

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	
West TV Elementary School HVAC Design and Engineering	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #21-0029	KCL Engineering LLC	\$263,606	12/2024	08/2025	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) Pre-Construction Services for West TV Elementary School HVAC Installation	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0027	Buildskape, LLC	\$35,230	12/2024	08/2025	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Price (GMP) Amendment to the Oak Hills Elementary School Classroom Addition	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0027	R.A. Gray Construction, LLC	\$3,196,068	12/2024	08/2026	Authorization to Award Amendment
Beaverton High School (BHS) Stadium Lighting	Aaron Boyle, Administrator for Facilities Development	Sourcewell Cooperative Contract #041123-MSL	Musco Sports Lighting, LLC	\$277,175	12/2024	08/2025	Authorization to Award Contract
Greenway Elementary School (ES) HVAC	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #21-0028	Hydro-Temp Mechanical, Inc.	\$380,000	12/2024	05/2025	Authorization to Award Contract
Mountainside High School (MHS) Batting Cage Construction	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0027	Perlo Construction, LLC	\$1,275,717	12/2024	04/2025	Authorization to Award Contract

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PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: West Tualatin View Elementary School HVAC Design and Engineering

- **Contract Scope:** Mechanical engineering services to provide air conditioning to the classrooms, main office and principal's office at West Tualatin View Elementary School
- **Contract Timeline:** 12/2024 – 08/2025
- **Contract Amount:** \$263,606
- **Contractor/Vendor:** KCL Engineering LLC
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Request for Proposal (RFP) #21-0029
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: West TV HVAC

- **Project Scope:** Provide air conditioning to the classrooms, main office and principal's office.
- **Project Budget:** \$3,500,000
- **Project Timeline:** 12/2024 – 08/2025

BACKGROUND: The 2022 bond measure approved by voters included funds for deferred maintenance of existing mechanical systems. West Tualatin View Elementary School is the only remaining BSD school without air conditioning. This contract authorization will allow the selected design firm to complete engineering design and permit and bid documents as necessary to complete the project.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Construction Manager/General Contractor (CM/GC) Pre-Construction Services for West Tualatin View Elementary School HVAC Installation

- **Contract Scope:** Provide CM/GC services to provide air conditioning to the classrooms, main office and principal's office at West Tualatin View Elementary School
- **Contract Timeline:** 12/2024 – 08/2025
- **Contract Amount:** \$35,230
- **Contractor/Vendor:** Buildskape 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: West TV HVAC

- **Project Scope:** Provide air conditioning to the classrooms, main office and principals office.
- **Project Budget:** \$3,100,000
- **Project Timeline:** 12/2024 – 08/2025

BACKGROUND: The 2022 bond measure approved by voters included funds for deferred maintenance of existing mechanical systems. West Tualatin View Elementary School is the only remaining BSD school without air conditioning. 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 costs for this project is \$2,750,000. 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 Buildskape LLC, subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Price (GMP) Amendment to the Oak Hills Elementary School Classroom Addition Construction

- **Contract Scope:** GMP amendment to the CM/GC contract for the Oak Hills Elementary School classroom addition project
- **Contract Timeline:** 12/2024 – 8/2026
- **Contract Amount:** \$3,196,068
- **Contractor/Vendor:** R.A. Gray Construction, LLC
- **Funding Source:** 2022 Bond; Oak Hills Classroom Addition; Oak Hills Outdoor Learning
- **Solicitation Method:** Request for Proposal (RFP) #22-0027
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Oak Hills Classroom and Covered Play Addition

- **Project Scope:** Construction of additional classrooms and covered play at Oak Hills Elementary School. Includes modernization scope in existing school library.
- **Project Budget:** \$4,733,717
- **Project Timeline:** 02/2024 – 8/2026

BACKGROUND: The 2022 bond measure approved by voters includes funds to add additional classrooms and outdoor learning at Oak Hills Elementary School. The school currently utilizes portables and enrollment in the area is holding steady. The addition of classrooms will allow the decommissioning of portables and provide learning space for current and future students.

The initial contract was for a CM/GC to provide pre-construction services. These services included constructability review, subcontractor engagement, planning/logistics, estimating, and ultimately the development of a GMP proposal. The GMP proposal has been negotiated by the project team within the project budget (see Project Budget, above). Negotiations have been deemed successful by district staff, and the negotiated GMP proposal (see Contract Amount, above) is now brought before the board for approval. If approved, district staff will execute a GMP amendment to the contract for the CM/GC to provide all material, services, labor and other things necessary to construct and deliver the project.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Beaverton High School (BHS) Stadium Lighting

- **Contract Scope:** Replace existing stadium lights with LED lights
- **Contract Timeline:** 12/2024 – 08/2025
- **Contract Amount:** \$277,175
- **Contractor/Vendor:** Musco Sports Lighting, LLC
- **Funding Source:** 2022 Bond; Beaverton HS Stadium Turf
- **Solicitation Method:** Sourcewell Cooperative Contract #041123-MSL
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Beaverton HS Stadium Turf

- **Project Scope:** Replace existing stadium lights with LED and replace stadium field turf
- **Project Budget:** \$1,000,000
- **Project Timeline:** 10/2024 – 08/2025

BACKGROUND: The current stadium lights have reached the end of their useful life and do not meet current lighting standards and need to be replaced.

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

PUBLIC CONTRACT AUTHORIZATION**CONTRACT NAME:** Greenway Elementary School (ES) HVAC

- **Contract Scope:** Design, procure, and install five (5) new HVAC condensing units and associated ACU/MZU Dx coils
- **Contract Timeline:** 12/2024 – 05/2025
- **Contract Amount:** \$380,000
- **Contractor/Vendor:** Hydro-Temp Mechanical, Inc.
- **Funding Source:** 2022 Bond; Greenway ES HVAC
- **Solicitation Method:** Request for Proposal (RFP) #21-0028
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Greenway ES HVAC

- **Project Scope:** Design, procure, and install five (5) new HVAC condensing units and associated ACU/MZU Dx coils
- **Project Budget:** \$475,000
- **Project Timeline:** 10/2024 – 06/2025

BACKGROUND: Greenway Elementary School has had problems cooling. This project will furnish and install five (5) new HVAC condensing units and associated ACU/MZU Dx coils with refrigerant piping between to solve the cooling issue.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Mountainside High School (MHS) Batting Cage Construction

- **Contract Scope:** Construct batting cages and other related site work at Mountainside High School.
- **Contract Timeline:** 12/2024 – 04/2025
- **Contract Amount:** \$1,275,717
- **Contractor/Vendor:** Perlo Construction, LLC
- **Funding Source:** 2014 Bond; Mountainside High School & Donor Funding
- **Solicitation Method:** Request for Proposal (RFP) #22-0027
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Mountainside High School Batting Cages & Netting

- **Project Scope:** Add batting cages at MHS, backstop netting at baseball and softball fields, and bollards between the parking lots.
- **Project Budget:** \$2,500,000
- **Project Timeline:** 12/2024 – 07/2025

BACKGROUND: During the construction of Mountainside High School, there were budget challenges that led to certain scope items being cut from the project. One of those items was batting cage facilities for the softball and baseball programs. Mountainside High School is the only BSD comprehensive high school that does not have batting cage facilities. The softball and baseball teams have come together to raise funds to construct these facilities. The funds they are raising will not be adequate to construct the facilities, but there are some savings from the 2014 bond and the Mountainside project that can cover the difference. Work is planned to start in January and be completed around spring break.

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.