Work Session and Regular Board Meeting

Monday, November 23, 2026 5:00 PM
Tigard-Tualatin Training Center, 9550 SW Murdock St., Tigard, OR 97224

I. **11.23.26 WORK SESSION AND BOARD MEETING**
5:00 PM - WORK SESSION

I.A. School Continuous Improvement Plans – Roundtable Discussions – Jessica Swindle, Director of Teaching & Learning

II. **6:00 PM — ADJOURN**

III. **6:00 PM — CALL TO ORDER — David Jaimes, Board Chair**

- **Tristan Irvin, Vice-Chair, Dr. Kristen Miles, Crystal Weston, and Jill Zurschmeide, Directors**

IV. **6:00 PM — APPROVAL OF THE AGENDA & CONSENT AGENDA — David Jaimes, Board Chair**

V. **6:01 PM — RECOGNITION AND GOOD NEWS**

V.A. **6:01 PM** — Local Legislators **—** Dr. Jordan Mills, Chief Communications Officer

VI. **6:15 PM - STUDENT REPRESENTATIVE REPORTS**

- **Creekside Community HS Student Representative — Alonso Castillo**
- **Tigard-Tualatin Virtual Academy HS Student Representative — Rayleigh Vickers**
- **Tigard HS Student Representatives — Sydney Joule & Amy Wiley**
- **Tualatin HS Student Representative — Cosimah Slider**

VII. **6:20 PM - SUPERINTENDENT & BOARD COMMUNICATION**

VIII. **6:30 PM — PUBLIC COMMENT**

This 30-minute section of the agenda is for public comment related to both the board agenda and non-agenda items. Any member of the public who has not provided comment within the 30-minute period will have an opportunity at the end of the agenda to do so. Please email Jade Woodford, Board Secretary @ jwoodford@ttsd.k12.or.us to sign up to provide public comment, by 4:00 PM on Board meeting day. Include your name, community, and the reason or topic for your public comment. Public comments are limited to three (3) minutes and should be brief and concise. Speakers may offer objective criticism of district operations or programs, but the Board will not hear complaints concerning specific district personnel. If this public comment agenda item exceeds 30 minutes, time for the remainder of the public comments will be provided at the end of this meeting.

IX. **7:00 PM - REPORTS AND DISCUSSION**

IX.A. **7:00 PM** — Director CIP Reports — David Jaimes, Board Chair

IX.B. **7:15 PM** — Enrollment & Transfers Update — Dr. Jeremiah Patterson, Deputy Superintendent

IX.C. **7:30 PM** — Interim Assessment Report — Jessica Swindle, Director of Teaching & Learning

IX.D. **7:45 PM** — Bond Update — Kevin Montague, Chief Operations Officer

X. **8:00 PM - ACTION ITEMS**

X.A. **8:00 PM** — RESOLUTION 2627-06 — Kevin Montague, Chief Operations Officer

X.B. **8:10 PM** — RESOLUTION 2627-07 — Kevin Montague, Chief Operations Officer

X.C. **8:20 PM** — RESOLUTION 2627-08 — Kevin Montague, Chief Operations Officer

X.D. **8:30 PM** — RESOLUTION 2627-09 — Kevin Montague, Chief Operations Officer

XI. **8:40 PM — ADJOURN**

Tigard-Tualatin School
District 23J
6960 SW Sandburg St.
Tigard, OR 97223

Date: November 18, 2026

TO: Board of Directors

FR: Director Swindle and Director Un

RE: CIP Roundtables

EXPLANATION: Principals and their teams will present their CIP plans and artifacts in a roundtable format, providing the Board, Senior Leadership, and members of the EEAC Committee an opportunity to make connections, ask for clarifications, and share insights or curiosities.

PRESENTERS: Jessica Swindle and Zinnia Un

SUPPLEMENTARY MATERIALS: CIP Roundtable Reflection Form | THS CIP | Bridgeport CIP | Fowler Middle CIP | Metzger CIP | Byrom CIP | Durham CIP | TTVA CIP | Tualatin Elem. CIP |

RECOMMENDATION:
PROPOSED MOTION:

October 26, 2026 TTSD Regular Meeting Minutes
Tigard-Tualatin School District, 23J

The minutes are official after Board approval and will be posted at www.ttsdschools.org

Board Members Present:
David Jaimes, Board Chair
Tristan Irvin, Board Vice Chair
Crystal Weston
Jill Zurschmeide
Kristen Miles

(Please access the online video of this meeting for full verbiage in its entirety)

I. CALL TO ORDER ~ 6:00 PM

Chair Jaimes convened this Board meeting of the Tigard-Tualatin School District (TTSD) Board of Directors to order on Monday, October 26, 2026 at 6:00 PM at the Tigard-Tualatin Training Center, at 9550 SW Murdock St., Tigard, OR 97224. This Board meeting was streamed live on the TTSD YouTube Channel.

II. AGENDA ~ 6:00 PM

Chair Jaimes asked if there are any changes to the agenda. Superintendent Dr. Udosenata recommended moving the recognition and good news to after public comment due to presenters arriving late.

Chair Jaimes called for a **MOTION**:

- Director Zurschmeide made a **MOTION** to approve the AMENDED Agenda and Consent Agenda, as presented.
- Vice Chair Irvin seconded the **MOTION**.

Chair Jaimes called for a vote,

- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Aye
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

(Temporary Recess due to sound issues)

III. STUDENT REPRESENTATIVES – Time: 6:28 PM

A. Creekside Community HS Student Representatives - Alonso Castillo
B. Tigard-Tualatin HS Student Representatives - Rayleigh Vickers
C. Tigard HS Student Representatives - Presenter: Sydney Joule & Amy Wiley
D. Tualatin HS Student Representatives - Presenter: Cosimah Slider

- **6:29 PM** - Sydney Joule
- **6:30 PM** - Rayleigh Vickers
- **6:31 PM** - Cosimah Slider

IV. SUPERINTENDENT & BOARD COMMUNICATIONS ~ Time: 6:05 PM

- **6:33PM -** Dr. Iton Udosenata ***(03:52 Timestamp)***
- **6:40 PM -** Director Weston ***(11:51 Timestamp)***
- **6:47 PM -** Director Zurschmeide ***(18:14 Timestamp)***
- **6:00 PM -** Board Vice Chair - Tristan Irvin ***(22:06 Timestamp)***
- **6:55 PM -** Director Miles ***(26:30 Timestamp)***
- **6:57 PM -** Board Chair - David Jaimes ***(31:54 Timestamp)***

V. PUBLIC COMMENTS ~ Time: 7:00 PM

There is one written comment included in the board packet.

- **7:03 PM -** Vishal Sharma - Concerns about the proposed conversion of Metzger Elementary to a dedicated TWI school and preserving neighborhood school access ***(34:18 Timestamp)***

- **7:06 PM -** Sean Canton - TWI expansion and removal of my neighborhood school ***(37:54 Timestamp)***

VI. **RECOGNITION & GOOD NEWS – Time: 7:09 PM** ***(40:49 Timestamp)***

A. Red Ribbon Week — Lisa Burton, Community Relations Manager ~ Time: 6:17 PM

LEAP from Tualatin High and STUDD from Tigard High spoke about both programs. The School Board proclaimed October 23–31 as Red Ribbon Week, supporting drug-free lifestyles and encouraging teachers and students to participate in related educational activities and awareness efforts.

VII. **REPORTS AND DISCUSSION**

A. Division 22 Compliance Report — Dr. Jeremiah Patterson, Deputy Superintendent ~ Time: 7:26 PM ***(57:39 Timestamp)***

The Tigard-Tualatin School District reviewed its compliance with Oregon's Division 22 public school standards from July through October 2025. The annual review involved district leadership, the Teaching and Learning Department, and other staff to identify and address compliance issues. The district reported compliance with all but three of the required standards. The 2025–26 Division 22 Compliance Report is scheduled to be posted on the district website by November 1, 2027.

B. Healthy & Safe Schools Annual Report — Dr. Jeremiah Patterson, Deputy Superintendent ~ Time: 7:32 PM ***(1:03:17 Timestamp)***

C. Bond Update - Kevin Montague — Chief Operations Officer ~ Time: 7:32 PM ***(1:03:55 Timestamp)***

Chief Operations Officer, Kevin Montague presented a Bond update to the board.

VIII. **ACTION ITEMS**

A. Mary Woodward and Byrom School Renovation Project CMGC Preconstruction Services — Early Work Amendment — Kevin Montague, Chief Operations Officer ~ Time: 7:50 PM ***(1:31:26 Timestamp)***

The district is requesting Board approval of a $103,677 contract amendment with Howard S. Wright for additional pre-construction services on the Mary Woodward School renovation. The work includes electrical planning support and purchasing long-lead electrical equipment. Portland Electrical Construction, Inc. was selected as the early trade partner through a competitive procurement process. This early authorization will help keep the project moving forward ahead of the anticipated February 2027 Guaranteed Maximum Price (GMP) approval, which will establish the overall project costs.

Chair Zursmeide asked a question on a backup service if this one fails.

Chair Jaimes called for a **MOTION**:

- Director Zurschmeide made a **MOTION to** award Early Work Amendment No. 1 to the Howard S. Wright contract for the Mary Woodward School Renovation Project pre-construction services in an amount not to exceed $103,677. as presented.
- Director Miles seconded the **MOTION**.

Chair Jaimes called for a vote,

- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Aye
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

The district is requesting Board approval of a $119,557 contract amendment with Howard S. Wright for additional pre-construction services on the Edward Byrom School renovation. The amendment will cover electrical planning support and the purchase of long-lead electrical equipment. Cochran, Inc. was selected as an early trade partner through a competitive procurement process. This early authorization will help keep the project moving ahead of the anticipated February 2027 Guaranteed Maximum Price (GMP) approval, which will establish the overall project costs.

Chair Jaimes called for a **MOTION**:

- Vice Chair Jaimes made a **MOTION** to award Early Work Amendment No. 1 to the Howard S. Wright contract for the Edward Byrom School Renovation Project pre-construction services in an amount not to exceed $119,557, as presented.
- Director Zurschmiede seconded the **MOTION**.

Chair Jaimes called for a vote,
- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Aye
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

B. Social Studies - Curriculum Adoption Postponement — Dr. Jeremiah Patterson, Deputy Superintendent ~ Time: 7:26 PM ***(1:26:18 Timestamp)***

The Oregon Department of Education is now requiring that districts codify and report when a scheduled curriculum adoption is postponed. The accompanying recommendation and motion serve to satisfy that requirement.

Chair Jaimes called for a **MOTION**:
- Director Weston made a **MOTION** that the Board approve a one-year postponement of the K–12 social studies instructional materials adoption, with anticipated implementation during the 2027–2028 school year, and authorize the Superintendent or designee to complete the necessary Oregon Department of Education documentation in accordance with applicable state requirements, as presented
- Director Miles seconded the **MOTION**.

Chair Jaimes called for a vote,
- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Nay
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

C. Screen Time Resolution 2627-05 — Dr. Jeremiah Patterson, Deputy Superintendent ~ 7:58 PM ***(1:29:43 Timestamp)***

The Resolution presented intends to represent the work and recommendations of the summer, 2026 Screen Time Workgroup. Director Weston asked a question of AI, Director Miles asked a question about the AI policy.

