

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

August 18, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- **Middle School Cafeteria/Multi-Purpose Building Design & Construction**
 - The District publicly opened bids on Thursday, August 11. The District received a single responsive bid from Sid Johnson & Co. for the amount of \$9 million. Another bid was submitted by CB Const. in the amount of \$4.4 million but was deemed non-responsive as the bidder did not submit their first-tier subcontractor disclosure form for a complete bid. The bid tab is attached to this report.
 - The District's most recent cost estimate for this scope in this bid package was \$4,511,602 not including alternates. The Board will review bids and make a decision on award in the August 18 Board meeting.
- **Brooklyn Bond Project**
 - Gyllenberg Construction is wrapping up interior work by August 21. Custodial staff will clean the building on August 22-23 for staff's first day back in the building on August 24.
 - Wenaha is working with the Brooklyn admin team and Gyllenberg to communicate expectations to staff and make sure the building is ready.
 - Work on door installation and access control will continue into the week of August 22 and 29.
 - Gyllenberg will continue to work on selected Fridays and Saturday during Fall 2022 to install the platforms for the rooftop equipment.
 - Gyllenberg is planning to install the rooftop units, rooftop ductwork, and electrical in Spring 2023. The team reviewed pros and cons of fall versus spring installation and the consensus was that a spring install was the most efficient and least risk for delays or damage due to winter weather. Gyllenberg will develop a schedule for this work this fall.
- **South Baker, BELC and Keating**
 - The District received Design Development cost estimates for these projects in early August – see below graphic.



Brooklyn – new ceiling-mounted ductwork taped off and ready for painting.



South Baker

Original Budget	\$ 1,812,222
DD Cost Estimate (8/1/2022)	\$ 3,041,540
Projected Over/(Under)	\$ 1,229,318

BELC

Original Budget	\$ 1,100,084
DD Cost Estimate (8/1/2022) <i>minus</i> roof	\$ 2,042,997
Over/(Under)	\$ 942,913

Keating

Original Budget	\$ 334,823
DD Cost Estimate (8/1/2022) <i>minus</i> roof	\$ 335,309
Over/(Under)	\$ 486

- Cost estimates were reviewed with the Bond Oversight Committee in the August 9 meeting. The BOC recommended the following:
 - The Cafeteria new construction should be the first priority.
 - The BOC concurred with the design team’s opinion that South Baker’s HVAC design is the most efficient and cost-effective solution.
 - Pursue scope reductions for BELC HVAC so expenditures are in alignment with \$1.4 million grant funding that is dedicated to BELC building.
 - Install Safety/Security projects at all buildings.
 - District to evaluate additional funding resources available to complete as many bond projects as possible.
 - High School Gym/Auditorium HVAC is lowest priority.
- The District is reviewing available funds for replacing roofs at BELC, Keating, and Haines, which were not in the original bond scope.

Middle School Gymnasium Seismic Rehabilitation

- The CB team is preparing to have the crane on site for steel installation the week of August 15, is demolishing the old chimney and salvaging the bricks, and is working to complete the roof, and replace finishes and fixtures that were demo’d to access areas for the seismic upgrades.
- Wenaha is working with the Middle School admin team and CB to communicate expectations to staff with the Gym closure through September 16.
- The First Presbyterian Church will host student lunches from the start of school through the completion of the Gym project.

Brooklyn Wing 3 Seismic Rehabilitation


- See above notes regarding Gyllenberg Construction on the Brooklyn bond project.



