

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.

Belong. Believe. Achieve.

Contract Name	Recommended By	Contract Selection Process	Contractor / Vendor	Contract Amount	Contract Timeline		Recommendation
					Start	End	
Beaverton High School Relocation Services Agreement	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #16-0021	Lile International Companies	\$313,031.53	6/2026	8/2026	Authorization to Award Contract
Architectural/Engineering (A/E) Design Services for Seismic Upgrades at Highland Park Middle School	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #21-0025	Opsis Architecture LLP	\$1,114,047	12/2025	12/2028	Authorization to Award Contract
Architecture/Engineer (A/E) Services for Seismic Upgrades at Whitford Middle School	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #21-0025	Bassetti Architects P.S., P.C.	\$1,320,342	12/2025	9/2028	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) for Seismic Upgrades at Highland Park Middle School	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0020	Robinson Construction Co.	\$207,680	12/2025	12/2028	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) Pre-Construction Services for Seismic Upgrades at Whitford	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0020	Balfour Beatty Construction, LLC	\$127,637	12/2025	10/2028	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) GMP Amendment for Kinnaman Elementary School	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0027	Perlo Construction Group, LLC	\$3,126,575	10/2025	9/2026	Authorization to Award Contract
Terra Linda ES Roof Materials	Aaron Boyle, Administrator for Facilities Development	Cooperative Agreement: Association of Educational Purchasing Agencies (AEPA) 025-D	Waterproofing Technologies, Inc.	\$1,355,477	10/2025	9/2026	Authorization to Award Contract
Construction Manager/General Contractor (CM/GC) Services for Sunset High School HVAC Upgrade	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) #22-0020	Pence Contractors, LLC	\$120,827	6/2025	10/2027	Authorization to Award Contract

Belong. Believe. Achieve.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Beaverton High School Relocation Services Agreement

- **Contract Scope:** Change order to move excess furniture in the existing school building, annex and portables into the auxiliary gym of the existing school building.
- **Contract Timeline:** 06/2026 – 08/2026
- **Contract Amount:** Change Order Amount: \$163,563.03, Total Contract: \$313,031.53
- **Contractor/Vendor:** Lile International Companies
- **Funding Source:** 2022 Bond
- **Solicitation Method:** Request for Proposal 16-0021
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Beaverton High School (BHS) Rebuild

- **Project Scope:** Rebuild and Renovation of BHS
- **Project Budget:** \$253,000,000
- **Project Timeline:** 05/2021—12/2027

BACKGROUND: The 2022 bond measure approved by voters included funds for the replacement or substantial renovation to Beaverton High School. The replacement high school building is required to be substantially completed by July 6, 2026 with the site work to be completed the following year. The existing and excess furniture is to be moved in the summer of 2026.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Architectural/Engineering (A/E) Design Services for the Seismic Upgrades at Highland Park Middle School

Contract Scope: Perform A/E services and design seismic upgrades for Highland Park Middle School.

- **Contract Timeline:** 12/2025 – 12/2028
- **Contract Amount:** \$1,114,047
- **Contractor/Vendor:** Opsis Architecture LLP
- **Funding Source:** 2022 Bond
- **Solicitation Method:** Request for Proposal 21-0025
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Highland Park Seismic

- **Project Scope:** Seismic Renovation
- **Project Budget:** \$6,600,000
- **Project Timeline:** 12/2025-12/2028

BACKGROUND: The 2022 bond included funds for seismic renovations. This contract provides A/E services for design and cost estimating of the seismic upgrades and work at Highland Park Middle School.

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

PUBLIC CONTRACT AUTHORIZATION

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

Contract Scope: A/E services to design seismic upgrades, structural strengthening, and appurtenant restoration at Whitford Middle School.

- **Contract Timeline:** 12/2025 – 09/2028
- **Contract Amount:** \$1,320,342
- **Contractor/Vendor:** Bassetti Architects P.S., P.C.
- **Funding Source:** 2022 Bond; Whitford Seismic
- **Solicitation Method:** Request for Proposal 21-0025
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Whitford Seismic Upgrades

- **Project Scope:** Seismic Renovation
- **Project Budget:** \$14,000,000
- **Project Timeline:** 12/2025 – 09/2028

BACKGROUND: The 2022 bond included funds for seismic upgrades. This contract provides A/E services to design seismic upgrades, structural reinforcements, and any necessary appurtenant restoration at Whitford Middle School. The magnitude of the construction will span the summer break periods of 2027 and 2028.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute the contract described herein with Bassetti Architects, P.S., P.C., subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: CM/GC for the Seismic Upgrades at Highland Park Middle School

Contract Scope: Perform preconstruction services and prepare a GMP for Highland Park Middle School seismic upgrades.