Chair Jaimes called for a **MOTION**:
- Director Zurschmeide made a **MOTION** that the Board Approve the Resolution, as presented. as presented.
- Director Miles seconded the **MOTION**.

Chair Jaimes called for a vote,
- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Nay
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

IX. **ADJOURN ~ 8:01 PM** ***(1:32:34 Timestamp)***

Chair Jaimes adjourned the Board meeting of the Tigard-Tualatin School District Board of Directors at 8:01 PM.

This Board Meeting was streamed on the
TTSD YouTube Channel.

APPROVED BOARD MEETING

MEETING DATE: 10/26/2026

CHAIRMAN:

CLERK:

2026-2027 Tigard-Tualatin School District Board of Directors:
David Jaimes, Chair, Tristan Irvin, Vice Chair; Dr. Kristen Miles, Crystal Weston, and Jill Zurschmeide, Directors

November 9, 2026 TTSD Regular Meeting Minutes
Tigard-Tualatin School District, 23J

The minutes are official after Board approval and will be posted at www.ttsdschools.org

Board Members Present:
David Jaimes, Board Chair
Tristan Irvin, Board Vice Chair
Jill Zurschmeide
Crystal Weston
Dr. Kristen Miles

(Please access the online video of this meeting for full verbiage in its entirety)

I. **CALL TO ORDER ~ 6:00 PM**

Chair Jaimes convened this Board meeting of the Tigard-Tualatin School District (TTSD) Board of Directors to order on Monday, October 26, 2026 at 6:00 PM at the Tigard-Tualatin Training Center, at 9550 SW Murdock St., Tigard, OR 97224. This Board meeting was streamed live on the TTSD YouTube Channel.

II. **AGENDA ~ 6:00 PM**

Chair Jaimes asked if there are any changes to the agenda. Superintendent Dr. Udosenata stated there are no chances to the agenda.

Chair Jaimes called for a **MOTION**:

- Vice Chair Irvin made a **MOTION** to approve the Agenda and Consent Agenda, as presented.
- Director Miles seconded the **MOTION**.

Chair Jaimes called for a vote,

- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Aye
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

III. **RECOGNITION & GOOD NEWS – Time: 6:01 PM** ***(1:01 Timestamp)***

A. Schnitzer Cares Foundation — Lisa Burton, Community Relations Manager ~ Time: 6:01 PM

The Schnitzer Cares Foundation has partnered with the Tigard-Tualatin School District for over twenty years, providing a philanthropic experience and valuable leadership development that students will take with them into the future. Tigard High School students will present their focus and plans for this year's fundraising and grant cycle.

Vice Chair Irvin asked about an "A-HA" moment or learned lesson. Student representative Cosimah Slider asked a question about staying connected to Twality. Chair Jaime asked a question about the process and how to choose what to invest in.

IV. **STUDENT REPRESENTATIVES – Time: 6:15 PM** ***(15:57 Timestamp)***

A. Creekside Community HS Student Representatives - Alonso Castillo
B. Tigard-Tualatin HS Student Representatives - Rayleigh Vickers
C. Tigard HS Student Representatives - Presenter: Sydney Joule & Amy Wiley
D. Tualatin HS Student Representatives - Presenter: Cosimah Slider

- **6:16 PM** - Rayleigh Vickers ***(16:03 Timestamp)***
- **6:16 PM** - Cosimah Slider ***(16:20 Timestamp)***
- **6:17 PM** - Alonso Castillo ***(17:35 Timestamp)***

V. **SUPERINTENDENT & BOARD COMMUNICATIONS ~ Time: 6:18 PM**

- **6:18 PM -** Dr. Iton Udosenata ***(18:28 Timestamp)***
- **6:23 PM -** Board Vice Chair - Tristan Irvin ***(22:50 Timestamp)***
- **6:23 PM -** Director Zurschmeide ***(23:44 Timestamp)***

- **6:24 PM** - Director Miles *(24:40 Timestamp)*
- **6:25 PM** - Director Weston *(25:20 Timestamp)*
- **6:29 PM** - Board Chair - David Jaimes *(29:32 Timestamp)*

VI. **PUBLIC COMMENTS ~ Time: 6:32 PM** *(31:46 Timestamp)*

There are 16 written comments included in the board packet.

- **6:35 PM** - Amie Brewer - Proposed closing of our school *(35:01 Timestamp)*
- **6:38 PM** - Tara Boyd - School closure and the boundary changes being announced *(38:10 Timestamp)*
- **6:41 PM** - Paige Anderson - Tax utilization and Alberta Rider building use *(41:21 Timestamp)*
- **6:45 PM** - Cody Ballard - Closure of Alberta Rider *(44:58 Timestamp)*
- **6:48 PM** - Daniel Golder - New middle school boundary line *(48:40 Timestamp)*
- **6:52 PM** - Syed Qasim - the school closure and the boundary changes being announced *(52:04 Timestamp)*
- **6:55 PM** - Matt Albertson - the decision to close Alberta Rider *(55:06 Timestamp)*

VII. **REPORTS AND DISCUSSION**

A. Retirement of Facilities Report — Dr. Jeremiah Patterson, Deputy Superintendent ~ Time: 6:57 PM *(57:34 Timestamp)*

Deputy Superintendent, Dr. Jeremiah Patterson presented a multi-year facilities and boundary adjustment plan. TTSD is responding to declining enrollment and changing student population trends by looking at ways to better balance school enrollment and make the best use of district facilities. As part of this plan, the district has proposed closing Alberta Rider Elementary and making boundary adjustments across several schools.

The district identified Alberta Rider for closure after reviewing enrollment trends, building capacity, school locations, and future enrollment projections. With Alberta Rider currently having the district's lowest building utilization, the district believes consolidating enrollment will help create more balanced and sustainable school communities. Mary Woodward and Deer Creek were also considered, but the district determined those options would create greater disruption for students and families.

These changes will affect several elementary and middle school boundaries, including Deer Creek, Bridgeport, Tualatin, Hazelbrook, Metzger, CF Tigard, and Mary Woodward. The district's goals are to create more balanced enrollment, make better use of school buildings, and continue supporting programs such as two-way immersion.

The district recognizes that school changes can be difficult for students, families, and staff. Plans to support the transition include school tours, family meetings, newsletters, student buddy systems, and opportunities for community members to ask questions and share feedback. The district is also exploring ways the Alberta Rider building could continue to serve the community in the future.

Vice Chair Irvin asked a question about community listening sessions and dates. Director Miles asked a question about incoming families and community and Director Weston on clarification on funding.

Chair Jaimes asked a question about why Mary Woodward was not a choice for closure and student representative Alonso Castillo asked a question about school usage after closure.

Director Weston asked if the model is accounting for new housing, Chair Jaimes asked about community engagement and boundary and Director Weston asked about the impact on class sizes.

VIII. **ACTION ITEMS**

A. OSBA Election — David Jaimes, Board Chair ~ Time: 7:37 PM *(1:37:20 Timestamp)*

The Oregon School Boards Association election is underway. Board Members of the Tigard-Tualatin School District will vote on open OSBA Board of Directors Positions #15 and to adopt Resolution 1.

Chair Jaimes called for a **MOTION**:

- Vice Chair Irvin made a **MOTION to** support David Jaimes for the OSBA Board of Directors position #15 and, as presented. MOTION failed due to lack of second.

- Director Zurschmeide made a **MOTION to** support Clinton Nelson for the OSBA Board of Directors position #15 and, as presented. MOTION failed due to lack of second.

- Director Weston made a **MOTION to** support Syed Qasim for the OSBA Board of Directors position #15 and, as presented. MOTION failed due to lack of second.

Chair Jaimes called for a **MOTION** for Resolution 1:

- Director Zurschmeide made a **MOTION** to support Resolution 1 to ADOPT the proposed amendments to the OSBA Bylaws, as presented.
- Vice Chair Irvin seconded the **MOTION**.

Chair Jaimes called for a vote,

- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Abstain
- Director Weston, Aye
- Director Zurschmeide, Aye
    - 4, 0, 1 Abstain **MOTION** passes

B. Approval of HS Athletic and District Apparel Contract — Jarvis Gomes, Administrator of Operations ~ Time: 7:42 PM ***(1:42:47 Timestamp)***

Chair Jaimes called for a **MOTION**:

- Vice Chair Irvin made a **MOTION** that the Board approve for the Superintendent or designee to negotiate contract terms and conditions with BSN for uniforms and equipment through fiscal year 2031-32. , as presented
- Director Weston seconded the **MOTION**.

Chair Jaimes called for a vote,

- Chair Jaimes, Aye
- Vice Chair Irvin, Aye
- Director Miles, Aye
- Director Weston, Nay
- Director Zurschmeide, Aye
    - 5-0 **MOTION** passes

IX. **ADJOURN ~ 7:44 PM** ***(1:32:34 Timestamp)***

Chair Jaimes adjourned the Board meeting of the Tigard-Tualatin School District Board of Directors at 7:44 PM.

APPROVED BOARD MEETING

This Board Meeting was streamed on the TTSD YouTube Channel.

MEETING DATE: 11/09/2026

CHAIRMAN:

CLERK:

2026-2027 Tigard-Tualatin School District Board of Directors:
David Jaimes, Chair, Tristan Irvin, Vice Chair; Dr. Kristen Miles, Crystal Weston, and Jill Zurschmeide, Directors

