

CONSENT AGENDA – ITEM FOR ACTION**PUBLIC CONTRACTS AUTHORIZATION****SUMMARY**

School board action is required to authorize the attached public contract items. The authorization of contracts for expenditures above the threshold of delegated authority is a routine board action that appears under the consent grouping of the board agenda.

BACKGROUND

Board action is required to authorize the superintendent or a designee to obligate the district for the attached public contract items. The table contains summary information and the following sheets provide additional details about each of the contracts for which authorization is sought.

Board policies DJ District Purchasing, DJCA Personal Services Contracts and DJC Bidding Requirements, and administrative regulations DJ-AR, DJCA-AR, and DJC-AR articulate the school district's public contracting rules in accordance with state recommended model rules.

Appropriate public contracting rules and bidding procedures have been complied with before recommending the attached contracts for board approval.

RECOMMENDATION

The superintendent recommends the board authorize the superintendent or a designee to obligate the district for the public contract items listed herein.

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Contract Name	Recommended By	Contract Selection Process	Contractor / Vendor	Contract Amount	Contract Timeline		Recommendation
					Start	End	
Trimble Unity Construct (formerly e-Builder)	Aaron Boyle, Administrator for Facilities Development	Sole Source Procurement per OAR 137.047.0275 and DJCA-AR(2)(e)	Trimble Inc.	\$546,000	08/2025	07/2028	Authorization to Award Contract
Architectural/Engineering (A/E) Services for Sunset High School Complete Design for HVAC Upgrade	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #21-0029	OH Planning + Design, Architecture, P.C.	\$1,079,254	06/2025	10/2026	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) Pre-Construction Services for Sunset High School HVAC Upgrade	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0020	Pence Contractors, LLC	\$6,720,827	06/2025	10/2026	Authorization to Award Contract
Sunset High School LED Stadium Light Retrofit Project	Matt Lichtenfels, Energy and Resource Conservation Program Manager, Ron Umali, Maintenance Services Administrator	Sourcewell Cooperative Contract #041123-CPL	Cooper Lighting, LLC	\$451,495	06/2025	11/2025	Authorization to Award Contract
Early College High School, Opportunity Knocks and Career Encounters	Michael Crandall, ECHS Administrator	Intergovernmental Agreement per ORS Chapter 190	Portland Community College	\$2,545,420	07/2025	06/2026	Authorization to Award Contract
Newsela Instructional Materials	Stafford Boyd, Administrator for Curriculum, Instruction & Assessment	Special Procurement Pursuant to DJC-AR(5)(a)	Newsela, Inc.	\$346,000	06/2025	06/2027	Authorization to Award Contract

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PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Trimble Unity Construct (formerly e-Builder)

- **Contract Scope:** Three-year contract for licensing renewal fees for Trimble Unity Construct
- **Contract Timeline:** 08/2025 – 07/2028
- **Contract Amount:** \$546,000
- **Contractor/Vendor:** Trimble Inc.
- **Funding Source:** 2022 Bond; Program Management
- **Solicitation Method:** Sole Source Procurement per OAR 137.047.0275 and DJCA-AR(2)(e)
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: 2025 – 2028 Bond Program Management

- **Project Scope:** Program and overhead costs for fiscal years 2025-2026, 2026-2027 and 2027-2028
- **Project Budget:** \$18,800,000
- **Project Timeline:** 06/2025 – 07/2028

BACKGROUND: The 2022 bond measure approved by voters includes funds for Bond Program Management. Facilities Development utilizes Trimble Unity Construct as the construction management and administration software for all 2022 bond projects. Historically, this contract has been renewed on an annual basis. Whereas it is impractical to change construction management systems during the bond, this multi-year authorization (through the end of the 2022 bond) realizes savings and provides budget certainty.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with Trimble Inc., subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Architectural/Engineering (A/E) Services for Sunset High School Complete Design for HVAC upgrade

Contract Scope: A/E services for Sunset High School complete design for HVAC upgrade

- **Contract Timeline:** 06/2025 – 10/2026
- **Contract Amount:** \$1,079,254
- **Contractor/Vendor:** OH Planning + Design, Architecture, P.C.
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Request for Proposal (RFP) #21-0029
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Sunset High School HVAC Upgrade

- **Project Scope:** Provide complete design and engineering services.
- **Project Budget:** \$8,000,000
- **Project Timeline:** 02/2025-11/2026

BACKGROUND: The 2022 bond measure approved by voters includes funds for the Sunset High School HVAC upgrade project. Currently, portions of the building are without cooling and all controls are not integrated to district standard. Among other scope items, this project will add cooling to uncooled spaces, including the auditorium and main gym. This project will also add new controls and integrate all systems to the district standard. Another major scope item includes converting the existing steam boiler to hot water heating.