- **Contract Timeline:** 12/2025 – 12/2028
- **Contract Amount:** \$207,680
- **Contractor/Vendor:** Robinson Construction Co.
- **Funding Source:** 2022 Bond
- **Solicitation Method:** Request for Proposal 22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Highland Park Seismic

- **Project Scope:** Highland Park Seismic
- **Project Budget:** \$6,600,000
- **Project Timeline:** 12/2025-12/2028

BACKGROUND: The 2022 bond included funds for seismic renovations. This contract provides CM/GC pre-construction services to assist with the design and pricing of the seismic upgrades at Highland Park Middle School.

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: Construction Manager/General Contractor (CM/GC) Pre-Construction Services for Seismic Upgrades at Whitford Middle School

- **Contract Scope:** Pre-construction services for the seismic upgrade to Whitford Middle School, including early site investigation.
- **Contract Timeline:** 12/2025 – 10/2028
- **Contract Amount:** \$127,637
- **Contractor/Vendor:** Balfour Beatty Construction, LLC DBA Howard S. Wright
- **Funding Source:** 2022 Bond
- **Solicitation Method:** Request for Proposal 22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Whitford Middle School Seismic Upgrades

- **Project Scope:** Seismic Upgrades
- **Project Budget:** \$14,000,000
- **Project Timeline:** 12/2025 – 10/2028

BACKGROUND: The 2022 bond included funds for Whitford Middle School seismic renovations. This contract provides CM/GC services to assist with the investigation and design of the seismic upgrades and structural reinforcements at Whitford Middle School

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Construction Manager/General Contractor (CM/GC) GMP Amendment for Kinnaman Elementary School

- **Contract Scope:** Provide CM/GC services for roof replacement at Kinnaman Elementary.
- **Contract Timeline:** 10/2025 – 09/2026
- **Contract Amount:** \$16,449 (Pre-Construction Services), GMP Amendment \$3,126,575
- **Contractor/Vendor:** Perlo Construction, LLC
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Request for Proposal 22-0027
- **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 is for the roof replacement and roof level seismic upgrades at Kinnaman ES. The estimated construction cost for the project is \$4,411,792. 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 Perlo Construction, LLC d/b/a Perlo Construction, subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Terra Linda ES Roof Materials

- **Contract Scope:** Provide materials for the roof replacement at the Terra Linda ES.
- **Contract Timeline:** 10/2025 – 09/2026
- **Contract Amount:** \$1,355,477
- **Contractor/Vendor:** Waterproofing Technologies, Inc.
- **Funding Source:** 2022 Bond; Deferred Maintenance
- **Solicitation Method:** Cooperative Agreement – Association of Educational Purchasing Agencies (AEPA) 025-D
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Terra Linda ES Roof Replacement

- **Project Scope:** Roof replacement of Terra Linda
- **Project Budget:** \$5,917,431
- **Project Timeline:** 10/2025 – 09/2026

BACKGROUND: This project is for the roof replacement materials for Terra Linda. This is the direct purchase of the materials, utilizing Cooperative Agreement; Association of Educational Purchasing Agencies (AEPA) 025-D, results in cost savings to the Beaverton School District. If the final amount exceeds this estimate by more than 10%, then the guaranteed maximum price (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 Weatherproofing Technologies, Inc., subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

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

- **Contract Scope:** CM/GC Services for Sunset High School HVAC Upgrade and this early work amendment (EWA) #1 for a mechanical trade partner to support the replacement of the existing boilers, refurbish or replacement of the existing uni-vents in the classrooms, convert all controls to Metasys digital controls, and HVAC upgrades to the gym and auditorium
- **Contract Timeline:** 06/2025 – 10/2027
- **Contract Amount:** Current contract \$120,827, Early Work Amendment #1 change amount \$58,112
- **Contractor/Vendor:** Pence Contractors, LLC
- **Funding Source:** 2022 Bond – Deferred Maintenance
- **Solicitation Method:** Request for Proposal 22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Sunset High School HVAC Upgrades

- **Project Scope:** Upgrade of the HVAC System. Replace the existing boilers and all appurtenant fixtures, refurbish or replacement of the existing uni-vents in the classrooms, convert all controls throughout the school to Metasys digital controls, and HVAC upgrades to the gym and auditorium
- **Project Budget:** \$8,000,000
- **Project Timeline:** 12/2025 – 09/2027

BACKGROUND:

The 2022 bond measure approved by voters includes funds for 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 contract authorization adds a mechanical trade partner (Alliant Systems) via an early work amendment for early design assistance, budgeting and procurement to support the replacement of the existing boilers, refurbish or replacement of the existing uni-vents in the classrooms, converting all controls to Metasys digital controls, and HVAC upgrades to the gym, auditorium and other misc. spaces.

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