ADMINISTRATORS										
Last Name	First Name	Recommended Action	Reason	Catergory	Building	Assignment	FTE	Rate	Effective	Date Ends
CONFIDENTIAL MANAGER										
Last Name	First Name	Recommended Action	Reason	Catergory	Building	Assignment	FTE	Rate	Effective	Date Ends
LICENSED										
Last Name	First Name	Recommended Action	Reason	Catergory	Building	Assignment	FTE	Rate	Effective	Date Ends
CLASSIFIED/HOURLY										
Last Name	First Name	Recommended Action	Reason	Category	Building	Assignment	FTE	Rate	Effective	Date Ends
CLARK	HANNA	EMPLOY	REPLACE: ALMODOVAR	HOURLY	TUALATIN ELEMENTARY	INSTRUCTIONAL ASSISTANT 2	0.3125	E2	11/18/2026	6/11/2027
LADD	HUNTER	TERM	RESIGN	CLASSIFIED	TWALITY	COMPUTERTECHNICIA BUILDING 6-8	1	K8	11/24/2026	
LEON GALDAME	ROMINA	EMPLOY	REPLACE:MARSDEN	HOURLY	ART RUTKIN	INSTRUCTIONAL ASSISTANT 1	0.3125	E6	11/18/2026	6/11/2027
NEWCOMB	JOLENE	TERM	RESIGN	CLASSIFIED	METZGER	LEARNING SPECIALIST ASSISTANT	0.875	I11	12/18/2026	
REID	JOSIE	TERM	RESIGN	CLASSIFIED	METZGER	LEARNING SPECIALIST ASSISTANT	0.875	I6	12/18/2026	
STRUTZ	ZACHERY	EMPLOY	REPLACE IBRAHIM	CLASSIFIED	TRANSPORTATION	DISTRICT SCHOOL BUS DRIVER	0.75	I6	11/18/2026	
EXTENDED RESPONSIBILITY										
Last Name	First Name	Recommended Action	Reason	Catergory	Building	Assignment	FTE	Rate	Effective	Date Ends
ANGELES	ALEXIS	EMPLOY	CLUB FUNDED	COACH	TUALATIN HIGH SCHOOL	CLUB FUNDED ASST BOYS BASKETBALL COACH		CF $2000	11/16/2026	2/28/2026
EVANS	BOBBY	EMPLOY	REPLACE	COACH	TUALATIN HIGH SCHOOL	ASST GIRLS BASKETBALL COACH	0.5	A6	11/16/2026	2/28/2026
GRIMM	BRANDY	EMPLOY	REPLACE	COACH	TUALATIN HIGH SCHOOL	ASST COACH UNIFIED BASKETBALL	1	N1	11/16/2026	2/25/2026
GUTIERREZ	JESSE	EMPLOY	REPLACE	COACH	TUALATIN HIGH SCHOOL	BOYS WRESTLING COACH	0.5	A1	11/16/2026	2/28/2026
GUTIERREZ	JOSUE	EMPLOY	REPLACE	COACH	TUALATIN HIGH SCHOOL	BOYS WRESTLING COACH	0.5	A1	11/16/2026	2/28/2026
GAMANCHE	TRAVIS	EMPLOY	REPLACE	COACH	TUALATIN HIGH SCHOOL	HEAD GIRLS WRESTLING COACH	1	A6	11/16/2026	2/28/2026
GABLE	RYAN	EMPLOY	REPLACE	COACH	TIGARD HIGH SCHOOL	HEAD GIRLS BASKETBALL COACH	1	A1	11/16/2026	2/28/2026
VOKES	JIN	EMPLOY	REPLACE	COACH	TIGARD HIGH SCHOOL	ASST GIRLS BASKETBALL COACH	1	A1	11/16/2026	2/28/2026
YOUNG	TURNER	EMPLOY	REPLACE	COACH	TIGARD HIGH SCHOOL	ASST WRESTLING COACH	1	A6	11/16/2026	2/28/2026
MCCALLISTER	CADE	EMPLOY	CLUB FUNDED	COACH	TIGARD HIGH SCHOOL	CLUB FUNDED ASST WRESTLING COACH		CF $2000	11/16/2026	2/28/2026
SIMPSON	STYLES	EMPLOY	CLUB FUNDED	COACH	TIGARD HIGH SCHOOL	CLUB FUNDED ASST WRESTLING COACH		CF $2000	11/16/2026	2/28/2026
WAHL	ALEXANDRA	EMPLOY	CLUB FUNDED	COACH	TIGARD HIGH SCHOOL	CLUB FUNDED ASST WRESTLING COACH		CF $2000	11/16/2026	2/28/2026
BENSHOOF	JESSICA	EMPLOY	REPLACE	COACH	TIGARD HIGH SCHOOL	ASST GIRLS BASKETBALL COACH	0.5	A1		

Tigard-Tualatin School District 23J
6960 SW Sandburg Street
Tigard, OR 97223

November 23, 2026

TO: Board of Directors
FR: Jessica Seay, Chief Financial Officer & Sarah Mehrabzadeh, Controller
RE: 2025 Bond Financial Report – As of September 30, 2026

EXPLANATION:

The current bond financial report represents expenditures and commitments through September 30, 2026. Close out procedures are completed for the fiscal year ending June 30, 2026 and the underlying transactions reported cumulatively through September 30, 2026 are considered final.

This month's packet includes a revised Project Summary Report (p. 4) which displays projects costs excluding the district's 3% allocation for program wide expenditures. It also includes columns separately disclosing transfers which occurred in prior reporting periods from those that have occurred since the last report (period ending June 30, 2026). Finally, Unallocated Program Resources display several components allowing users of the report to track where funds are coming from (i.e.: savings from a project deemed materially complete) and going to (i.e.: a project on pace to incur additional costs).

UNALLOCATED BOND PROGRAM RESOURCES:

As of September 30, 2026, Unallocated Bond Program Resources total $22,440,068. It is anticipated these funds will be allocated to projects as they progress.

BALANCE SHEET:

Total assets as of September 30, 2026, are $182,860,129 from the August bond issuance and include investments through Government Portfolio Advisors, Local Government Investment Pool and money market accounts.

INCOME STATEMENT:

Total revenue of $213,031,657 as of September 30, 2026, consists of bond proceeds, premiums and investment earnings. Bond program expenditures to date total $30.668,085.

PROGRAM SUMMARY REPORT:

The Program Summary reflects the total Bond budget of $445,492,762 which includes the following resources: 1) bond par amount of $197,120,000 2) bond premium totaling $9,353,186 3) unissued bonds

in the amount of $224,180,000 4) interest earnings of $6,558,471 and 5) OSCIM Grant of $8,281,105. The summary also reflects planned program budgets.

PREPARER: Jessica Seay

SUPPLEMENTARY MATERIALS: September 30, 2026 Bond Financials

Tigard Tualatin School District
2025 Bond Program Fund
Other Bond Program Resources
9/30/2026

Bond Resources		
Bond Proceeds I	$197,120,000	
Bond Premium I	$9,353,186	
Unissued Bonds	$224,180,000	
Portfolio Interest Earnings	$6,558,471	
Oregon School Capital Improvement Matching Program	$8,281,105	
Total Bond Resources		$445,492,762
Bond Program Budget		
Original Program Budget	$421,300,000	
Total Bond Program Budget		$421,300,000
Other Bond Program Resources*		$24,192,762

**Unallocated Bond Program Resources may be allocated to projects with cost overruns and/or other projects meeting the purpose articulated in the General Obligation Ballot Measure.*

Tigard Tualatin School District
2025 Bond Program Fund
Balance Sheet
9/30/2026

Assets

Current Assets:		
Cash	$9,470,574	
Local Government Investment Pool (LGIP)	$8,329,698	
Total Current Assets		$17,800,272
Long-Term Assets/ Investments:		
Long-Term Investments@Total Value	$165,059,856	
Total Long-term Assets / Investments		$165,059,856
Total Assets		$182,860,129

Liabilities and Fund Balance

Current Liabilities:		
Construction Payable		
Retainage Payable	$496,557	
Total Current Liabilities		$496,557
Long-Term Liabilities:		
	$0	
Total Long-Term Liabilities		$0
Total Liabilities		$496,557
Fund Activities:		
Beginning Fund Balance		
Operating Income (Loss)	$182,363,572	
Fund Balance		$182,363,572
Total Liabilities & Fund Balance		$182,860,129

Tigard Tualatin School District
2025 Bond Program Fund
Income Statement
9/30/2026

Revenue:	
Bond Par Amount	$197,120,000
Bond Premium	$9,353,186
Oregon School Capital Improvement Matching Program	$0
Investment Earnings & Interest	$6,558,471
Total Revenue	$213,031,657
Expenditures Life-To-Date:	
Bond Program Expenditures	$30,668,085
Total Expenditures	
Net Operating Income	$182,363,572

Estimated Start Date	Project Name	Original Board Approved Bond Budget	3% Allocation for DW Expense to Separate Project	Orig Board Approved Bond Budget Less DW Expense ----- +Additional Program Resources	Transfers Prior Period	Transfers Current Period	Current Budget	Current Commitments	Current Budget less Current Commitments	Project % Current Commitments	Owner Contingency within Project Budget**	Contingency Percent of Current Budget	Actuals Paid	Project % Actuals Paid	Notes
Summer 2027	Alberta Rider Elementary School (ARE) Playground	$ 1,182,319	$ (35,470)	$ 1,146,849			$ 1,146,849	$ 59,344	$ 1,087,505	5%	$ 307,235	27%	$ 23,806	2%	
2029	Bridgeport Elementary School Major Renovation	25,000,000	(750,000)	24,250,000			24,250,000	743,129	23,506,871	3%	2,695,232	11%	85,261	0%	
2026 & TBD	Bus Barn Roofs	360,892	(10,827)	350,065			350,065	160,550	189,515	46%	27,765	8%	160,550	46%	99 Bus Barn roof not scoped
Summer 2027	Byrom Elementary School Major Renovation	25,000,000	(750,000)	24,250,000			24,250,000	2,729,628	21,520,372	11%	2,850,000	12%	628,801	3%	Doesn't have a lot of room for unforeseen (more info in slide presentation)
Summer 2028	Creekside Community High School Modernization	4,892,186	(146,766)	4,745,420			4,745,420	19,316	4,726,104	0%	635,604	13%	989	0%	
Summer 2027	Charles F. Tigard Elementary School (CFT) Playground	1,182,319	(35,470)	1,146,849			1,146,849	59,419	1,087,430	5%	307,235	27%	23,095	2%	
Summer 2027	Deer Creek Elementary School Playground	1,182,319	(35,470)	1,146,849			1,146,849	60,944	1,085,905	5%	307,235	27%	22,326	2%	
Summer 2026	Deer Creek Elementary School Security & Infrastructure 2026	4,406,948	(132,208)	4,274,740			4,274,740	2,563,928	1,710,811	60%	653,822	15%	1,782,929	42%	Project in closeout
2028	Durham Elementary School Major Renovation	25,000,000	(750,000)	24,250,000			24,250,000	758,447	23,491,553	3%	2,694,199	11%	103,719	0%	
2027	Districtwide (DW) Fire Alarm Replacement	2,763,659	(82,910)	2,680,749			2,680,749	308,875	2,371,874	12%	309,090	12%	8,600	0%	Anticipated unforeseen issues in design could erode this contingency
TBD	DW Flooring Projects	2,839,508	(85,185)	2,754,323			2,754,323	163,622	2,590,701	6%	290,815	11%	163,622	6%	
TBD	DW HVAC Allowance	1,250,000	(37,500)	1,212,500			1,212,500	177,939	1,034,561	15%	110,000	9%	177,939	15%	
Ongoing	DW Technology Capital Projects 2025 Bond	5,000,000	(150,000)	4,850,000			4,850,000	464,793	4,385,207	10%	500,000	10%	58,072	1%	
Summer 2026	Field Lights	1,500,000	(45,000)	1,455,000			1,455,000	1,279,624	175,376	88%	106,471	7%	1,181,378	81%	Project in closeout
2027	Fowler Middle School Campus Rebuild	150,000,000	(4,500,000)	145,500,000			145,500,000	11,585,390	133,914,610	8%	14,718,303	10%	2,888,718	2%	
Summer 2027	Hibbard Administration Building	794,200	(23,826)	770,374			770,374	-	770,374	0%	80,174	10%	-	0%	Anticipated unforeseen siding repairs could erode this contingency
Summer 2027	High School Theatre Lights	2,000,000	(60,000)	1,940,000			1,940,000	24,556	1,915,444	1%	200,000	10%	5,250	0%	
Summer 2027	Hazelbrook Middle School Turf Project	3,000,000	(90,000)	2,910,000			2,910,000	126,901	2,783,099	4%	200,000	7%	73,989	3%	Field lights if approved by AHJ could erode this contingency
Summer 2026	HVAC at ARE, CFT, MTZ, TuES, THS 2026	8,070,275	(242,108)	7,828,167			7,828,167	4,817,731	3,010,435	62%	2,725,297	35%	4,417,763	56%	Significant savings on this project
Summer 2027	Metzger Elementary School HVAC	188,321	(5,650)	182,671			182,671	28,000	154,671	15%	22,671	12%	-	0%	
Summer 2027	Metzger Elementary School (MTZ) Playground	1,182,319	(35,470)	1,146,849			1,146,849	59,344	1,087,505	5%	307,235	27%	20,911	2%	
2027	Mary Woodward Elementary School Major Renovation	25,000,000	(750,000)	24,250,000			24,250,000	2,767,929	21,482,071	11%	2,820,776	12%	632,026	3%	This project is trending overbudget (more info in slide presentation)
TBD	Tigard High School (THS) Autoshop Structural Repair	2,000,000	(60,000)	1,940,000			1,940,000	10,990	1,929,011	1%	200,000	10%	10,990	1%	
Summer 2026	Tigard High School Exterior Restrooms 2026	1,200,000	(36,000)	1,164,000		(47,617)	1,116,383	1,109,287	7,096	99%	4	0%	987,768	88%	Remaining budget moved to cover TuHS Restroom Project
Summer 2027	Tigard Roof	3,748,103	(112,443)	3,635,660			3,635,660	8,644	3,627,016	0%	360,000	10%	-	0%	
Summer 2027	Templeton Elementary School Playground	623,750	(18,713)	605,038			605,038	24,785	580,253	4%	45,288	7%	7,208	1%	
2026 & TBD	Tualatin Elementary School (TuES) Envelope	669,099	(20,073)	649,026			649,026	81,998	567,028	13%	69,702	11%	70,798	11%	
Summer 2027	Tualatin Elementary School Playground	1,182,319	(35,470)	1,146,849			1,146,849	75,734	1,071,115	7%	307,235	27%	20,563	2%	
Summer 2026	Tualatin Elementary School Roof Replacement 2026	1,311,846	(39,355)	1,272,491	738,154		2,010,645	1,935,409	75,235	96%	-	0%	1,934,209	96%	Project closed
2027 & TBD	Tualatin High School ADA Projects	700,000	(21,000)	679,000			679,000	427,048	251,952	63%	70,000	10%	427,048	63%	
Summer 2026	Tualatin High School Envelope {including Roof}	3,185,958	(95,579)	3,090,379		1,208,312	4,298,691	20,437	4,278,254	0%	394,764	9%	3,150	0%	Budget increased to group envelope & roof project together
Summer 2026	Tualatin High School Exterior Restrooms 2026	1,200,000	(36,000)	1,164,000		102,635	1,266,635	1,261,279	5,355	100%	-	0%	1,098,318	87%	Budget increase from THS RR savings & other MS restroom projects
Summer 2026	Tualatin High School Tennis Court	500,000	(15,000)	485,000	45,100	243,657	773,757	753,791	19,966	97%	12,466	2%	453,111	59%	Project closed. Soil discovered neccessitated use program funds
	Active Projects	**308,116,340**	**(9,243,490)**	**298,872,850**	**783,254**	**1,506,987**	**301,163,091**	**34,668,813**	**266,494,277**						
Ongoing	**DW Curriculum 2025 Bond**	**20,000,000**		**20,000,000**			**20,000,000**	**6,778,363**	**13,221,637**	**34%**	**N/A**	**N/A**	**6,116,456**	**31%**	
Ongoing	**DW Technology Non-Capital Projects 2025 Bond**	**40,000,000**		**40,000,000**			**40,000,000**	**6,721,571**	**33,278,429**	**17%**	**N/A**	**N/A**	**4,767,846**	**12%**	
Ongoing	**DW Expenses 2025 Bond**		**10,839,000**	**10,839,000**		**725,783**	**11,564,783**	**2,999,056**	**8,565,727**	**26%**	**N/A**	**N/A**	**2,310,874**	**20%**	Budget Allocation includes: 3% Allocation from each Project; 3% of Total Other Bond Program Resources & Interest Earnings
Ongoing	**Approved Bond Projects - Not Started**	**53,183,660**	**(1,595,510)**	**51,588,150**		**(1,263,330)**	**50,324,820**		**50,324,820**						
Unallocated Program Resources															
	Savings in from Projects					47,617	47,617		47,617						
	Savings Allocated to Other Projects					(47,617)	(47,617)		(47,617)						
	Additional Program Resources (APR)			24,192,762			24,192,762		24,192,762						
	3% of APR Allocated to DW Expense					(725,783)	(725,783)		(725,783)						
	APR Allocated to Other Projects				(783,254)	(243,657)	(1,026,911)		(1,026,911)						
	Total		**-**	**24,192,762**	**(783,254)**	**(969,440)**	**22,440,068**		**22,440,068**						
	Total	**$ 421,300,000**	**$ -**	**$ 445,492,762**	**$ -**	**$ (0)**	**$ 445,492,762**	**$ 51,167,804**	**$ 394,324,958**				**$ 30,668,086**	**2%**	

