

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

October 20, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- The Request for Proposal (RFP) for Construction Manager/General Contractor (CM/GC) was launched on September 12. Proposals were due on September 29 and the District received two proposals: CB Const. of La Grande and Wright Brothers The Building Company of Boise. The District formed an evaluation committee inclusive of District staff, Board member, and Bond Oversight Committee members. The evaluation committee reviewed proposals and interviewed both firms. The evaluation committee recommends the selection of CB Const. to the Board for consideration by the Board in the October 20 meeting.
- **Brooklyn Bond Project**
 - Work on door installation and access control is continuing as the door hardware products arrive on site.
 - Gyllenberg will continue to work on selected Fridays and Saturday during Fall 2022 to install the platforms for the rooftop equipment.
 - The team received updates on mechanical equipment delivery, which is scheduled for arrival in October-November. Electrical equipment is still scheduled for delivery in March 2023.

Middle School Gymnasium Seismic Rehabilitation

- CB Const. completed the gym project on October 14. Starting Monday, October 17, the District will resume activities, including athletics and lunch service, in the gymnasium. Punchlist work will continue over the next few weeks in coordination with school schedule and athletics activities.

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 - October 2022 Report

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 8/31/2022
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	\$ 8,325
Subtotal	\$ 136,032	\$ 136,032	\$ 89,357

Administration & Approvals			
Miscellaneous	\$ 10,000	\$ 3,055	\$ 851
District Project Staff Costs	\$ -	\$ -	\$ -
Pre-Bond Planning	\$ -	\$ -	\$ -
Testing & Inspection / Special Inspections	\$ 25,000	\$ 25,000	\$ -
Plan Check, Building Permits	\$ 75,000	\$ 75,000	\$ 8,264
Environmental/DEQ	\$ -	\$ -	\$ -
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ 150,000	\$ 150,000	\$ 22,154
Printing, Reprographics and Postage	\$ 2,000	\$ 2,000	\$ 1,488
Subtotal	\$ 262,000	\$ 255,055	\$ 32,757

Professional Fees			
Project Management	\$ 410,000	\$ 410,000	\$ 180,456
Architectural & Engineering	\$ 1,200,000	\$ 890,000	\$ 425,373
Survey	\$ 10,000	\$ 15,800	\$ 15,800
Geotechnical Engineer	\$ 10,000	\$ 10,000	\$ 8,500
Hazardous Materials Consultants	\$ 30,000	\$ 30,000	\$ 7,845
Commissioning	\$ 75,000	\$ 75,000	\$ 630
Independent Estimating	\$ 50,000	\$ 50,000	\$ 29,000
Subtotal	\$ 1,785,000	\$ 1,480,800	\$ 667,604

Building Construction			
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	\$ 2,137,721
Hold for additional projects (inclusive of contingency & design fee)	\$ 2,000,000	\$ -	\$ -
Subtotal	\$ 11,233,000	\$ 11,729,356	\$ 2,137,721

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	\$ 47,084
Moving Expenses	\$ 10,000	\$ 10,000	\$ -
Building Rekey	\$ -	\$ 20,000	\$ -
Subtotal	\$ 115,000	\$ 141,945	\$ 47,084

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 8/31/2022
Contingency			Contingency Used to Date
Owner's Contingency	\$ 1,010,968	\$ 998,813	
Subtotal	\$ 1,010,968	\$ 998,813	1.20%

TOTAL	\$ 14,542,000	\$ 14,742,000	\$ 2,974,522
		Costs to Date as of 8/31/2022	20.18%

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 - October 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 8/31/2022
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	\$ 5,468
Land Use Review, Plan Check, Building Permits	\$ 12,000	\$ 13,390	\$ 13,390
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
Subtotal	\$ 28,000	\$ 29,390	\$ 18,857

Professional Fees			
Project Management	\$ 58,000	\$ 58,000	\$ 53,396
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 254,233
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ 3,871
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
Subtotal	\$ 383,305	\$ 383,305	\$ 311,500

Building Construction			
GC Pre-Construction Fee	\$ 40,000	\$ 7,000	\$ 7,000
General Contractor	\$ 1,699,480	\$ 1,767,904	\$ 1,354,291
Subtotal	\$ 1,739,480	\$ 1,777,687	\$ 1,364,073

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

Contingency			Contingency Used to Date
Contingency	\$ 200,000	\$ 160,403	
Subtotal	\$ 200,000	\$ 160,403	19.80%

TOTAL	\$ 2,365,785	\$ 2,365,785	\$ 1,699,159
	Costs to Date as of 8/31/2022		71.82%

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 - October 2022 Report**

Description	Original Budget	Revised Budget	Costs to Date as of 8/31/2022
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	\$ 2,607
Land Use Review, Plan Check, Building Permits	\$ 10,000	\$ 10,000	\$ 2,863
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
Subtotal	\$ 13,000	\$ 13,000	\$ 5,469

Professional Fees			
Project Management	\$ 10,000	\$ 10,000	\$ 8,571
Architectural & Engineering	\$ 93,800	\$ 93,800	\$ 91,125
Hazardous Materials Consultants	\$ -	\$ 10,117	\$ 17,651
Envelope Consultant	\$ -	\$ -	\$ -
Subtotal	\$ 103,800	\$ 113,917	\$ 117,348

Building Construction			
Pre-Construction	\$ -	\$ -	\$ -
General Contractor	\$ 302,740	\$ 321,788	\$ 313,147
Subtotal	\$ 302,740	\$ 321,788	\$ 313,147

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

Contingency			Contingency Used to Date
Contingency	\$ 45,000	\$ 15,835	
Subtotal	\$ 45,000	\$ 15,835	64.81%

TOTAL	\$ 471,040	\$ 471,040	\$ 435,964
	Costs to Date as of 8/31/2022		92.55%

Income & Project Under/Over

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

Under/Over	\$ -
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