BID TABULATION

Baker School District 5J - Middle School Cafeteria and HVAC, Safety/Security

Bids due: August 11, 2022 at 2 p.m. local time

 <p>BAKER SCHOOL DISTRICT</p>	<p>Sid Johnson & Co. 3150 10th Street Baker City, OR 97814</p>	<p>CB Construction, Inc. 1202 Adams Ave La Grande, OR 97850</p>
		<p>This Bidder did not submit their first-tier subcontractor disclosure form by the deadline. This bid has been deemed non-responsive and will not be considered for award.</p>
<p>BID SECURITY if bid greater than \$100,000</p>	<p>YES; Bid Bond</p>	<p>YES; Bid Bond</p>
<p>RESIDENCY DECLARED</p>	<p>YES; OR</p>	<p>YES, OR</p>
<p>ADDENDUM 1</p>	<p>X</p>	<p>X</p>
<p>ADDENDUM 2</p>	<p>X</p>	<p>X</p>
<p>BASE BID</p>	<p>\$ 9,000,000.00</p>	<p>\$ 4,400,000.00</p>
<p>Alternate #1: Rubber Flooring in Cafeteria 101</p>	<p>\$ 52,560.00</p>	<p>\$ 65,000.00</p>
<p>Alternate #2: Installation of EV Charging Stations</p>	<p>\$ 5,280.00</p>	<p>\$ 75,000.00</p>
<p>Alternate #3: Door Replacement at Existing Gym</p>	<p>\$ 74,300.00</p>	<p>\$ 51,000.00</p>
<p>Alternate #4: Replacement of Existing Sewer Pipe Serving the Existing Building</p>	<p>\$ 9,900.00</p>	<p>\$ 25,000.00</p>
<p>TOTAL BASE + SELECTED ALTERNATES</p>	<p>\$ 9,142,040.00</p>	<p>\$ 4,616,000.00</p>
<p>FIRST-TIER SUBCONTRACTOR LIST (DUE W/IN 2 HOURS OF BID DATE)</p>	<p>X</p>	<p>Not submitted. Bid deemed non-responsive.</p>



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

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 6/30/2022
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	\$ 6,024
Subtotal	\$ 136,032	\$ 136,032	\$ 87,056

Administration & Approvals			
Miscellaneous	\$ 10,000	\$ 3,055	\$ -
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	\$ 31,906

Professional Fees			
Project Management	\$ 410,000	\$ 410,000	\$ 152,693
Architectural & Engineering	\$ 1,200,000	\$ 890,000	\$ 404,911
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	\$ -
Independent Estimating	\$ 50,000	\$ 50,000	\$ 13,500
Subtotal	\$ 1,785,000	\$ 1,480,800	\$ 603,250

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	\$ 773,000
Hold for additional projects (inclusive of contingency & design fee)	\$ 2,000,000	\$ -	\$ -
Subtotal	\$ 11,233,000	\$ 11,729,356	\$ 773,000

Furnishings & Equipment			
Furniture, Fixtures & Equipment (MS Multi-Purpose)	\$ 50,000	\$ 50,000	\$ -
FF&E Consultant	\$ 5,000	\$ 5,000	\$ -
AV, Phones, Technology	\$ 50,000	\$ 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 6/30/2022
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	\$ 1,502,156
		Costs to Date as of 6/30/2022	10.19%

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 - August 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 6/30/2022
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	\$ 13,390	\$ 13,390
Other AHJ Fees / System Development Charges	\$ -	\$ -	\$ -
Electrical / Utility Fees	\$ -	\$ -	\$ -
Subtotal	\$ 28,000	\$ 29,390	\$ 13,390

Professional Fees			
Project Management	\$ 58,000	\$ 58,000	\$ 47,741
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 220,798
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ 3,871
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
Subtotal	\$ 383,305	\$ 383,305	\$ 272,410

Building Construction			
GC Pre-Construction Fee	\$ 40,000	\$ 7,000	\$ 7,000
General Contractor	\$ 1,699,480	\$ 1,767,904	\$ 369,460
Subtotal	\$ 1,739,480	\$ 1,777,687	\$ 379,243

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	\$ 669,770
	Costs to Date as of 6/30/2022		28.31%

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 - August 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 6/30/2022
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	\$ 671
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	\$ 3,533

Professional Fees			
Project Management	\$ 10,000	\$ 10,000	\$ 5,714
Architectural & Engineering	\$ 93,800	\$ 93,800	\$ 82,350
Hazardous Materials Consultants	\$ -	\$ 10,117	\$ 1,974
Envelope Consultant	\$ -	\$ -	\$ -
Subtotal	\$ 103,800	\$ 113,917	\$ 90,038

Building Construction			
Pre-Construction	\$ -	\$ -	\$ -
General Contractor	\$ 302,740	\$ 321,788	\$ 110,881
Subtotal	\$ 302,740	\$ 321,788	\$ 110,881

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	\$ 204,452
	Costs to Date as of 6/30/2022		43.40%

Income & Project Under/Over

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

Under/Over	\$ -
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