

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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The District prohibits discrimination and harassment based on any basis protected by law, including but not limited to, an individual's actual or perceived race, color, religion, sex, sexual orientation, gender identity, gender expression, national or ethnic origin, marital status, age, mental or physical disability, pregnancy, familial status, economic status, veteran status, or because of a perceived or actual association with any other persons within these protected classes.

Contract Name	Recommended By	Contract Selection Process	Contractor/ Vendor	Contract Amount	Contract Timeline		Recommendation
					Start	End	
Springville Outdoor Learning Improvements	Aaron Boyle, Administrator for Facilities Development	Region 4 Education Service Center (ESC) Cooperative Contract # R220503	FieldTurf USA, Inc.	\$712,592	12/2023	09/2024	Authorization to Award Contract
Greenway and McKay Elementary Office Modernization General Contractor	Aaron Boyle, Administrator for Facilities Development	Invitation to Bid (ITB) 23-0009	Woodburn Construction CM/GC, LLC	\$213,320	11/2023	09/2024	Authorization to Award Contract
Greenway Elementary Kitchen Improvements General Contractor	Aaron Boyle, Administrator for Facilities Development	Invitation to Bid (ITB) 23-0012	Petra Design Build, LLC	\$288,530	11/2023	09/2024	Authorization to Award Contract
Early Work Amendment #5 to Beaverton High School Construction Manager General Contractor	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) 22-0003	Skanska USA Building Inc.	\$2,934,848	11/2023	12/2027	Authorization to Execute Early Work Authorization
Guaranteed Maximum Price Amendment to Mountain View Seismic Upgrades Construction Manager/General Contractor	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) 22-0020	Balfour Beatty Construction, LLC	\$17,342,256	11/2023	11/2025	Authorization to Execute Guaranteed Maximum Price Amendment
Architecture/Engineer (A/E) Services for Security Upgrades: Site Fencing Phase 2 Project	Aaron Boyle, Administrator for Facilities Development	Request for Proposal (RFP) 21-0030	AKS Engineering & Forestry, LLC	\$184,565	12/2023	12/2025	Authorization to Execute Project Work Authorization
Title IVB 21st Century Community Learning Centers Grant (CCLC) School Year 2023-2024	Veronica Galvan, Administrator for Curriculum, Instruction and Assessment	Sole Source / Grant Sub-Award	Metropolitan Family Service, Inc.	\$1,797,300	01/2024	06/2028	Authorization to Award Contract

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Springville Outdoor Learning

- **Contract Scope:** Replace bark dust areas with turf at courtyard
- **Contract Timeline:** 12/2023 – 09/2024
- **Contract Amount:** \$712,592
- **Contractor/Vendor:** FieldTurf USA, Inc.
- **Funding Source:** 2022 Bond
- **Solicitation Method:** Cooperative Agreement
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Replace bark dust areas with turf at courtyard

- **Project Scope:** Replace grass with turf at courtyard
- **Project Budget:** \$1,000,000
- **Project Timeline:** 04/2023 – 09/2024

BACKGROUND: The 2022 bond measure approved by voters included funds for outdoor improvements to Springville Elementary School. This contract will provide an opportunity to improve the courtyard area by replacing bark dust and wood chip areas with artificial turf. This will relieve issues with overall cleanliness of the school by eliminating the amount of bark dust that is tracked throughout the building. It will also alleviate the migration of bark dust into the storm drains and throughout the covered play area and parking lot during significant rain events. This will make the central courtyard much more usable.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: General Contractor (GC) Services for Office Modernization at Greenway and McKay Elementary

- **Contract Scope:** The general scope is to update the front offices at Greenway and McKay Elementary schools
- **Contract Timeline:** 11/2023 – 09/2024
- **Contract Amount:** \$213,320
- **Contractor/Vendor:** Woodburn Construction CM/GC, LLC
- **Funding Source:** 2022 Bond: Greenway Modernization and 2022 Bond: McKay Modernization
- **Solicitation Method:** Invitation to Bid (ITB) 23-0009
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Greenway Modernization and McKay Modernization

- **Project Scope:** Greenway: renovations to front office. McKay: front office renovation
- **Project Budget:** Greenway: \$334,886 and McKay: \$297,168
- **Project Timeline:** Greenway: 09/2022 – 09/2024 and McKay: 09/2022 – 09/2024