(*Reflects Program Cost Allocation at 3%)
(**Not including Contingency within CMGC)

Tigard-Tualatin School District, 23J

PROCLAMATION

A proclamation of the Tigard-Tualatin School Board of Directors recognizing National Native American Heritage Month and celebrating the heritages and cultures of Native Americans and the contributions of Native Americans to the United States.

WHEREAS, from November 1, 2026, through November 30, 2026, the United States celebrates National Native American Heritage Month; and,

WHEREAS, National Native American Heritage Month is an opportunity to consider and recognize the contributions of Native Americans to the history of the United States; and,

WHEREAS, Native Americans are descendants of the original, indigenous inhabitants of what is now the United States; and,

WHEREAS, Native Americans maintain vibrant cultures and traditions grounded in a deeply rooted sense of community and an intrinsic relationship with this land and its waterways; and,

WHEREAS, Native Americans have made distinct and important contributions to the United States and the rest of the world in many fields, including the fields of agriculture, medicine, music, language, and art; and,

WHEREAS, Native Americans have distinguished themselves as inventors, entrepreneurs, spiritual leaders, and scholars; and,

WHEREAS, the people of the United States have reason to honor the great achievements and contributions of Native Americans and their ancestors:

NOW, THEREFORE, BE IT PROCLAIMED, that the Tigard-Tualatin School District recognizes the month of November 2026 as ‘‘National Native American Heritage Month.’’

Dated this 23rd of November, 2026.

Attest:

David Jaimes, Board Chair

Dr. Iton Udosenata, Superintendent

TIGARD-TUALATIN SCHOOL DISTRICT 23J
6960 SW Sandburg Rd.
Tigard, OR 97223

Date: November 23, 2026

TO: Board of Directors

FR: Jordan Mills

RE: Recognition and Good News - local legislators

EXPLANATION:

TTSD is fortunate to have incredible advocates for students in the state Legislature. Tonight we honor them for their consistent support of public education.

- Rep. Sue Rieke Smith
- Rep. Ben Bowman
- State Sen. Courtney Neron Misslin

PRESENTERS: Jordan Mills

SUPPLEMENTARY MATERIALS: None

REQUESTED ACTION: None

PROPOSED MOTION: None

2026-11-23 Board Meeting Statement

My name is Melissa Birdsey, and I am both a parent and special educator.

We, and our community of 560+ others who signed a petition, are respectfully asking you to postpone the vote, to provide us with other solutions meticulously explored prior to the recommendation of closing a school, and to select a Plan B.

In the spring of 2026, TTSD hosted a strategic planning data-gathering session with 200+ staff, families, and students. One of the identified themes to improve upon was recorded as **"clear and transparent communication"**. The lack of transparency and unilateral decision-making during this process goes against everything you are trying to achieve with your community values. This will greatly damage the trust our community once had in you.

Your report projects that closing a school will only result in a savings of $1 million (pg 40), which won't take effect until the building is vacant. This is only about 0.5% of your expenses. What other costs will accrue in the future? **Is this even worth it, and is it subject to change again in 3 years?**

Districts across Oregon are facing similar enrollment and funding challenges. Rather than continuing to cut classrooms and close schools, **what efforts is TTSD making to collaborate with other districts and advocate for changes to the state funding model?** Following the Capitol rally in October, districts were encouraged to pause school closures while state lawmakers, including Governor Kotek, explore legislative solutions to better direct funding toward classrooms, looking to utilize the Education Stability Fund.

Per the FLO Analytics Enrollment Forecast, 88% of all new residential growth in the district is concentrated on the westside. Closing a westside school directly contradicts this growth trajectory. We would like to know if there are enough dedicated rooms at Rutkin and Deer Creek to accommodate individual classrooms, especially after the increase in headcount to those schools in the coming years? Per a phone conversation with the Deputy Superintendent, the ideal state is 4 classrooms per grade level after this merge, which would therefore require 24 individual classrooms for 6 grade levels, K-5. **This does not include the classrooms for ELL, Title 1, or SpEd - resource rooms or skills centers - or how many classrooms would be dedicated to preschool.** Per your 2022 Educational Adequacy Report, Deer Creek only has 22 K-5 classrooms, and Mary Woodward has 21; Alberta Rider with 23 and Rutkin with 24. As it stands now, only one of these schools can accommodate 24 grade level classrooms, and where will the rest of the kids go after developments are done being built?

Kotek's discussions around universal preschool could create new enrollment opportunities, potentially adding 2-4 classrooms per elementary. Expanded preschool access, more manageable

class sizes, and collaboration with state and local partners could create opportunities to increase enrollment while improving educational outcomes. Research also supports the academic benefits of smaller class sizes, yet ODE data (pg 51) shows TTSD's current median class size is already 26. Notably, class size was also identified as an area needing improvement in the district's own strategic planning data. Class sizes will inevitably go up with a reduction in teachers and staff. At our first listening session, it was mentioned that the district was aiming for class sizes between 26-30, making the disconnect between the research, the district's stated priorities, and its current proposal concerning. **How does this support the district's strategic plan of supporting student safety, engagement, and inclusion?** Where do our students in SpEd fit into this plan, and how will their needs be met in their Least Restrictive Environment? Larger class sizes can place additional demands on teachers, increasing stress, emotional exhaustion, and job dissatisfaction, leading to higher rates of teacher turnover while negatively affecting the quality and consistency of student support. For students with and without disabilities, research highlights the importance of trusting relationships and predictable, consistent environments as foundations for academic, emotional, and behavioral success. Without adequate class sizes and the support students need, we risk creating environments that contribute to increased behavioral escalation, exclusion, and poorer mental health outcomes for all students.

Before making permanent decisions to close neighborhood schools, has the district fully evaluated strategies that could help maintain enrollment, strengthen schools, and better serve students? Have you asked why families are leaving and what changes might encourage them to stay? Closing schools now may eliminate the very capacity and neighborhood infrastructure the district will need if enrollment opportunities expand in the coming years. We should be planning for the long-term health of our schools rather than making irreversible decisions based solely on current enrollment projections that have not been reliable in the past.

TTSD has said that it is their goal to impact the least amount of students possible. However, where is the consideration for how many transitions and changes our children must face because of this decision?

Board members, it is your job to ask these questions and represent OUR voices. Please slow down, postpone the vote, and ensure that the final decision reflects what is truly best for students and the future of our district.

Thank you for your time and consideration.

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Dear TTSD board members and district admin,

After reading the formal plan for boundary changes and attending the Nov. 18 community meeting, I am writing to express my concerns and to ask for clarification in several areas: the timing of the process, the plan's impact on equity at CFT and Metzger, its likely effect on attendance, and the lack of supporting information shared with the community.

