

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

March 10, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**

- The District held a community Open House on Tue 2/22 at the Middle School Gym. LKV Architects presented the Schematic Design and took questions from the audience. Approximately 15 community members attended.
- The Land Use application for the Cafeteria was submitted on Fri 3/4.
- The District received the Schematic Design estimate for the Cafeteria at \$2,985,310, which was higher than the original budget of \$2,200,000. The increase in cost was primarily due to 3 factors: 1) an increase in the SF of the building from 5,100 to 6,000 SF due to needs identified during design; 2) inclusion of a new parking lot to serve the Cafeteria and existing MS building that was not included in the original budget; and 3) general price escalation above and beyond the projected escalation. After reviewing the budget, the District has directed the design team to proceed with the designed floor plan / exterior appearance while continuing to look for value engineering opportunities. See budget section below for details on budget reallocations related to this item.



LKV Architects presents during the Middle School Cafeteria/Multi-Purpose Building Open House on Tue 2/22.

- **Subcontractor & Supplier Outreach Meeting**

- The District and design/construction team held an informational event for local subcontractors and suppliers on Fri 3/4 at the Middle School Gym.

- **Electrical Switchboard Lead Time Issue**

- The electrical supplier on the Middle School and Brooklyn projects notified the team in late February that electrical switchboard lead times have increased from up to 24 weeks to 50 weeks. This delay is not limited to our supplier and is impacting other regional construction projects, as well.
- The new HVAC systems require us to increase the size of the electrical service at the District's buildings. The switchboards are the key equipment for the new electrical service, and we cannot "turn on" the new HVAC systems in the buildings until we have additional electrical power.



- The District will proceed with the following adjustments to the project schedules at Brooklyn and the Middle School:
 - At Brooklyn, Summer 2022 construction will proceed as planned. The new HVAC system will be installed during Summer 2022 but will not be “turned on.” The existing steam system will be left in place and will continue to heat the building this fall and winter. When the electrical switchboards arrive, they will be installed during a school break such as Winter 2022 or Spring Break 2023. Then, the new HVAC system will be “turned on” and the existing steam system shut off. Minor HVAC finish-up work will occur during Summer 2023.
 - At the Middle School, bond work other than construction of the new Cafeteria/Multi-Purpose Building will be postponed until late Spring/Summer 2023. Because the HVAC design replaces components of a system and is not a full system replacement, the new components cannot be installed until power is available. Also, Safety & Security projects at the Middle School will benefit from shared timing with the HVAC work. Seismic upgrades will proceed as planned during Summer 2022, and minor HVAC modifications will be made during Summer 2022 where the existing system conflicts with Seismic upgrades. All bond work at the Middle School will now be bid as part of the Middle School Cafeteria/Multi-Purpose Building project (bidding in July/August 2022), and the new building construction will proceed as planned in Fall 2022.
 - Additionally, the bond team is evaluating advance electrical procurements for the rest of the bond projects.
- **Brooklyn Summer 2022 Bond work**
 - LKV Architects delivered the Brooklyn 100% Bid Set on 3/3.
 - Bidding Schedule for Brooklyn Bond & Seismic:
 - Invitation to Bid released – 3/9
 - General Contractor bidding– 3/9-4/6
 - Pre-Bid meeting: Tue 3/22 @ 1 p.m. at Brooklyn
 - Bids due: Wed 4/6 @ 2 p.m. at District Office
 - Intent to Award – Special Board meeting, tentatively Tue 4/23 at noon
- **General Budget**
 - The District made the following internal reallocations to the bond project budget:
 - Moved \$6,945 from Miscellaneous to AV/Phones/Technology to reflect where TrueLook construction timelapse camera was billed
 - Reduced Architecture by \$310,000 to align with LKV contract
 - Added \$5,800 to Survey to align with Anderson Perry contract
 - As ODOE 1.5% GET is not required on Cafeteria Building, moved \$33,000 in GET to Cafeteria Building
 - Moved \$20,000 from HVAC/Safety/Security/SB Roof to newly-created line item for Building Re-Key
 - Increased Cafeteria by \$752,310 to balance to Schematic Design estimate (Any “savings” in future estimates will go back to line item for “Hold for additional projects”)



- District committed to \$200,000 contribution from Capital Projects Fund to offset non-budgeted costs for Cafeteria parking lot
- Decreased Hold for additional projects by \$248,110 to balance overall budget
- Total project budget increased from \$14,542,000 to \$14,742,000.

Middle School Gymnasium Seismic Rehabilitation

- CB Const delivered the 90% Estimate at \$1,705,329, just slightly over the target GMP of \$1,699,480.
- WRK, CB, and Wenaha met to review constructability and contractor means and methods in advance of the bid set.
- WRK delivered the 100% Bid/Permit Set on 3/1.
- The bidding schedule will be as follows:
 - Subcontractor bidding – 3/8-4/5
 - Pre-Bid meeting: Tue 3/22 @ 9 a.m. at BMS
 - Sub bids due: Tue 4/5
 - Development of GMP: 4/5-4/21
 - Board Approval of GMP: Thu 4/21

Brooklyn Wing 3 Seismic Rehabilitation

- The 90% Estimate listed the construction cost of the project at \$200,407, under the target hard cost budget of \$302,740. The design team has included alternates for windows and painting in the Wing 3 classrooms as add alternates to be accepted by the District if budget allows.
- WRK delivered the 100% Bid/Permit Set on 3/1.
- The bidding for Brooklyn Wing 3 Seismic will be included in a single general contractor bid package with the Brooklyn bond project listed above.





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

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 1/31/2022
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	\$ 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	\$ -
Electrical / Utility Fees	\$ 150,000	\$ 150,000	\$ -
Printing, Reprographics and Postage	\$ 2,000	\$ 2,000	\$ 1,340
Subtotal	\$ 262,000	\$ 255,055	\$ 1,340

Professional Fees			
Project Management	\$ 410,000	\$ 410,000	\$ 83,287
Architectural & Engineering	\$ 1,200,000	\$ 890,000	\$ 193,530
Survey	\$ 10,000	\$ 15,800	\$ 15,800
Geotechnical Engineer	\$ 10,000	\$ 10,000	\$ 8,500
Hazardous Materials Consultants	\$ 30,000	\$ 30,000	\$ -
Commissioning	\$ 75,000	\$ 75,000	\$ -
Independent Estimating	\$ 50,000	\$ 50,000	\$ 3,000
Subtotal	\$ 1,785,000	\$ 1,480,800	\$ 304,117

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 1/31/2022
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	\$ 395,981
		Costs to Date as of 1/31/2022	2.69%

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 - March 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 1/31/2022
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	\$ -
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	\$ 21,749
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 152,795
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ -
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
Subtotal	\$ 383,305	\$ 383,305	\$ 174,544

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	\$ 179,272
	Costs to Date as of 1/31/2022		7.58%

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 - March 2022 Report**

Description	Original Budget	Revised Budget	Costs to Date as of 1/31/2022
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	\$ -
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	\$ -	\$ -	\$ -
Envelope Consultant	\$ -	\$ -	\$ -
Subtotal	\$ 103,800	\$ 103,800	\$ 63,680

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	\$ -
	Costs to Date as of 1/31/2022		0.00%

Income & Project Under/Over

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

Under/Over	\$ -
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