BACKGROUND: The 2022 bond measure approved by voters includes funds for modernization projects at various schools. Modernization projects aim to provide modern learning environments at older schools and enhance student and staff experiences in the school. At Greenway Elementary School and McKay Elementary School, the main office serves as a central hub for students, staff, and community members. Outdated finishes, lack of seating, and current space plan of outdated furniture pieces create a less than welcoming and sometimes crowded main office space. This contract will refresh the space plan for furniture, and update finishes to modern materials at both Greenway and McKay.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Greenway Elementary Kitchen Improvements General Contractor

- **Contract Scope:** The general scope is to replace the cooler, dishwasher, and exhaust fans, add two reach-in freezers, kettle, sprayer faucet and eye wash station
- **Contract Timeline:** 11/2023 – 09/2024
- **Contract Amount:** \$288,530
- **Contractor/Vendor:** Petra Design Build, LLC
- **Funding Source:** 2022 Bond; Greenway Kitchen Improvements
- **Solicitation Method:** Invitation to Bid (ITB) 23-0012
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Greenway Kitchen Improvements

- **Project Scope:** Greenway kitchen improvements
- **Project Budget:** \$777,144
- **Project Timeline:** 04/2023 – 09/2024

BACKGROUND: The 2022 bond measure included funds for improvements to nutrition services. At Greenway Elementary School, improvements include replacement of the outdated cooler with a larger cooler and the dishwasher with a more time efficient dishwasher and adding two reach-in freezers to accommodate increased capacity at Greenway. Other improvements required are replacement of a two-burner stove with a soup kettle, replacement of two exhaust fans to improve ventilation, addition of sprayer faucets at the food prep sink and dishwasher pre-rinse sink, and an eye wash fixture.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Beaverton High School (BHS) Construction Manager/General Contractor (CM/GC)

- **Contract Scope:** Authorization of Early Work Amendment (EWA) #5 for abatement, demolition, and long-lead electrical items
- **Contract Timeline:** 11/2023 – 12/2027
- **Contract Amount:** \$2,934,848
- **Contractor/Vendor:** Skanska USA Building Inc.
- **Funding Source:** 2022 Bond; BHS Rebuild
- **Solicitation Method:** Request for Proposal (RFP) 22-0003; EWA #5
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: 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 is required to be substantially completed by July 6, 2026, to be ready for the start of the 2026–27 school year. To achieve this substantial completion date the abatement and demolition of Merle Davies along with ordering critical electrical components must start in January 2024 prior to the full project GMP approval in late February 2024. Delaying the release of this electrical equipment and the start of the abatement and demolition of Merle Davies until after the final GMP approval, would either impact the completion date or would require substantial overtime, which would increase project costs. The district has little financial risk by releasing Skanska prior to the full project GMP. If for some reason, a final GMP agreement cannot be reached between Skanska and the Beaverton School District on the overall project, the district may award the construction of the replacement high school to another contractor and Skanska will finish the abatement and demolition work as released through the EWA.

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

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Guaranteed Maximum Price Amendment to Mountain View Seismic Upgrades Construction Manager/General Contractor (CM/GC)

- **Contract Scope:** Guaranteed Maximum Price (GMP) amendment to the CM/GC contract for the Mountain View Seismic upgrade project. Amendment includes deferred maintenance items including ceilings, lighting, electrical panels, three roof-top units, exhaust fans, and replacement of mercury containing gym floors. Includes modernization work to replace folding classroom walls, administration reception, health room, and corridor doors.
- **Contract Timeline:** 11/2023 – 11/2025
- **Contract Amount:** \$17,342,256
- **Contractor/Vendor:** Balfour Beatty Construction, LLC
- **Funding Source:** 2022 Bond; Mountain View Seismic
- **Solicitation Method:** Request for Proposal (RFP) 22-0020
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Mountain View Seismic

- **Project Scope:** Seismic upgrade of Mountain View Middle School. Includes a variety of deferred maintenance as well, likely replacement of major HVAC and electrical components and replacement of mercury containing gym floors.
- **Project Budget:** \$20,561,827
- **Project Timeline:** 04/2023 – 11/2025

