

Baker School District 5J

2021-2023 Capital Bond Projects and Seismic Rehabilitation Projects

September 22, 2022 – Board of Directors Project Report

2021-2023 Capital Bond Projects

- In the August 19 regular Board meeting, the Board reviewed contractor bids, discussed the overall bond budget picture, and declined to award the Middle School Cafeteria/Multi-Purpose Building construction.
- The Board held a public hearing on September 12 to review the Findings of Fact for an exemption from the requirement for competitive bidding for the remainder of the bond projects. The Board approved the exemption and the use of the Construction Manager/General Contractor (CM/GC) delivery method.
- The Request for Proposal (RFP) for a CM/GC was launched on September 12. Proposals are due on September 29. The District has formed an evaluation committee inclusive of District staff, Board members, and Bond Oversight Committee members. The evaluation committee will review proposals, interview if needed, and bring a recommendation for selection to the Board during the October 20 Board 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.



August 16 – Crane day for the Middle School Gym Seismic project. Top photo: crane is ready to lift steel into place. Bottom photo: Unreinforced masonry chimney demolition.



Middle School Gymnasium Seismic Rehabilitation

- The week of August 16, the CB team successfully lifted the steel collectors into place along the west and south walls of the building. The collectors extend from the roofline to the ground level and were slotted into the building and lowered into place by crane.
- Interior finish work, including painting, drywall, locker room/restroom fixtures are ongoing.
- CB Const.'s substantial completion date has been extended to October 14 to allow for painting in the gymnasium and fabrication delays with the horizontal steel truss underneath the south balcony.

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 - September 2022 Report

Description	Original Budget Sep 2021	Revised Budget	Costs to Date as of 7/31/2022
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	\$ 7,810
Subtotal	\$ 136,032	\$ 136,032	\$ 88,842

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	\$ 166,575
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	\$ -
Independent Estimating	\$ 50,000	\$ 50,000	\$ 20,500
Subtotal	\$ 1,785,000	\$ 1,480,800	\$ 644,592

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	\$ 1,858,354
Hold for additional projects (inclusive of contingency & design fee)	\$ 2,000,000	\$ -	\$ -
Subtotal	\$ 11,233,000	\$ 11,729,356	\$ 1,858,354

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 7/31/2022
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	\$ 2,670,777
		Costs to Date as of 7/31/2022	18.12%

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 - September 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 7/31/2022
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	\$ 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	\$ 49,481
Architectural & Engineering	\$ 300,305	\$ 300,305	\$ 239,373
Hazardous Materials Consultants	\$ 20,000	\$ 20,000	\$ 3,871
Envelope Consultant	\$ 5,000	\$ 5,000	\$ -
Subtotal	\$ 383,305	\$ 383,305	\$ 292,725

Building Construction			
GC Pre-Construction Fee	\$ 40,000	\$ 7,000	\$ 7,000
General Contractor	\$ 1,699,480	\$ 1,767,904	\$ 901,565
Subtotal	\$ 1,739,480	\$ 1,777,687	\$ 911,347

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	\$ 1,222,190
	Costs to Date as of 7/31/2022		51.66%

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 - September 2022 Report

Description	Original Budget	Revised Budget	Costs to Date as of 7/31/2022
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	\$ 7,143
Architectural & Engineering	\$ 93,800	\$ 93,800	\$ 87,225
Hazardous Materials Consultants	\$ -	\$ 10,117	\$ 1,974
Envelope Consultant	\$ -	\$ -	\$ -
Subtotal	\$ 103,800	\$ 113,917	\$ 96,342

Building Construction			
Pre-Construction	\$ -	\$ -	\$ -
General Contractor	\$ 302,740	\$ 321,788	\$ 222,260
Subtotal	\$ 302,740	\$ 321,788	\$ 222,260

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	\$ 324,071
	Costs to Date as of 7/31/2022		68.80%

Income & Project Under/Over

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

Under/Over	\$ -
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