The plan was announced as the only option for addressing declining enrollment and budget deficits. Official TTSD communications note only that a vote will occur sometime in 2027, though the Nov. 9 meeting indicated January 2027. No public comment was solicited before the announcement on Oct. 26, and the Nov. 9 meeting was the first in-person opportunity I am aware of to share feedback; with the winter holidays approaching, few opportunities remain. I ask the board to add the January vote date to the official plans and a district-wide communication, state how long public comment will be accepted, and explain how feedback will be meaningfully considered before the vote.

The plan would remove 77 students in a higher-income area from CFT and place them in Mary Woodward, whose boundaries already include higher-income housing than CFT or Metzger. Merging the remaining CFT families with non-TWI Metzger students would concentrate the district's lower-income students at CFT. State report cards (2024-2025) show 27% of CFT students and 37% of Metzger students experience poverty, compared to 14% at Mary Woodward, and 16% of students at both CFT and Metzger have disabilities, compared to 11% at Mary Woodward. Combining these populations requires intentional planning, funding, and staffing. I ask whether the board was aware of this income separation, why it chose this approach, and what its official plans are to address the disparities in poverty and in students with disabilities.

The plan also raises racial equity concerns. CFT and Metzger each report student bodies that are over 50% non-white or multiracial, compared to 44% at Mary Woodward. While race does not perfectly predict household income, the two are meaningfully correlated, particularly in Oregon, where black exclusion laws existed into the 1920s and their systemic effects are still felt. Moving higher-income neighborhoods into a school that already has a higher percentage of white students, while combining two schools with majority students of color, requires the board to acknowledge the optics and show how the plan meets standards for equity and legal compliance. I ask whether the board used school-level or census data on race when drawing these boundaries, how it responds to concerns about segregation, intentional or not, and what legal considerations apply under the 14th Amendment and related Supreme Court rulings.

Closing the non-TWI program at Metzger means those students will travel miles farther to CFT. Metzger already has lower regular attendance than neighboring schools, with only 69% "Regular Attenders" compared to 77% at CFT and 83% at Mary Woodward. CFT buses currently make first stops between 7:13am and 7:23am, and routes from the farthest parts of Metzger's boundaries will likely need to start by or before 7:00am. The plan does not address how longer commutes and earlier buses may affect attendance, particularly since lower household income can add barriers to attending regularly. I ask how the board projects these changes will affect attendance and what specific plan it has to address attendance and tardiness for impacted families.

Finally, the CFT community meeting on Nov. 18th offered little information about the data behind the board's decision or what it means for CFT. We were told the district faces a $3 million budget

deficit, but no data showed how closing a school and making the related changes would affect it, and there was no explanation of how resources would be reallocated to CFT given the shifting demographics described above. It is hard to support these changes without more insight into how these decisions were made or what support CFT can expect.

As a proud parent in the TTSD district, I sincerely appreciate your time and attention to these concerns. I look forward to receiving your reply with answers to my questions.

Sincerely,

David Gay

Dear members of the board,

My name is Liz Martin. Our family lives blocks from Alberta Rider. All 3 of our children attended kinder-5th grade.

Although my family won't be affected schoolwise with the proposed closure, my community will be. My neighbors will be, my friends and their children will be. Alberta Rider is more than a school. It's where our kids go to shoot hoops, neighbors walk their dogs, and where families gather. We even taught our kids to drive in that parking lot.

We purchased our home because of this school. That was in 2012. I remember the school being at capacity and struggling with kinder classes that had 28 students. When the proposed bond in 2016 came up, we happily voted in favor of TTSD.

While none of us could have foreseen COVID and what that would do to our economy and the housing market, the district and board made huge missteps with pushing forward to open Art Rutkin. By 2023, enrollment changed dramatically. ARE lost over 100 students to the grand opening and the district refused to have an open boundary enrollment for Rutkin. Thus angering the larger TTSD community that they essentially opened a private school for roughly 100 children and wouldn't let anyone else attend. Again, taking a reactionary approach, TTSD redrew boundaries to pull children from Mary Woodward and Deer Creek to justify and fill Rutkin.

Now, you are stating that Alberta Rider is facing a low enrollment crisis and must close. You all created this problem. Own it.

Then there's the latest bond. You asked taxpayers to approve millions for school improvements, including approximately $5 million earmarked for Alberta Rider. A year later, you're proposing to close it?!

Leadership said the closure discussions have been happening for a year or more, and that the mayor expressed interest in leasing Alberta Rider for a police station. Genuinely, I can't decide if we are witnessing gross incompetence, failure of leadership, or straight up corruption?

This proposal makes no sense. Your own enrollment numbers contradict your proposal to close a school. The new report does not include the build out of Kingston Terrace and River Terrace. You have skewed numbers without all the data, you have no information on proposed alternatives. You have no simulations on other potential schools that have the same enrollment numbers. You have no proposal to cut admin and district jobs. Your

slides aren't even correct. You have a school secretary listed as making $110k per year. Can I have that job?

Furthermore, what happens in 10 years when enrollment rebounds with all of the projected growth? You have members of City Council concerned Tigard does not have the infrastructure to handle all the new homes slated to be built. Is your plan to ask taxpayers for yet another bond to build a new school?

We deserve transparency. We deserve accountability. And we deserve a school board willing to stand up to district leadership instead of simply rubber stamping their mistakes. Thank you.

Tigard-Tualatin School District 23J
6960 SW Sandburg Street
Tigard, OR 97223

Date: November 23, 2026

TO: Board of Directors

FR: David Jaimes, Chair

RE: Board Director Reports on CIP Presentations

EXPLANATION:
Prior to this evening's board meeting, Board members and school administrators met in a Work Session for deeper and richer conversations regarding our schools Continuous Improvement Plans (CIP). Board members were assigned school plans to review and to prepare for discussion. Board members will have an opportunity to share out the information they have learned from the school plans.

This evening Board members may provide information from the following schools as follows:

David Jaimes, Board Chair - Tigard High School and Bridgeport Elementary School
Tristan Irvin, Board Vice Chair ~ Fowler Middle School and Metzger Elementary
Jill Zurschmiede ~ Tigard High School and Bridgeport Elementary School
Kristen Miles, Director ~ TTVA and Tualatin Elementary
Crystal Weston, Director ~ Byrom Elementary and Durham Elementary

PRESENTER: Chair David Jaimes

SUPPLEMENTARY MATERIALS: None

RECOMMENDATION: Reports & Discussion Item

PROPOSED MOTION: None

Tigard-Tualatin SD

Enrollment & Transfers

2026-2027 DATA

TTSD Enrollment Highlights 2026-27

Total Enrollment

10,472 students

As of the October 7, 2026 Enrollment Summary

📉 **Reflects an expected decrease compared to Fall 2025 (-603).**

* Enrollment total excludes charter schools, LTCT (Lifeworks NW, Transition Program, Cordero Residential, Tutorial Program), and district programs.

Elementary Enrollment

4,349

Middle School Enrollment

2,485

High School Enrollment

3,296

Inter-District Transfer Summary

Releases include the continuing, siblings and hardship releases

Incoming Students

	Total	Continuing/Siblings	New Students	Hardships (counted in new students)
2026-27	53	26	27	~46
2025-26	56	23	33	~5
2024-25	53	24	29	3

Outgoing Students

	Total	Continuing/Siblings	Never Enrolled Students	Hardships (counted in new students)
2026-27	42	16	17	26
2025-26	39	10	20	29
2024-25	59	31	28	3

Full Detailed Inter-District Transfer Report: Quarter 1

In-District Transfer Summary

	Total Enrollment*	Total Transfer Number
2026-27	10,472**	768
2025-26	10,733**	762
2024-25	11,088**	754
2023-24	11,471**	728

*As of 10.7.2026 enrollment summary
**Excluding charter, LTCT (Lifeworks NW, Transition Program, Cordero Residential, and Tutorial Program), and district programs

Full Detailed In-District Transfer Report: Quarter 1

TTSD 3% Calculation Data

	Number of Students Enrolled	Number of Students in TTSD's Public Charter School (MITCH)	Number of Students Enrolled in Virtual Public Charter Schools	Number of Homeschooled Students Residing in TTSD	Number of students enrolled in private schools located within the school district	Percentage of Students Enrolled in Virtual Charter Schools
2026-27	10,127	236	440	*54	739	**3.63%**
2025-26	10,733	214	366	*54	**810	**3.10%**
2024-25	11,418	237	286	*84	Not recorded	2.42%
2023-24	11,224	236	282	65	Not recorded	2.36%

*NWRESD homeschool enrollment data is updated infrequently and families are not required to notify if they return to in-person learning. Enrollment data is from October 2025.
** Includes estimated data from St. Anthony's and Westside Christian

History of Online Charter School Enrollment: 2023-2025
ODE Charter and Virtual Schools

Questions/Comments

Tigard-Tualatin School
District 23J
6960 SW Sandburg St.
Tigard, OR 97223

Date: November 18, 2026

TO: Board of Directors

FR: Director Swindle, Director Un, and Paul Verstraete

RE: Fall Interim Assessment and CIP Report

EXPLANATION:

PRESENTERS: Jessica Swindle, Zinnia Un, and Paul Verstraete

SUPPLEMENTARY
MATERIALS: Interim Assessment and CIP Report slides

RECOMMENDATION:

PROPOSED MOTION:

Fall Combined Data Report

Fall 2026-2027

Combined Data Reporting

- SB141: School district interim assessment requirements require 3x per year reporting and participation rates. Interim assessment data is one piece of our MTSS assessment system in TTSD.

- CIP: Districtwide student outcome goals aligned to our strategic plan for improvement

- Performance Growth Targets (PGTs): statewide metrics for district accountability that include OSAS, Attendance, 9th Grade On-Track, Graduation

State Online Report Card

- Recently Updated by the State
  - OSAS: 2025-26
  - ELPA: 2025-26
  - Attendance: 2025-26
  - 9th Grade On-Track: 2025-26
  - Graduation: **2024-25**

- https://www.ode.state.or.us/apps/OregonReportCard/Dashboard/Institution/2242

Reading CIP Goals

- **3rd Grade Reading**: Proficiency in reading by the end of 3rd grade is a strong predictor of high school success and completion. Students who achieve grade-level reading by this stage are significantly more likely to graduate, as they have developed foundational literacy skills.

- **5th Grade Reading:** By the end of 5th grade, students should demonstrate strong reading proficiency, which is highly predictive of future academic success in middle and high school. Early intervention at this stage ensures students are prepared for the more challenging reading requirements of grades 6-12.

- **8th Grade Reading**: Reading proficiency in 8th grade is a key indicator of readiness for high school coursework. Students who meet this milestone are better prepared for the academic rigor of high school, improving their chances of graduating.