This contract will provide complete design and engineering services for this project. It will also provide coordination with the selected Construction Manager / General Contractor (CM/GC) on the pre-design assessment, as well as standard construction management services of an A/E.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with OH Planning + Design, Architecture, P.C., subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Construction Manager/General Contractor (CM/GC) Pre-Construction Services for Sunset High School HVAC Upgrade

- **Contract Scope:** CM/GC pre-construction services for Sunset High School HVAC upgrade, including design input, constructability review, cost estimating, scheduling, and logistics
- **Contract Timeline:** 06/2025 – 10/2026
- **Contract Amount:** \$6,720,827 (initial contract value is \$120,827)
- **Contractor/Vendor:** Pence Contractors, LLC
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Request for Proposal (RFP) #22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Sunset High School HVAC

- **Project Scope:** Sunset High School HVAC Upgrade
- **Project Budget:** \$8,000,000
- **Project Timeline:** 02/2025 – 11/2026

BACKGROUND: The 2022 bond measure approved by voters includes funds for the Sunset High School HVAC upgrade. Portions of the building are without cooling. Cooling will be added to these spaces including the auditorium and main gym. New controls will be added to integrate all systems to the district standard. The steam boiler system will be converted to hot water heating.

This initial contract is for a CM/GC to provide pre-construction services. These services include constructability review, subcontractor engagement, planning/logistics, estimating, and ultimately the development of a Guaranteed Maximum Price (GMP) proposal. The estimated construction cost for this project is \$6,600,000. If the negotiated GMP amount exceeds this estimate by more than 10% the GMP amendment will be brought before the board for approval.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with Pence Contractors, LLC, subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Sunset High School LED Stadium Light Retrofit Project

Contract Scope: Replace Sunset High School's aging, failing and inefficient stadium high intensity discharge (HID) lighting system with a new light emitting diode (LED) stadium light system similar to the new stadium light systems at Westview, Southridge and Aloha HS. This project will save an estimated 172,500 kWh per year totaling over \$15,000 annually in electricity cost savings.

- **Contract Timeline:** 06/2025 – 10/2025
- **Contract Amount:** \$451,495
- **Contractor/Vendor:** Cooper Lighting, LLC
- **Funding Source:** SB1149, Energy Trust of Oregon, Energy 241, and Bond – Deferred Maintenance
- **Solicitation Method:** Sourcewell Cooperative Contract #041123-CPL
- **Recommended By:** Matt Lichtenfels, Energy and Resource Conservation Program Manager, Ron Umali, Maintenance Services Administrator

ASSOCIATED PROJECT: Sunset High School LED Stadium Light Retrofit Project

- **Project Scope:** Replace Sunset High School stadium lights with LED lighting
- **Project Budget:** \$451,495
- **Project Timeline:** 06/2025 – 10/2025

BACKGROUND: This is a turn-key project to remove existing light heads at Sunset High School's stadium and auxiliary turf field light poles and replace with new LED light head units. Lights will be controlled by central hub controller installed in the press box. The system will be operated by user permitted cellphone or laptop. All labor and materials are covered including lift to install system components. System will have complete 10-year warranty including parts, labor and lift costs.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with Cooper Lighting, LLC, subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Early College High School, Opportunity Knocks and Career Encounters

- **Contract Scope:** Early College High School Coursework/Programs
- **Contract Timeline:** 07/2025 – 06/2026
- **Contract Amount:** \$2,545,420
- **Contractor/Vendor:** Portland Community College
- **Funding Source:** General Fund – Pending approval of funding in the 2025-26 budget
- **Solicitation Method:** Intergovernmental Agreement per ORS Chapter 190
- **Recommended By:** Michael Crandall, ECHS Administrator

ASSOCIATED PROJECT: Early College High School, Opportunity Knocks and Career Encounters Program

- **Project Scope:** Provide tuition for district students attending Early College High School, Career Encounters and Opportunity Knocks
- **Project Budget:** Content
- **Project Timeline:** 07/2025-06/2026

BACKGROUND: Beaverton School District has had a partnership and intergovernmental agreement with Portland Community College dating back to 1998 which allows BSD students to attend and complete their high school coursework at Portland Community College. This annual request allows Early College High School/BSD to pay tuition and fees for 366 BSD students enrolled in Early College High School for the 2025-26 school year.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with Portland Community College, subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION**CONTRACT NAME:** Newsela Instructional Materials

- **Contract Scope:** Procurement of social studies instructional materials
- **Contract Timeline:** 06/2025 – 06/2027
- **Contract Amount:** \$346,000
- **Contractor/Vendor:** Newsela, Inc.
- **Funding Source:** General fund
- **Solicitation Method:** Special Procurement Pursuant to DJC-AR(5)(a)
- **Recommended By:** Stafford Boyd, Administrator for Curriculum, Instruction & Assessment

ASSOCIATED PROJECT: Newsela Instructional Materials

- **Project Scope:** Procurement of social studies instructional materials
- **Project Budget:** \$346,000 total for 2 years
- **Project Timeline:** 06/2025 – 06/2027

BACKGROUND: Newsela is a component of the adopted social science materials for grades K-12. Newsela offers thousands of real-world texts that feature diverse perspectives, with new content added daily. Texts are published at five reading levels with built-in scaffolds, and texts are available in both English and Spanish.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with Newsela, Inc., subject to obtaining terms acceptable to district administration.