

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	
Aloha High School Baseball Dugouts Replacement	Aaron Boyle, Administrator for Facilities Development	Request for Proposal RFP 22-0027	R.A. Gray Construction LLC	\$236,938.00	5/2025	01/2026	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) Pre-Construction Services for Allen Transportation Replacement	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0020	Robinson Construction Co.	\$518,428.59	11/2023	03/2027	Authorization to Award Contract
BASE Cafeteria Roof Materials	Aaron Boyle, Administrator for Facilities Development	Cooperative Agreement: Association of Educational Purchasing Agencies (AEPA) 025-D	Weatherproofing Technologies, Inc. (dba Tremco)	\$253,225.29	10/2025	09/2026	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) GMP Amendment for BASE Cafeteria Roof Replacement	Aaron Boyle, Administrator for Facilities Development	Request for Proposal RFP 22-0027	Perlo Construction, LLC	\$1,053,639.00	10/2025	09/2026	Authorization to Award Contract
Kinnaman Elementary School Roofing Materials	Aaron Boyle, Administrator for Facilities Development	Cooperative Agreement: Association of Educational Purchasing Agencies (AEPA) 025-D	Weatherproofing Technologies, Inc. (dba Tremco)	\$992,128.17	10/2025	09/2026	Authorization to Award Contract
Architectural/Engineering (A/E) Services for Sunset High School (SHS) Complete Design for HVAC Upgrade	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #21-0029	OH Planning + Design, Architecture, P.C.	\$1,420,065.00	6/2025	10/2027	Authorization to Award Contract

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PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: GMP for Aloha High School Baseball Dugouts Replacement

- **Contract Scope:** Replace existing baseball dugouts with new dugouts
- **Contract Timeline:** 11/2025 – 01/2026
- **Contract Amount:** \$236,938
- **Contractor/Vendor:** R.A. Gray Construction LLC
- **Funding Source:** 2022 Bond
- **Solicitation Method:** Request for Proposal RFP 22-0027
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Aloha HS SB/BB Turf

- **Project Scope:** Improve fields at Aloha HS
- **Project Budget:** \$9,000,000
- **Project Timeline:** 06/2024 – 01/2026

BACKGROUND: Aloha High School will replace the aged dugouts at the varsity baseball field to meet district standards, while the softball dugouts were already upgraded and are excluded from this scope. The total anticipated contract value for the dugout replacement is expected to be less than \$250,000, but may exceed this amount due to potential change orders.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Construction Manager/General Contractor (CM/GC) Pre-construction Services for Allen Transportation Replacement

- **Contract Scope:** Early work authorization for procurement of the pre-engineered metal building (PEMB) structure under the Construction Manager/General Contractor (CM/GC) contract
- **Contract Timeline:** 11/2023 – 03/2027
- **Contract Amount:** \$518,428.59
- **Contractor/Vendor:** Robinson Construction Co.
- **Funding Source:** 2022 Bond; Allen Transportation Replacement
- **Solicitation Method:** Request for Proposal (RFP) #22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Allen Transportation Replacement

- **Project Scope:** Demolition and construction to replace the existing Allen Transportation maintenance facility.
- **Project Budget:** \$13,900,000
- **Project Timeline:** 11/2023 – 03/2027

BACKGROUND: The 2022 bond measure approved by voters includes funding to replace the existing Allen Transportation maintenance facility, originally constructed in 1967. The current facility is seismically vulnerable and features narrow, short, and low bays that are inefficient and pose safety concerns. In addition, the building systems are outdated, and the fixed maintenance equipment is beyond repair. This contract provides early work authorization for the procurement of a pre-engineered metal building (PEMB) structure, which will help mitigate risk and streamline the overall construction schedule.

