

**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	
Early Work Authorization (EWA) for the Aloha High School HVAC Upgrades Project	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0020	P. & C. Construction Co.	\$2,536,978	03/2025	09/2026	Authorization to Award Early Work Authorization
Guaranteed Maximum Price (GMP) Amendment for the District Administrative Office HVAC Upgrades Project	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0027	P. & C. Construction Co.	\$3,501,915	03/2025	10/2025	Authorization to Award GMP Amendment
Architecture/Engineer (A/E) Services for Seismic Upgrades at Cedar Park Middle School	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) 21-0025	BRIC Architecture, Inc.	\$919,655	03/2025	09/2027	Authorization to Award Contract
Aloha High School Public Address (PA) System Replacement	Aaron Boyle, Administrator for Facilities Development	Evergreen Public Schools Cooperative Contract #2021-152	GB Manchester Inc.	\$362,746	03/2025	09/2026	Authorization to Award Contract
Elmonica Elementary School (ES) Main Office Renovation and Restroom Addition	Aaron Boyle, Administrator for Facilities Development	Invitation to Bid (ITB) 24-0020	Robinson Construction Co.	\$339,777	03/2025	08/2025	Authorization to Award Contract
USDA Foods Processing - Peanuts	Charity Ralls, Nutrition Services Administrator	Invitation to Bid (ITB) 24-0017	Smucker Foodservice, Inc.	\$290,000	07/2025	06/2026	Authorization to Award Contract
USDA Foods Processing - Chicken	Charity Ralls, Nutrition Services Administrator	Invitation to Bid (ITB) 24-0003	Tyson Prepared Foods, Inc.	\$655,000	07/2025	06/2026	Authorization to Award Contract
USDA Foods Processing - Cheese	Charity Ralls, Nutrition Services Administrator	Sole Source Pursuant to ORS 279B.075, OAR 125-247-0275	Batish Home Bake LLC	\$385,000	07/2025	06/2026	Authorization to Award Contract

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**PUBLIC CONTRACT AUTHORIZATION**

**CONTRACT NAME:** Construction Manager/General Contractor (CM/GC) Early Work Authorization (EWA) for the Aloha High School HVAC Upgrades Project

**Contract Scope:** Early Work Authorization to begin work during spring break

- **Contract Timeline:** 03/2025 – 09/2026
- **Contract Amount:** \$2,536,978
- **Contractor/Vendor:** P. & C. Construction Co.
- **Funding Source:** 2022 Bond – Deferred Maintenance
- **Solicitation Method:** Request for Proposals (RFP) 22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

**ASSOCIATED PROJECT:** Aloha High School HVAC Upgrades

- **Project Scope:** Upgrade of the Aloha High School HVAC system, including replacing the existing boilers and all appurtenant fixtures, refurbishing all air handlers that can be refurbished, replacing air handlers that cannot be refurbished, converting pneumatic controls to digital controls, and balancing the HVAC system throughout the school.
- **Project Budget:** \$21,805,000
- **Project Timeline:** 06/2024 – 10/2026

**BACKGROUND:** The 2022 bond measure included funds for deferred maintenance at our schools. At Aloha High School, the existing HVAC system is past its lifespan, portions are failing, and maintenance is having difficulty keeping the system functioning. The board previously approved a CM/GC preconstruction contract with P. & C. Construction. Under this contract, the district will negotiate a guaranteed maximum price (GMP) amendment, which, if found acceptable by district administration, will be presented to the board for approval at a future meeting. This EWA releases P. & C. Construction Co. to begin a limited amount of this work during the 2025 spring break – in advance of the GMP amendment’s execution. This early work is needed to maintain the project schedule considering the shortened 2025 summer break.

**RECOMMENDATION:** It is recommended that the board authorize the superintendent or designee to execute the early work authorization described herein with P. & C. Construction Co., subject to obtaining terms acceptable to district administration.

