<b>\$ 13,390</b>

<b>Professional Fees</b>			
Project Management	\$ 58,000	\$ 58,000	\$ 37,699
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 183,648
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>\$ 223,322</b>

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

Contingency			Contingency Used to Date
Contingency	\$ 200,000	\$ 160,403	
<b>Subtotal</b>	<b>\$ 200,000</b>	<b>\$ 160,403</b>	<b>19.80%</b>

<b>TOTAL</b>	<b>\$ 2,365,785</b>	<b>\$ 2,365,785</b>	<b>\$ 337,862</b>
	<b>Costs to Date as of 4/30/2022</b>		<b>14.28%</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>
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**BSD5J Brooklyn Wing 3 Seismic Rehabilitation**  
**MASTER BUDGET - BIG SHEET**  
**Board - June 2022 Report**

Description	Original Budget	Revised Budget	Costs to Date as of 4/30/2022
<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>

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<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	\$ 2,863
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 13,000</b>	<b>\$ 13,000</b>	<b>\$ 2,863</b>

<b>Professional Fees</b>			
Project Management	\$ 10,000	\$ 10,000	\$ 2,857
Architectural & Engineering	\$ 93,800	\$ 93,800	\$ 72,600
Hazardous Materials Consultants	\$ -	\$ 10,117	\$ 1,974
Envelope Consultant	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 103,800</b>	<b>\$ 113,917</b>	<b>\$ 77,431</b>

<b>Building Construction</b>			
Pre-Construction	\$ -	\$ -	\$ -
General Contractor	\$ 302,740	\$ 321,788	\$ -
<b>Subtotal</b>	<b>\$ 302,740</b>	<b>\$ 321,788</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	\$ 15,835	
<b>Subtotal</b>	<b>\$ 45,000</b>	<b>\$ 15,835</b>	<b>64.81%</b>

<b>TOTAL</b>	<b>\$ 471,040</b>	<b>\$ 471,040</b>	<b>\$ 80,293</b>
	<b>Costs to Date as of 4/30/2022</b>		<b>17.05%</b>

**Income & Project Under/Over**

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

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