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

PUBLIC CONTRACT AUTHORIZATION**CONTRACT NAME:** BASE Cafeteria Roof Materials

- **Contract Scope:** Provide materials for the roof replacement at the BASE cafeteria building
- **Contract Timeline:** 10/2025 – 09/2026
- **Contract Amount:** \$253,225.29
- **Contractor/Vendor:** Weatherproofing Technologies, Inc. dba Tremco
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Cooperative Agreement, Cooperative Agreement: Association of Educational Purchasing Agencies (AEPA) 025-D
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Base Cafeteria Building Roof Replacement

- **Project Scope:** BASE cafeteria building roof replacement
- **Project Budget:** \$1,450,000
- **Project Timeline:** 10/2025 – 09/2026

BACKGROUND: This project involves the direct purchase of roof replacement materials for the BASE cafeteria building. Utilizing a cooperative agreement for procurement results in cost savings to the Beaverton School District. If the final cost exceeds the estimated amount by more than 10%, a guaranteed maximum price (GMP) amendment will be presented to the board for approval.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Construction Manager/General Contractor (CM/GC) GMP Amendment for BASE Cafeteria Roof Replacement

- **Contract Scope:** Provide CM/GC services for roof replacement at the Capital Center cafeteria building
- **Contract Timeline:** 10/2025 – 09/2026
- **Contract Amount:** GMP Amendment \$1,053,639
- **Contractor/Vendor:** Perlo Construction, LLC
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Request for Proposal (RFP) 22-0027
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: BASE Cafeteria Building Roof Replacement

- **Project Scope:** BASE cafeteria building roof replacement
- **Project Budget:** \$1,450,000
- **Project Timeline:** 10/2025 – 09/2026

BACKGROUND: The 2022 bond includes funding for deferred maintenance projects across the district, including the planned re-roofing of the cafeteria building at the Capital Center. The board previously approved a pre-construction services agreement in the amount of \$9,353.00. This guaranteed maximum price (GMP) amendment covers the full roof replacement and roof-level seismic upgrades at the BASE cafeteria building. Roofing materials will be procured separately through Tremco.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Kinnaman Elementary School Roofing Materials

- **Contract Scope:** Procurement of Tremco roof products for the reroofing of Kinnaman Elementary.
- **Contract Timeline:** 10/2025 – 09/2026
- **Contract Amount:** \$992,128.17
- **Contractor/Vendor:** Weatherproofing Technologies, Inc. dba Tremco
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Cooperative Agreement, Cooperative Agreement: Association of Educational Purchasing Agencies (AEPA) 025-D
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Kinnaman ES Roof Replacement

- **Project Scope:** Roof replacement
- **Project Budget:** \$4,540,000
- **Project Timeline:** 10/2025 – 09/2026

BACKGROUND: This project involves the direct purchase of roof replacement materials for Kinnaman Elementary School. Utilizing a Cooperative Agreement for procurement provides cost savings to the Beaverton School District. If the final cost exceeds the estimated amount by more than 10%, a Guaranteed Maximum Price (GMP) amendment will be presented to the Board for approval.

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

PUBLIC CONTRACT AUTHORIZATION

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

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

- **Contract Timeline:** 06/2025 – 10/2027
- **Contract Amount:** \$1,420,065
- **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

- **Project Scope:** Provide complete design and engineering services.
- **Project Budget:** \$8,000,000
- **Project Timeline:** 02/2025-11/2027

BACKGROUND: As part of the 2022 bond measure approved by voters, Sunset High School will receive a comprehensive HVAC upgrade to address deferred maintenance needs. The project includes installing cooling systems in currently unconditioned areas such as classrooms, the auditorium, and the main gym, as well as implementing new HVAC controls to integrate all systems with the district's standard for centralized management and efficiency. Additionally, the outdated steam boiler will be replaced with a modern, energy-efficient hot water heating system.

On June 2, 2025, the board authorized a contract for \$1,079,254 for architectural and engineering (A/E) services. Following a detailed review of existing conditions, the district conducted a feasibility study to refine the project scope, cost estimate, and design requirements. This contract revision authorizes the full design and engineering services necessary to support the project and includes coordination with the selected construction manager/general contractor (CM/GC) to ensure the final plans are complete and construction-ready.

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