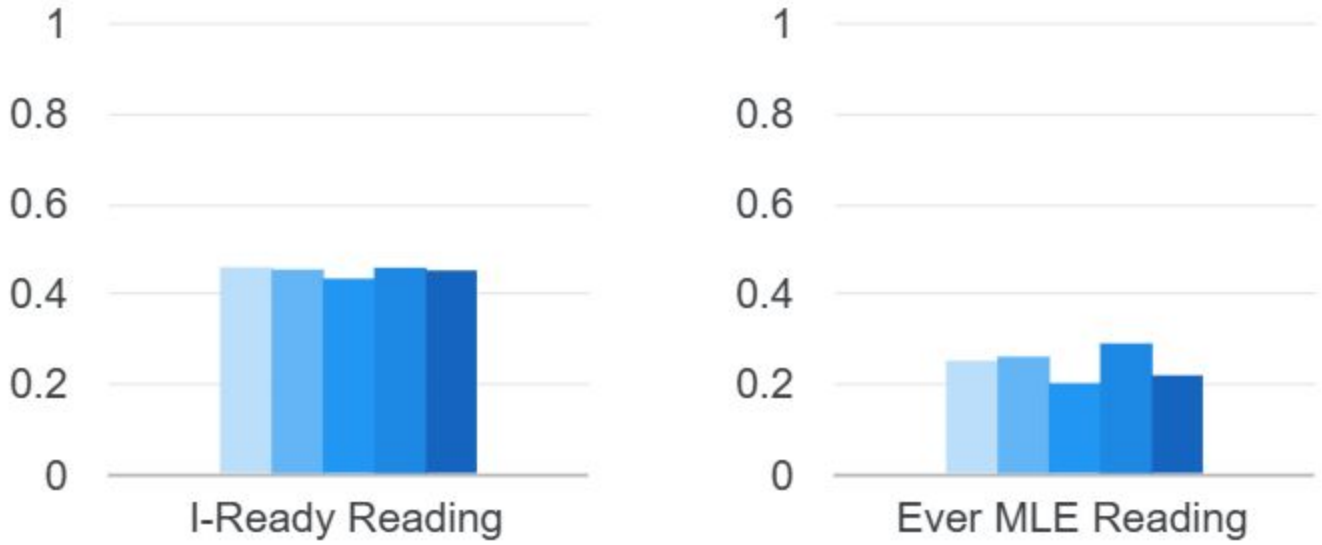
Reading CIP Goals

- **Scoring Early One Grade Level or Higher**: a student has at least a light grasp of their current academic curriculum and is either on track to meet yearly learning goals or can meet yearly goals with some in-classroom support

- **Students Scoring Below Grade Level in the Fall Meeting Stretch Goals**: i-Ready's Stretch Growth sets individualized targets to help students make faster progress toward grade-level proficiency. Research shows students below grade level are more likely to reach grade level by meeting Stretch goals each year.

Grade Level	I-Ready Reading - English	I-Ready Reading - Spanish
KF	538	100
01	557	74
02	587	88
03	717	91
04	783	74
05	824	96
06	788	74
07	862	
08	816	

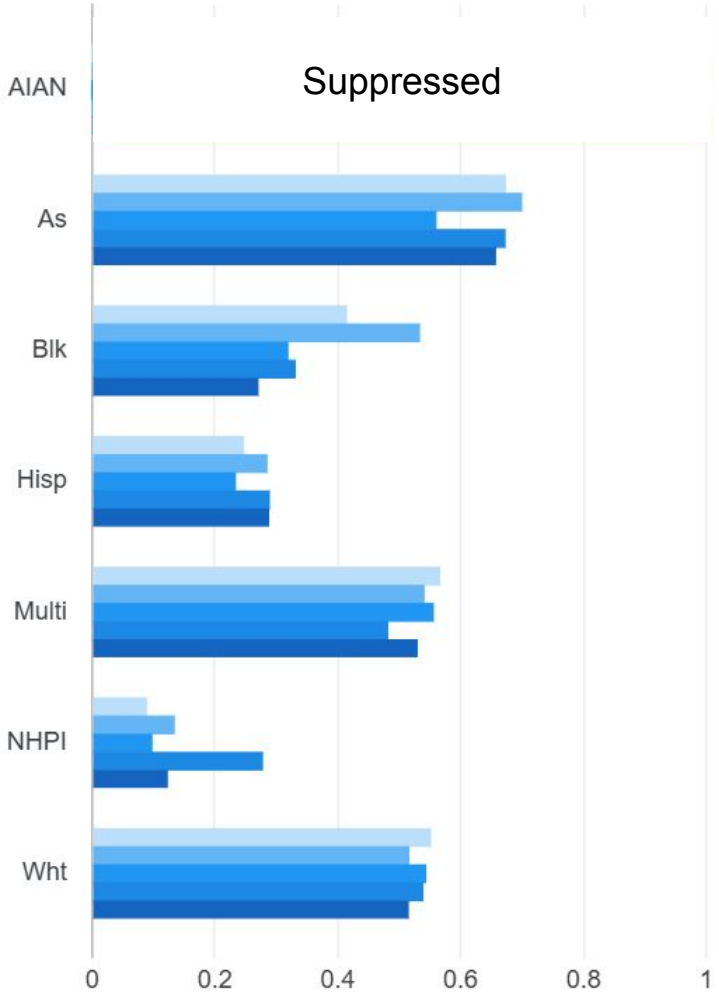
I-Ready Fall Interim Reading Assessment Results



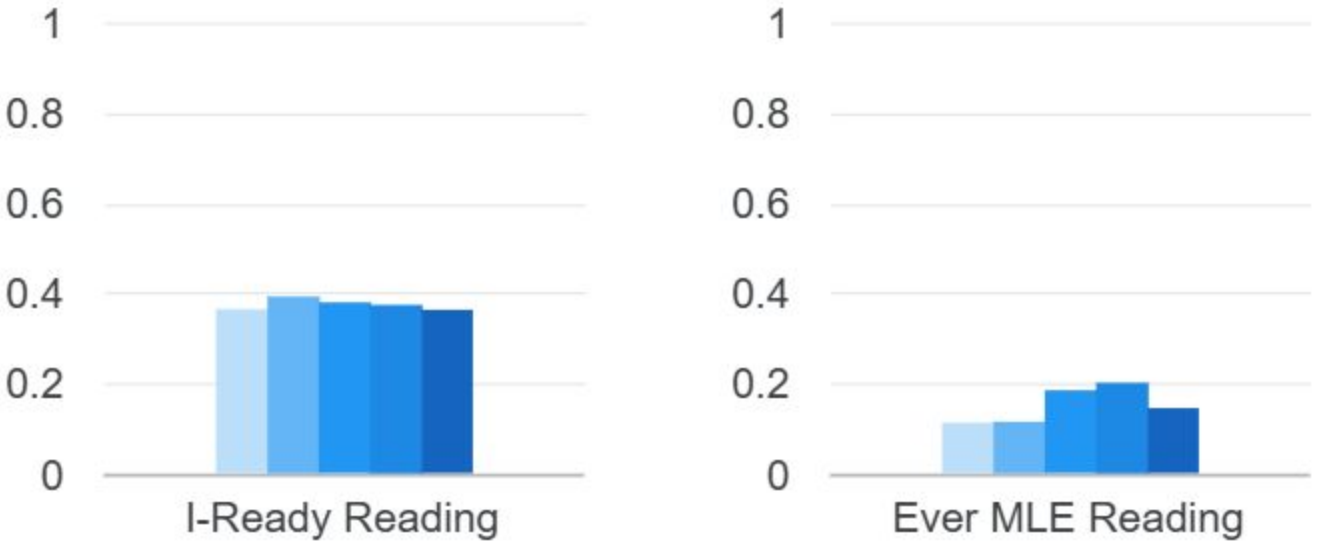
3rd Grade

I-Ready Fall Interim Reading Assessment Results

3rd Grade



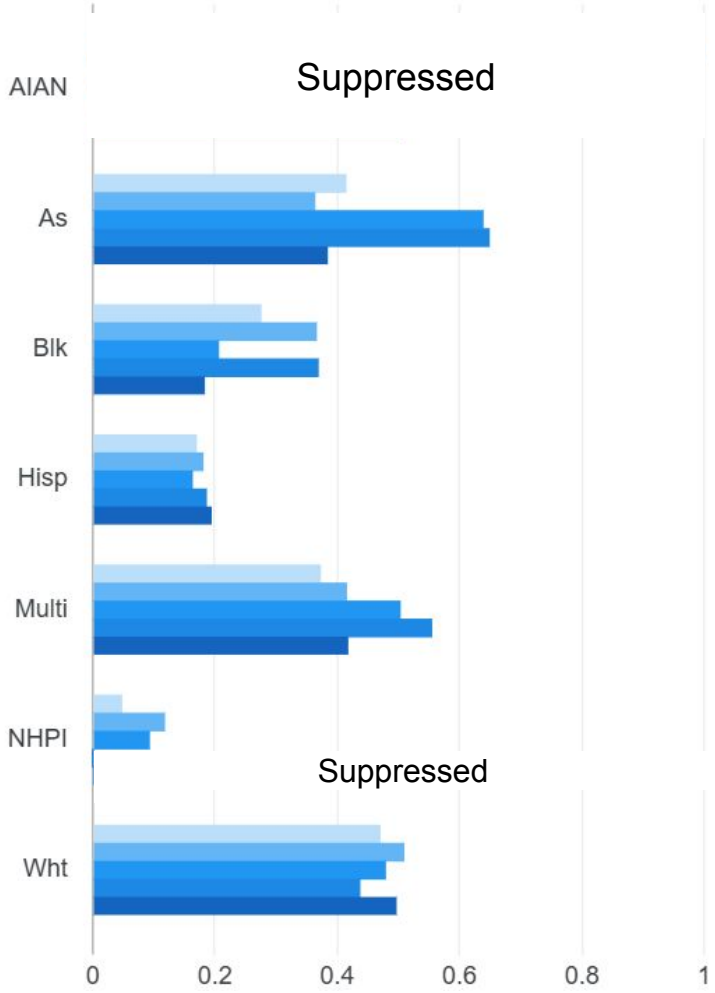
I-Ready Fall Interim Reading Assessment Results



