

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

April 21, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**
 - LKV Architects completed the Design Development drawing set on March 8.
 - The District received the Design Development estimate for the Cafeteria on April 11. The DD estimate was 2.8% higher than the SD estimate which is reasonable given continued market inflation and supply chain issues.
 - Design Development estimate: \$3,068,478 [6,025 SF @ \$509/SF]
 - Schematic Design estimate: \$2,985,310 [6,025 SF @ \$495/SF]
 - Increase in SF from original budget – confirmed floor plan meets District’s needs
 - Design includes parking lot not in original budget
 - General price escalation during COVID beyond expected escalation
 - Original Budget: \$2,200,000 [5,100 SF @ \$431/SF]
- **Brooklyn Bond Project**
 - A Mandatory Pre-Bid meeting for the Brooklyn Bond and Wing 3 Seismic Project was held on March 22. Two general contractors and nine subcontractors attended and all were companies based in Baker or Union Counties.
 - The District received feedback from bidding general contractors that regional mechanical subs were either already booked or did not have manpower to complete the mechanical scope within the summer break timeframe. In addition, the team learned that the Brooklyn mechanical units were not expected to ship until mid-August. Based on this feedback and material timing, the District adjusted the contract schedule to allow the period of work to begin June 13, 2022 and complete December 31, 2022. The most disruptive and invasive construction will still be planned for the summer. Wenaha Group, the selected contractor, and the Brooklyn administrative staff will coordinate closely to manage fall construction in the occupied building.
 - The bid date for the Brooklyn Bond and Wing 3 Seismic project was changed to Tuesday, April 19 at 2 p.m. at the District Office.
 - The District will present the bid results to the Board in the April 21 Board meeting.
- **Special Inspections consultant**
 - The District issued a quote request for Special Inspections (third-party inspections required by building department) with quotes due by March 21. The District received quotes from GN Northern (Hermiston, OR) and Atlas (Ontario, OR). GN Northern was selected as the most cost-effective option. As GN Northern also served as the geotechnical engineer for the Middle School Cafeteria, there will be additional efficiencies with this selection.



Middle School Gymnasium Seismic Rehabilitation

- CB Const has provided a Guaranteed Maximum Price (GMP) for Bid Package #3 for the Board's review and approval in the April 21 Board meeting. The Bid Package #3 includes the following components:
 - Bid Package #3 Middle School Gym Seismic Work: \$1,530,754.14
 - Bid Package #3 Middle School Bond work (HVAC and Electrical): \$219,933.97
 - Total Bid Package #3: \$1,767,904.36
- This brings the total GMP for the Middle School Gym Seismic project to \$1,767,904.36. The target GMP was \$1,699,480 and this GMP is acceptable within the overall budget. The District will use Owner's contingency to cover the overage.

Brooklyn Wing 3 Seismic Rehabilitation

- See above notes on the Brooklyn bond project.





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

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 2/28/2022
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	\$ 2,547
Subtotal	\$ 136,032	\$ 136,032	\$ 83,579

Administration & Approvals			
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
Subtotal	\$ 262,000	\$ 255,055	\$ 1,420

Professional Fees			
Project Management	\$ 410,000	\$ 410,000	\$ 97,168
Architectural & Engineering	\$ 1,200,000	\$ 890,000	\$ 229,180
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	\$ 3,000
Subtotal	\$ 1,785,000	\$ 1,480,800	\$ 355,622

Building Construction			
Middle School Cafeteria/Multi-Purpose Building	\$ 2,200,000	\$ 2,985,310	\$ -
ODOE 1.5% Green Energy Technology	\$ 33,000	\$ -	\$ -
HVAC/Safety/Security/South Baker Roof	\$ 7,000,000	\$ 6,980,000	\$ -
Hold for additional projects (inclusive of contingency & design fee)	\$ 2,000,000	\$ 1,751,890	\$ -
Subtotal	\$ 11,233,000	\$ 11,717,200	\$ -

Furnishings & Equipment			
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	\$ -
Subtotal	\$ 115,000	\$ 141,945	\$ 6,945

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 2/28/2022
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	\$ 14,742,000	\$ 447,566
	Costs to Date as of 2/28/2022		3.04%

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	\$ -
Total Income	\$ 14,742,000

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

Description	Original Budget	Revised Budget	Costs to Date as of 2/28/2022
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	\$ 23,924
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 152,795
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ 1,974
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
Subtotal	\$ 383,305	\$ 383,305	\$ 178,693

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

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

Contingency			Contingency Used to Date
Contingency	\$ 200,000	\$ 164,576	
Subtotal	\$ 200,000	\$ 164,576	17.71%

TOTAL	\$ 2,365,785	\$ 2,365,785	\$ 183,421
Costs to Date as of 2/28/2022			7.75%

Income & Project Under/Over

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

Under/Over	\$ -
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BSD5J Brooklyn Wing 3 Seismic Rehabilitation
MASTER BUDGET - BIG SHEET
Board - April 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 2/28/2022
Bond & Legal			
Insurance - Builder's Risk	\$ 1,000	\$ 1,000	\$ -
Other Legal Costs / Legal Ads	\$ 500	\$ 500	\$ -
Subtotal	\$ 1,500	\$ 1,500	\$ -

\$0

Administration & Approvals			
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	\$ -	\$ -	\$ -
Subtotal	\$ 13,000	\$ 13,000	\$ -

Professional Fees			
Project Management	\$ 10,000	\$ 10,000	\$ -
Architectural & Engineering	\$ 93,800	\$ 93,800	\$ 63,680
Hazardous Materials Consultants	\$ -	\$ -	\$ 1,974
Envelope Consultant	\$ -	\$ -	\$ -
Subtotal	\$ 103,800	\$ 103,800	\$ 65,654

Building Construction			
Pre-Construction	\$ -	\$ -	\$ -
General Contractor	\$ 302,740	\$ 302,740	\$ -
Subtotal	\$ 302,740	\$ 302,740	\$ -

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

Contingency			Contingency Used to Date
Contingency	\$ 45,000	\$ 45,000	
Subtotal	\$ 45,000	\$ 45,000	\$ -

TOTAL	\$ 471,040	\$ 471,040	\$ 65,654
Costs to Date as of 2/28/2022			13.94%

Income & Project Under/Over

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

Under/Over	\$ (10,117.00)
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