BACKGROUND: The 2022 bond measure included funds for seismic renovations, deferred maintenance, and modernization of school facilities. Mountain View Middle School was built in phases the years of 1968 and 1969 and has had very little improvements since that time. The project includes a full seismic renovation, deferred maintenance, and modernization scopes of work. The scope of the project was determined through close collaboration with the school staff and after review and inspection of assets from the facilities assessment report. For larger projects the district regularly uses a construction manager/general contractor (CM/GC) rather than a design-bid-build construction contract strategy. In this process the district utilizes a request for proposal (RFP) process to select the contractor early in the project. The selected CM/GC participates with the district and the architects during the design process including providing cost estimates and developing construction schedules, phase planning and logistics, before progressing to construction. The CM/GC's guaranteed maximum price (GMP) for the construction work will be set at a later time consistent with industry practice and project conditions. The CM/GC will select subcontractors for the project in a competitive process completed in accordance with ORS 279C.337(3). When district staff successfully negotiates an acceptable GMP amendment to this contract, the 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 amendment described herein with Balfour Beatty Construction, LLC subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Architecture/Engineer (A/E) Services for Security Upgrades: Site Fencing Phase 2

- **Contract Scope:** A/E services for the surveying and design for security fencing improvements at sixteen (16) schools including Bethany, Bonny Slope, Cedar Mill, Chehalem, Elmonica, Fir Grove, Hazeldale, Jacob Wismer, Kinnaman, Nancy Ryles, Raleigh Park, Ridgewood, Scholls Heights, Sexton Mountain, Springville, and West Tualatin View elementary schools.
- **Contract Timeline:** 12/2023 – 12/2025
- **Contract Amount:** \$184,565
- **Contractor/Vendor:** AKS Engineering & Forestry, LLC
- **Funding Source:** 2014 Bond; Security Upgrades: Site Fencing Phase 2
- **Solicitation Method:** RFP #21-0030
- **Recommended By:** Aaron Boyle, Administrator for Facilities Development

ASSOCIATED PROJECT: Security Upgrades: Site Fencing Phase 2

- **Project Scope:** Fully enclose the play areas of eight Group 1 and eight Group 2 elementary schools with new and existing fencing and gates.
- **Project Budget:** \$658,254
- **Project Timeline:** 12/2023 – 12/2025

BACKGROUND: The original plan to fully enclose the play areas for schools was initiated in 2021 and focused on 7 high priority schools, with the goal to do an additional 15 schools thereafter. Those 7 schools were recently completed. Phase 2 of the fencing project is based on completing upgrades to eight Group 1 and eight Group 2 elementary schools to meet the charter goals and using the remaining 2014 bond funds assigned to the project.

RECOMMENDATION: It is recommended that the board authorize the superintendent or designee to execute a project work authorization under the master contract described herein with AKS Engineering & Forestry, LLC, subject to obtaining terms acceptable to district administration.

PUBLIC CONTRACT AUTHORIZATION

CONTRACT NAME: Title IV-B 21st Century Community Learning Centers Grant (CCLC) School Year 2023–24

- **Contract Scope:** Provide before and after school programming for students and families at Greenway and McKay Elementary Schools starting 2023–24 school year through 2027–28 school year.
- **Contract Timeline:** 01/2024 – 06/2028
- **Contract Amount:** \$1,797,300
- **Contractor/Vendor:** Metropolitan Family Service, Inc.
- **Funding Source:** Title IV-B 21st Century Community Learning Centers Grant
- **Solicitation Method:** Sole Source / Grant Sub-Award
- **Recommended By:** Veronica Galvan, Administrator for Curriculum, Instruction and Assessment

ASSOCIATED PROJECT: Beaverton School District CAFÉ Program

- **Project Scope:** Provide before and after school programming for students and families at Greenway and McKay Elementary Schools
- **Project Budget:** \$1,997,000
- **Project Timeline:** 12/2023 – 06/2028

BACKGROUND: BSD has been awarded another 21st CCLC federal grant. This cohort will focus on Equitable Programming, Academic Enrichment, Youth Development and Family Engagement. McKay and Greenway Elementary Schools are the sites that will benefit from this grant, with a total of 250 students (125 at each site) served each year of this 5-year grant. The grant has identified mental health and well-being as a priority area, as well as K–5 literacy. These are new priority areas and will change the offerings and partnerships that are brought to the McKay and Greenway programs, but the overall model, logistics and building use needs will remain the same as the programming in the previous cohort of this grant (2018–2023). BSD will contract with Metropolitan Family Service again to support with grant management and implementation of the grant requirements. There will be 300 hours of extended day programming in the school year and 80 hours of programming for youth in the summer.

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