**PUBLIC CONTRACT AUTHORIZATION**

**CONTRACT NAME:** Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Price (GMP) Amendment for the District Administrative Office HVAC Upgrades Project

- **Contract Scope:** Replace existing rooftop units (RTUs), variable air volume systems (VAVs), and controls
- **Contract Timeline:** 03/2025 – 10/2025
- **Contract Amount:** \$3,501,915
- **Contractor/Vendor:** P. & C. Construction Co.
- **Funding Source:** Construction Excise Tax
- **Solicitation Method:** Request for Proposal RFP #22-0027
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

**ASSOCIATED PROJECT:** District Administrative Office HVAC Upgrades Project

- **Project Scope:** Upgrade rooftop units and re-zone terminal units
- **Project Budget:** \$4,225,000
- **Project Timeline:** 06/2024 – 10/2025

**BACKGROUND:** The DAO is in need of an HVAC upgrade because the current system has reached end of life. Construction services will include replacing existing rooftop units, replacing interior VAVs and fan boxes, and replacing existing controls throughout the building. The initial contract was for a CM/GC to provide pre-construction renovating services which included Investigative work, constructability reviews, coordination with building tenants, and identifying equipment that needs to be ordered early. Also, the following two Early Work Amendments (EWAs) were approved in order to control cost escalation and adhere to the project schedule. EWA-1 includes procurement of new RTU's, down payment, and pre-balance work. EWA-2 includes procurement of first and second floor equipment including VAVs and fan power boxes. If approved, district staff will execute a GMP amendment to the contract for the CM/GC to provide all material, services, labor and other items necessary to construct and deliver the project.

**RECOMMENDATION:** It is recommended that the board authorize the superintendent or designee to execute the GMP amendment described herein with P. & C. Construction Co., subject to obtaining terms acceptable to district administration.

**PUBLIC CONTRACT AUTHORIZATION**

**CONTRACT NAME:** Architecture/Engineer (A/E) Services for Seismic Upgrades at Cedar Park Middle School

**Contract Scope:** A/E services to design seismic upgrades, roofing work, and replacement of end-of-life plumbing, mechanical and electrical equipment at Cedar Park Middle School

- **Contract Timeline:** 03/2025 – 09/2027
- **Contract Amount:** \$919,655
- **Contractor/Vendor:** BRIC Architecture, Inc.
- **Funding Source:** 2022 Bond; Cedar Park Seismic
- **Solicitation Method:** Request for Proposal (RFP) 21-0025
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

**ASSOCIATED PROJECT:** Cedar Park Seismic Upgrades

- **Project Scope:** Seismic upgrades, roofing work, and replacement of end-of-life plumbing, mechanical and electrical equipment at Cedar Park Middle School
- **Project Budget:** \$6,600,000
- **Project Timeline:** 03/2025 – 09/2027

**BACKGROUND:** The 2022 bond included funds for seismic renovations. This contract provides A/E services to design seismic upgrades, structural reinforcements, and other work at Cedar Park Middle School.

**RECOMMENDATION:** It is recommended that the board authorize the superintendent or designee to execute the contract described herein with BRIC Architecture, Inc., 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 Modular Roof

- **Contract Scope:** Provide CM/GC services for modular roof at West TV Elementary School
- **Contract Timeline:** 03/2025 – 08/2025
- **Contract Amount:** \$13,250 (Pre-Construction Services)
- **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 ES Modular Roof

- **Project Scope:** Modular roof replacement
- **Project Budget:** \$645,000
- **Project Timeline:** 12/2024 – 08/2025

**BACKGROUND:** This project is to replace the modular building roof at West TV. 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 the project is \$480,000. If the negotiated GMP amount exceeds this estimate by more than 10%, then 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:** Aloha High School Public Address (PA) System Replacement

● **Contract Scope:** Trade services contract for demolition of the existing PA system, design, supply, and install of a new Rauland PA system, install of new cabling, commissioning of the system, and training of staff on how to operate the new PA system.

- **Contract Timeline:** 03/2025 – 09/2026
- **Contract Amount:** \$362,746
- **Contractor/Vendor:** GB Manchester Inc.
- **Funding Source:** 2022 Bond – Deferred Maintenance
- **Solicitation Method:** Evergreen Public Schools Cooperative Contract #2021-152
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

**ASSOCIATED PROJECT:** Aloha High School Public Address (PA) System Replacement

● **Project Scope:** Replace the failing PA system at Aloha High School. Demolish the existing PA system, replace all components, speakers, cabling and all appurtenant items per electrical code to complete a new operating PA system so that it can be maintained by our electrical department and operated by both the school and the Information Technology Department.