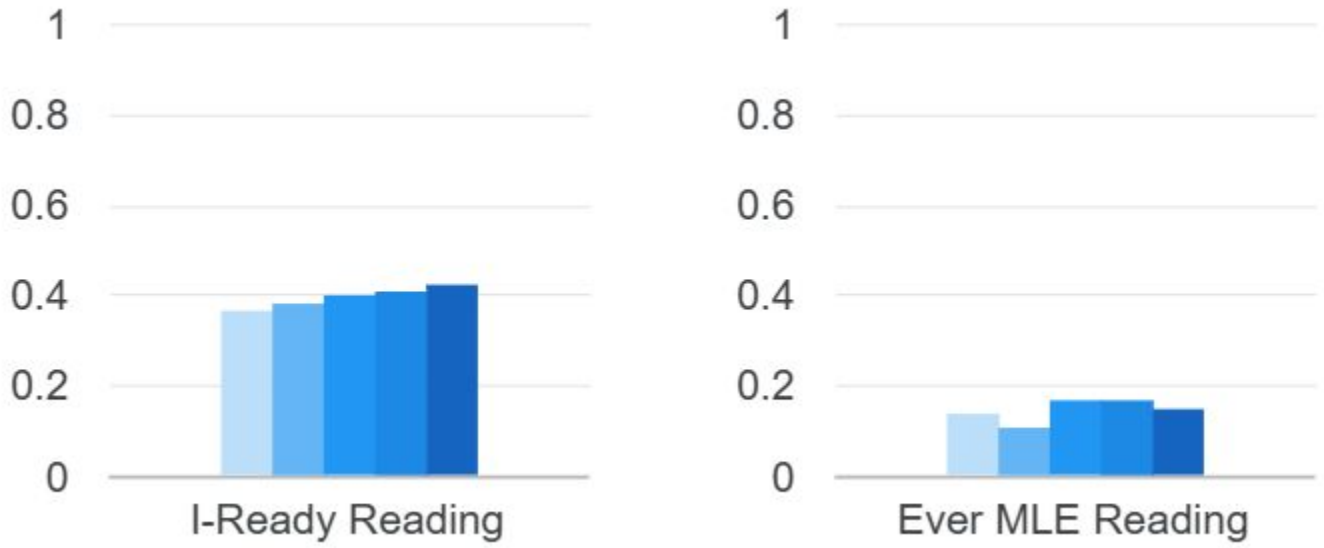
5th Grade

I-Ready Fall Interim Reading Assessment Results

5th Grade



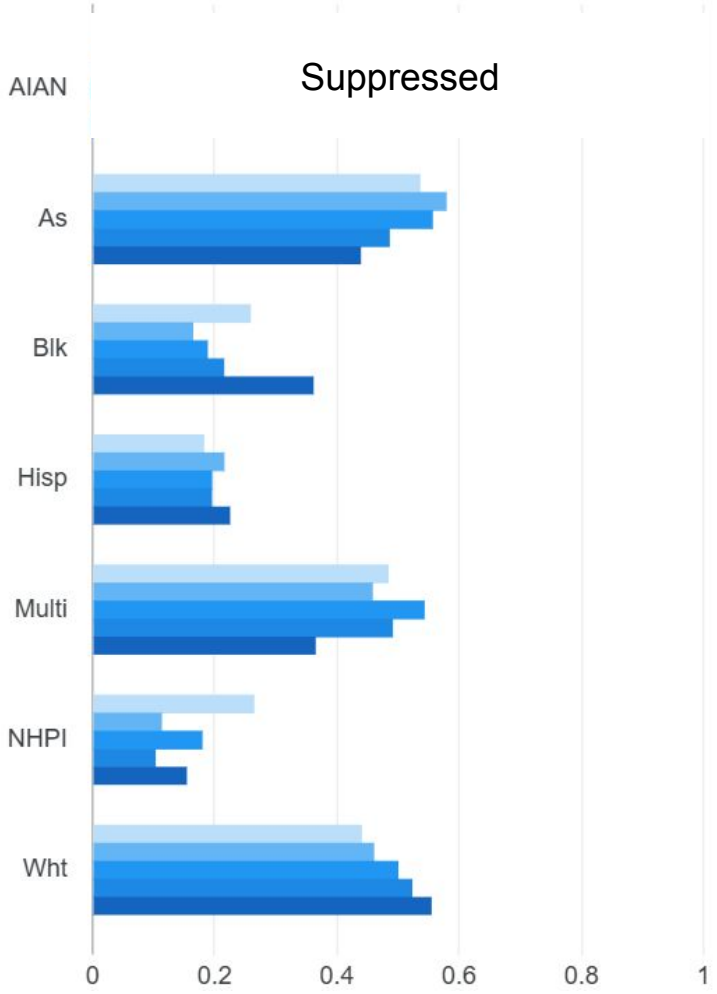
I-Ready Fall Interim Reading Assessment Results



8th Grade

I-Ready Fall Interim Reading Assessment Results

8th Grade



Reading CIP Goals

- **3rd Grade Math:** In 3rd grade students move beyond addition and subtraction to master multiplication, division, fractions, and measurement. Proficiency at the 3rd grade level is a predictor of success in algebra and future academic progress.
- **5th Grade Math**: Proficiency in 5th grade math sets the foundation for success in more advanced math courses in middle school. Mastery of math concepts at this stage is crucial for students to succeed in algebra and other math courses essential for future academic progress.
- **8th Grade Math**: Math proficiency in 8th grade is directly linked to readiness for advanced coursework in high school. Students who meet this benchmark are more likely to succeed in high school math, which is vital for being choice-ready—prepared for post-secondary opportunities, whether college, career, or other paths.

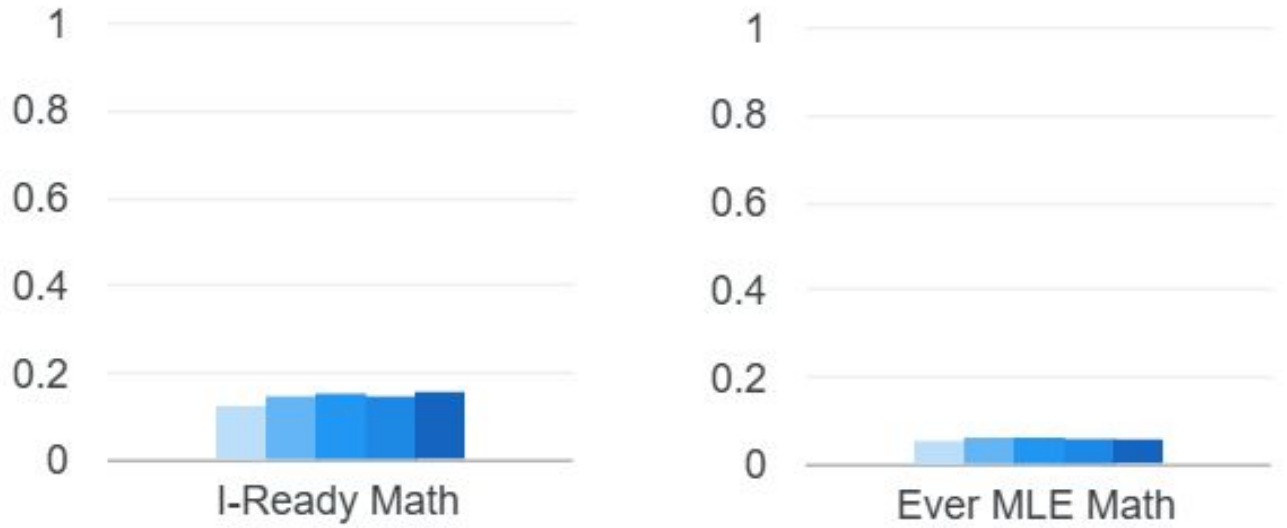
Reading CIP Goals

- **Scoring Early One Grade Level or Higher**: a student has at least a light grasp of their current academic curriculum and is either on track to meet yearly learning goals or can meet yearly goals with some in-classroom support

- **Students Scoring Below Grade Level in the Fall Meeting Stretch Goals**: i-Ready's Stretch Growth sets individualized targets to help students make faster progress toward grade-level proficiency. Research shows students below grade level are more likely to reach grade level by meeting Stretch

Grade Level	I-Ready Math
KF	641
01	635
02	679
03	721
04	786
05	826
06	794
07	846
08	794

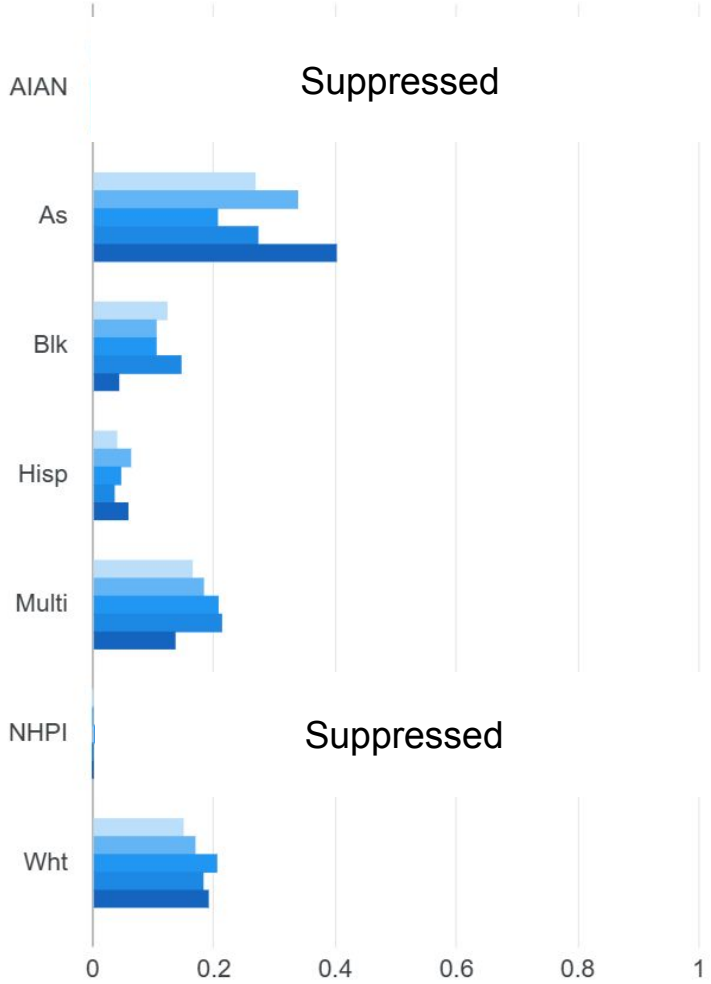
I-Ready Fall Interim Math Assessment Results



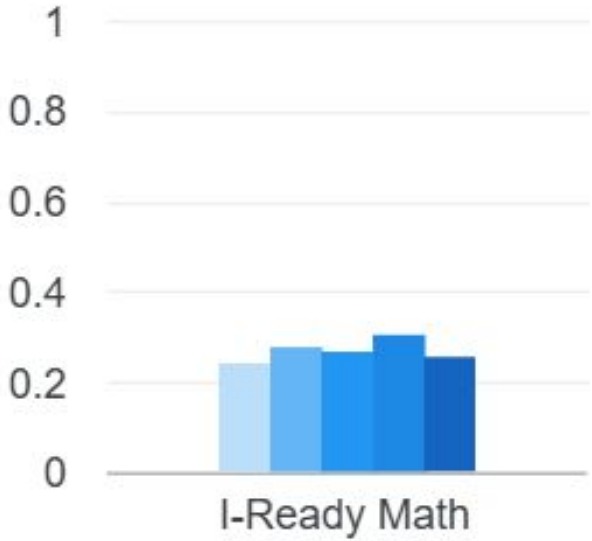
3rd Grade

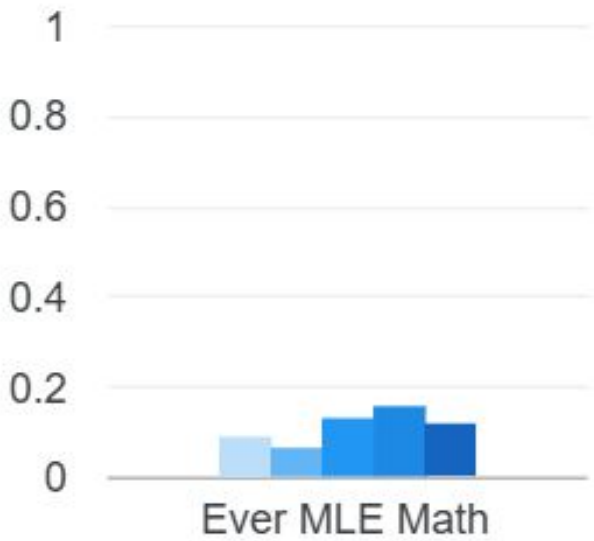
I-Ready Fall Interim Math Assessment Results

