

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

January 20, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**
 - LKV Architects will provide design updates to the Board in the regular January and February Board meetings.
 - LKV Architects are working toward issuance of the Schematic Design set on January 21, which will be immediately followed by cost estimating.
 - A community Open House is scheduled for Tuesday, February 22 at 5:30 p.m. at the Middle School Gym.
- **Subcontractor & Supplier Outreach Meeting**
 - The District and design/construction team will host an informational event for local subcontractors and suppliers on Friday, March 4 at 10 a.m. at the Middle School Gym.
- **Early Procurement for Materials – Middle School and Brooklyn**
 - Because of current extended lead time and supply chain issues, the team is pursuing early procurement of materials so they can be on-site in time for Summer 2022 construction. CB Construction will issue two separate subcontractor Invitation to Bids as follows:
 - **Early Procurement #1:** Middle School Gym Roof, Middle School HVAC equipment, Middle School electrical equipment, Brooklyn HVAC equipment, and Brooklyn electrical equipment.
 - Subcontractor Invitation to Bid was issued 1/7/2022;
 - Subcontractor bids due 1/24/2022;
 - Board to approve mini-Guaranteed Maximum Price (GMP) in special Board meeting on 2/1/2022.
 - **Early Procurement #2:** Middle School Gym Steel.
 - Subcontractor Invitation to Bid issued 2/10/2022;
 - Subcontractor bids due 2/28/2022;
 - Board to approve mini-GMP in regular Board meeting on 3/10/2022.
- **Bond Oversight Committee**
 - The next BOC meeting is scheduled for February 8. The BOC will develop their yearly report and present to the Board in the regular February Board meeting.

Middle School Gymnasium Seismic Rehabilitation

- WRK Engineers is tracking toward a 90% Construction Documents set on February 2.





Pendleton
125 SE Court Ave, Ste A
Pendleton, OR 97801

Brooklyn Wing 3 Seismic Rehabilitation

- WRK Engineers completed the 90% Construction Documents set on January 11, which is being followed by a progress cost estimate.





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

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 11/30/2021
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	\$ 2,297
Subtotal	\$ 136,032	\$ 136,032	\$ 83,329

Administration & Approvals			
Miscellaneous	\$ 10,000	\$ 10,000	\$ -
Testing & Inspection / Special Inspections	\$ 25,000	\$ 25,000	\$ -
Plan Check, Building Permits	\$ 75,000	\$ 75,000	\$ -
Electrical / Utility Fees	\$ 150,000	\$ 150,000	\$ -
Printing, Reprographics and Postage	\$ 2,000	\$ 2,000	\$ 1,340
Subtotal	\$ 262,000	\$ 262,000	\$ 1,340

Professional Fees			
Project Management (Wenaha Group)	\$ 410,000	\$ 410,000	\$ 55,525
Architectural & Engineering (LKV Architects)	\$ 1,200,000	\$ 1,200,000	\$ 60,833
Survey (Anderson Perry)	\$ 10,000	\$ 10,000	\$ 15,800
Geotechnical Engineer (GN Northern)	\$ 10,000	\$ 10,000	\$ 8,500
Hazardous Materials Consultants (TBD)	\$ 30,000	\$ 30,000	\$ -
Commissioning (TBD)	\$ 75,000	\$ 75,000	\$ -
Independent Estimating (TBD)	\$ 50,000	\$ 50,000	\$ -
Subtotal	\$ 1,785,000	\$ 1,785,000	\$ 140,657

Building Construction			
Middle School Multi-Purpose Building	\$ 2,200,000	\$ 2,200,000	\$ -
ODOE 1.5% Green Energy Technology	\$ 33,000	\$ 33,000	\$ -
HVAC/Safety/Security/South Baker Roof	\$ 7,000,000	\$ 7,000,000	\$ -
Hold for additional projects (inclusive of contingency & design fee)	\$ 2,000,000	\$ 2,000,000	\$ -
Subtotal	\$ 11,233,000	\$ 11,233,000	\$ -

Furnishings & Equipment			
Furniture, Fixtures & Equipment (MS Multi-Purpose)	\$ 50,000	\$ 50,000	\$ -
FF&E Consultant	\$ 5,000	\$ 5,000	\$ -
AV, Phones, Technology	\$ 50,000	\$ 50,000	\$ -
Moving Expenses	\$ 10,000	\$ 10,000	\$ -
Subtotal	\$ 115,000	\$ 115,000	\$ -

Contingency			Contingency Used to Date
Owner's Contingency	\$ 1,010,968	\$ 1,010,968	
Subtotal	\$ 1,010,968	\$ 1,010,968	0.00%
TOTAL	\$ 14,542,000	\$ 14,542,000	\$ 225,326
			Costs to Date as of 11/30/2021 1.55%

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
Energy Incentives	\$ -
Total Income	\$ 14,542,000

Under/Over	\$ -
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Baker School District 5J - Helen M Stack Gym Seismic Rehabilitation
MASTER BUDGET - BIG SHEET
Board - January 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 11/30/2021
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	\$ 12,000	\$ -
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
Subtotal	\$ 28,000	\$ 28,000	\$ -

Professional Fees			
Project Management	\$ 58,000	\$ 58,000	\$ 16,239
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 132,148
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ -
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
Subtotal	\$ 383,305	\$ 383,305	\$ 148,387

Building Construction			
GC Pre-Construction Fee	\$ 40,000	\$ 40,000	\$ -
General Contractor	\$ 1,699,480	\$ 1,699,480	\$ -
Subtotal	\$ 1,739,480	\$ 1,739,480	\$ -

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

Contingency			Contingency Used to Date
Contingency	\$ 200,000	\$ 200,000	
Subtotal	\$ 200,000	\$ 200,000	0.00%

TOTAL	\$ 2,365,785	\$ 2,365,785	\$ 153,115
	Costs to Date as of 11/30/2021		6.47%

Income & Project Under/Over

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

Under/Over	\$ -
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