- **Project Budget:** \$443,000
- **Project Timeline:** 03/2025 – 10/2026

**BACKGROUND:** The 2022 bond measure included funds for deferred maintenance at our schools. At Aloha High School, the PA system is past its lifespan and portions are failing and obsolete. Maintenance is having difficulty keeping the existing system functioning. It is in need of a replacement.

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

**PUBLIC CONTRACT AUTHORIZATION**

**CONTRACT NAME:** Elmonica Elementary School (ES) Main Office Renovation and Restroom Addition

- **Contract Scope:** General contracting services to renovate the existing main office and construct a new single-use restroom at Elmonica ES
- **Contract Timeline:** 03/2025 – 08/2025
- **Contract Amount:** \$339,777
- **Contractor/Vendor:** Robinson Construction Co.
- **Funding Source:** 2022 Bond; Elmonica ES Modernization
- **Solicitation Method:** Invitation to Bid (ITB) 24-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

**ASSOCIATED PROJECT:** Elmonica ES Modernization

- **Project Scope:** Main office renovation and restroom addition
- **Project Budget:** \$511,331
- **Project Timeline:** 09/2024 – 08/2025

**BACKGROUND:** The 2022 bond measure includes funds for improvements to modernize school facilities. At Elmonica ES, modernization improvements include renovating the main office and the addition of a new, single-use ADA restroom. These improvements will provide a larger reception area to welcome visitors and better exterior visibility for main office staff. The new restroom will provide access at a central location in the building.

**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:** USDA Foods Processing – Peanuts

- **Contract Scope:** Contractor to provide Beaverton School District Nutrition Services with further processed peanut products
- **Contract Timeline:** 7/2025 – 06/2026
- **Contract Amount:** \$290,000
- **Contractor/Vendor:** Smucker Foodservice, Inc.
- **Funding Source:** Nutrition Services
- **Solicitation Method:** Invitation to Bid (ITB) 24-0017
- **Recommended By:** Charity Ralls, Nutrition Services Administrator

**ASSOCIATED PROJECT:** N/A

- **Project Scope:** N/A
- **Project Budget:** N/A
- **Project Timeline:** N/A

**BACKGROUND:** The district requires an approved USDA foods processor for processing peanuts into finished products that meet the requirements of the various USDA meal programs (National School Lunch Program, Summer Food Service Program, etc.) that the district sponsors.

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

**PUBLIC CONTRACT AUTHORIZATION**

**CONTRACT NAME:** USDA Foods Processing – Chicken

- **Contract Scope:** Contractor to provide Beaverton School District Nutrition Services with further processed chicken products
- **Contract Timeline:** 7/2025 – 06/2026
- **Contract Amount:** \$655,000
- **Contractor/Vendor:** Tyson Prepared Foods, Inc.
- **Funding Source:** Nutrition Services
- **Solicitation Method:** Invitation to Bid (ITB) 24-0003
- **Recommended By:** Charity Ralls, Nutrition Services Administrator

**ASSOCIATED PROJECT:** N/A

- **Project Scope:** N/A
- **Project Budget:** N/A
- **Project Timeline:** N/A

**BACKGROUND:** The district requires an approved USDA foods processor for processing chicken into finished products that meet the requirements of the various USDA meal programs (National School Lunch Program, Summer Food Service Program, etc.) that the district sponsors.

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

**PUBLIC CONTRACT AUTHORIZATION**

**CONTRACT NAME:** USDA Foods Processing – Cheese

- **Contract Scope:** Contractor to provide Beaverton School District Nutrition Services with further processed cheese products, specifically pizza
- **Contract Timeline:** 7/2025 – 06/2026
- **Contract Amount:** \$385,000
- **Contractor/Vendor:** Batish Home Bake LLC
- **Funding Source:** Nutrition Services
- **Solicitation Method:** Sole Source Pursuant to ORS 279B.075, OAR 125-247-0275
- **Recommended By:** Charity Ralls, Nutrition Services Administrator

**ASSOCIATED PROJECT:** N/A

- **Project Scope:** N/A
- **Project Budget:** N/A
- **Project Timeline:** N/A

**BACKGROUND:** The district requires an approved USDA foods processor for processing cheese into finished products that meet the requirements of the various USDA meal programs (National School Lunch Program, Summer Food Service Program, etc.) that the district sponsors.

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