5th Grade



I-Ready Fall Interim Math Assessment Results

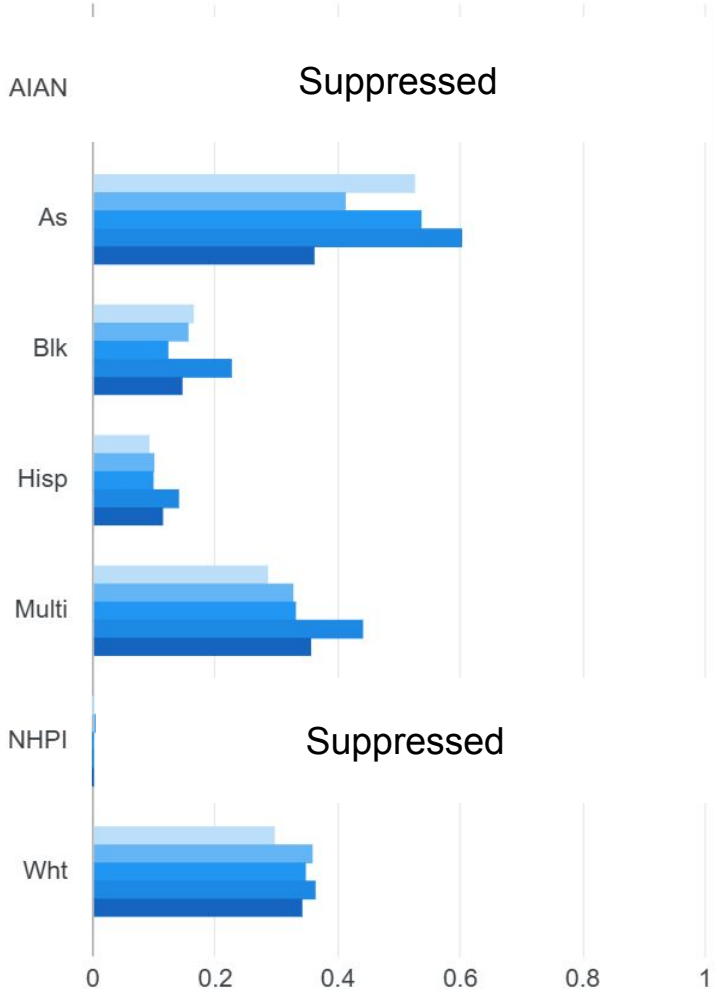




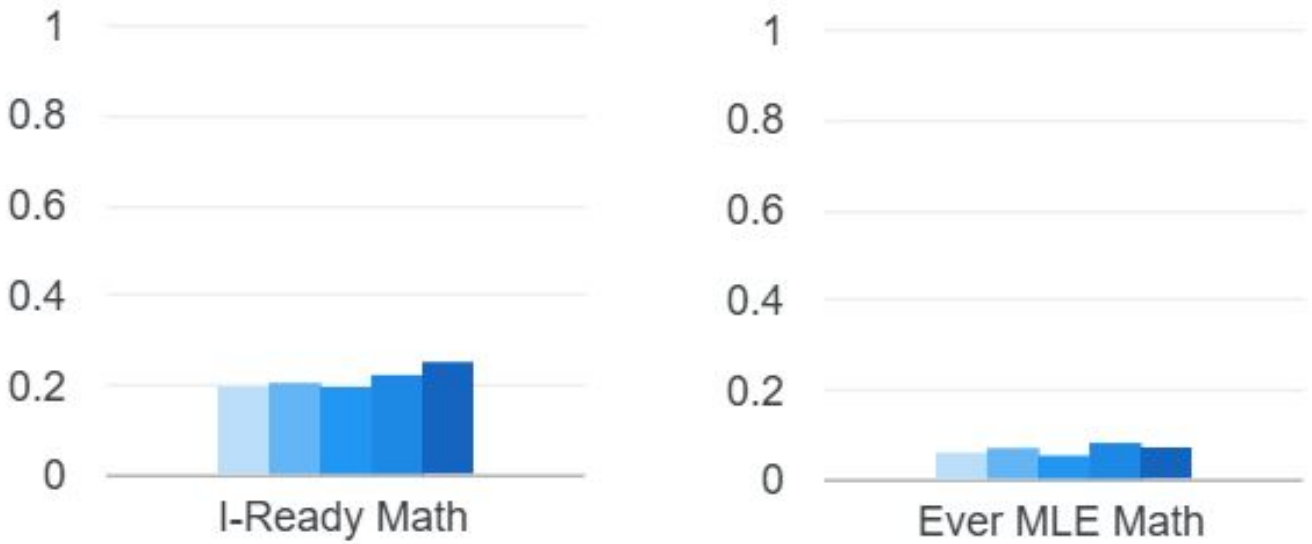
5th Grade

I-Ready Fall Interim Math Assessment Results

5th Grade



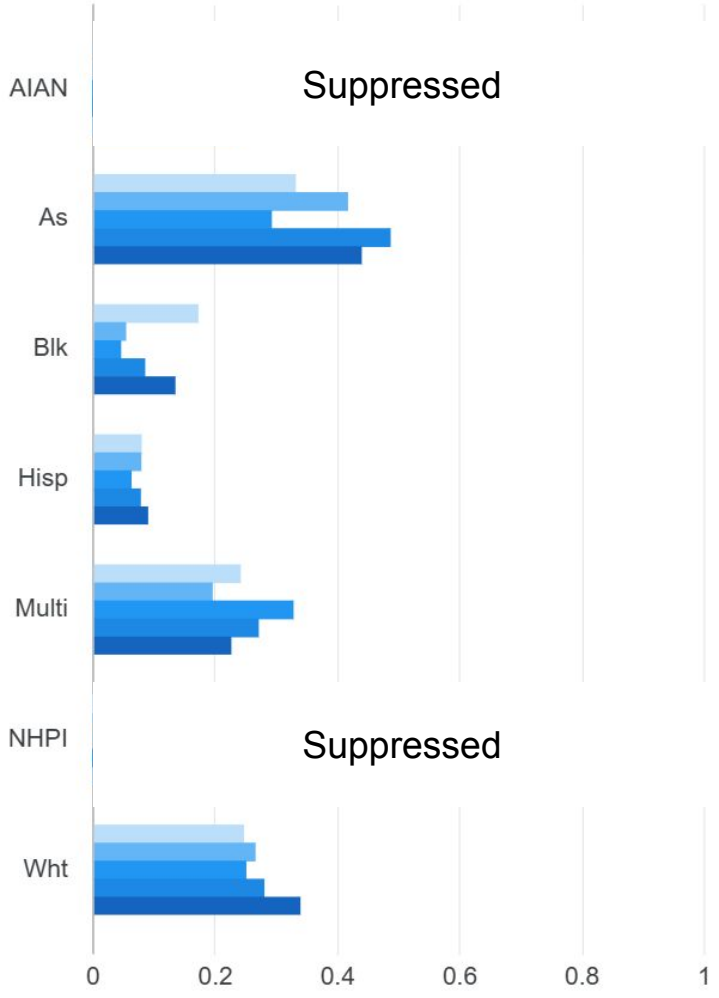
I-Ready Fall Interim Math Assessment Results



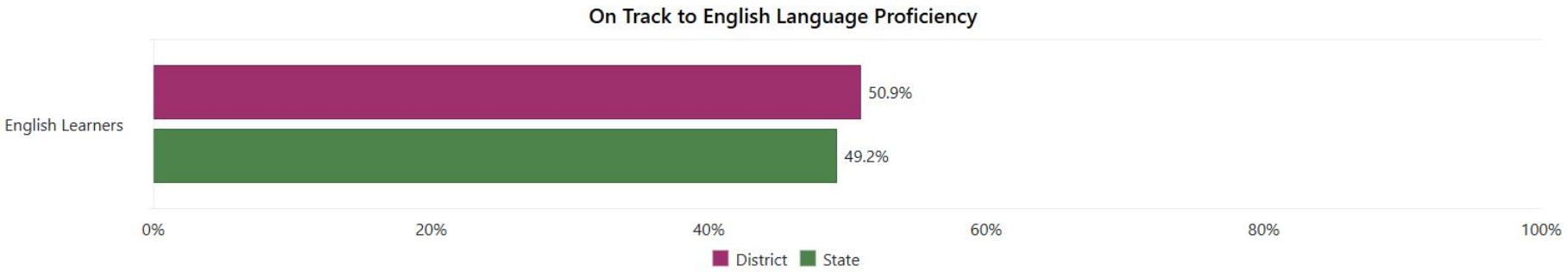
8th Grade

I-Ready Fall Interim Math Assessment Results

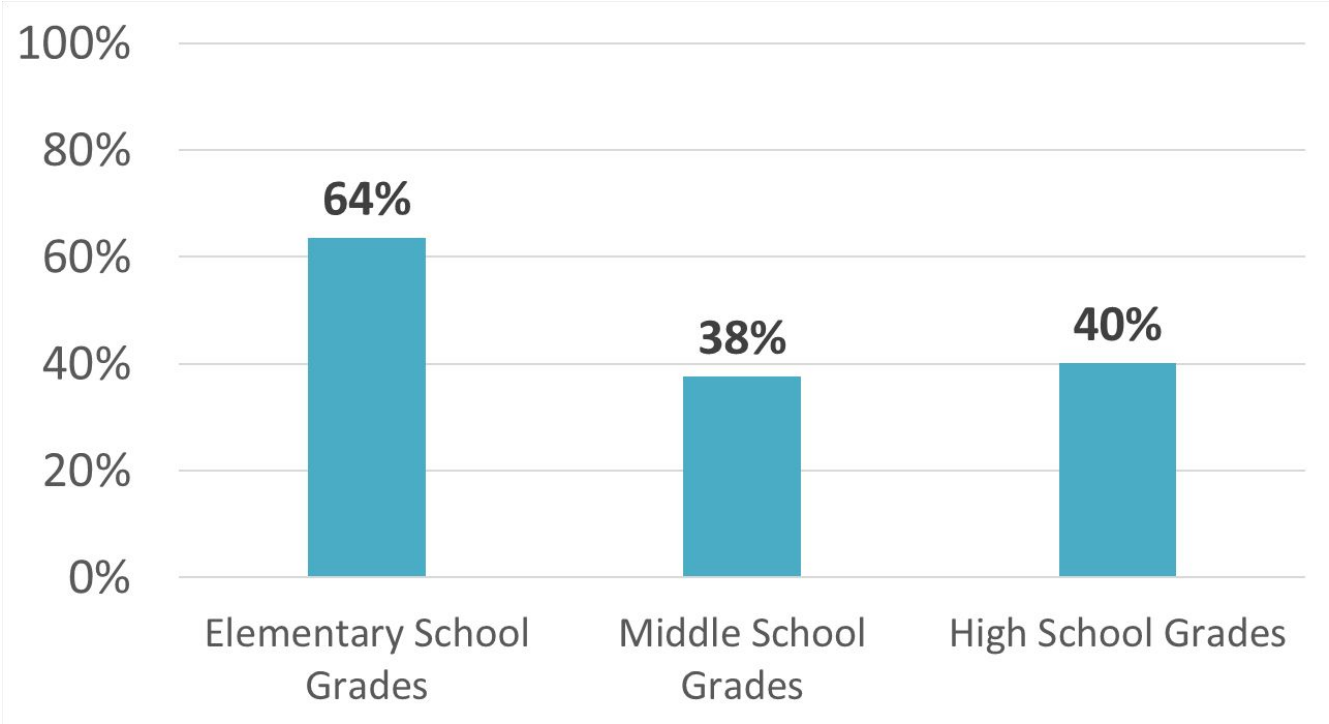
8th Grade



Percent of Students Meeting State Metric



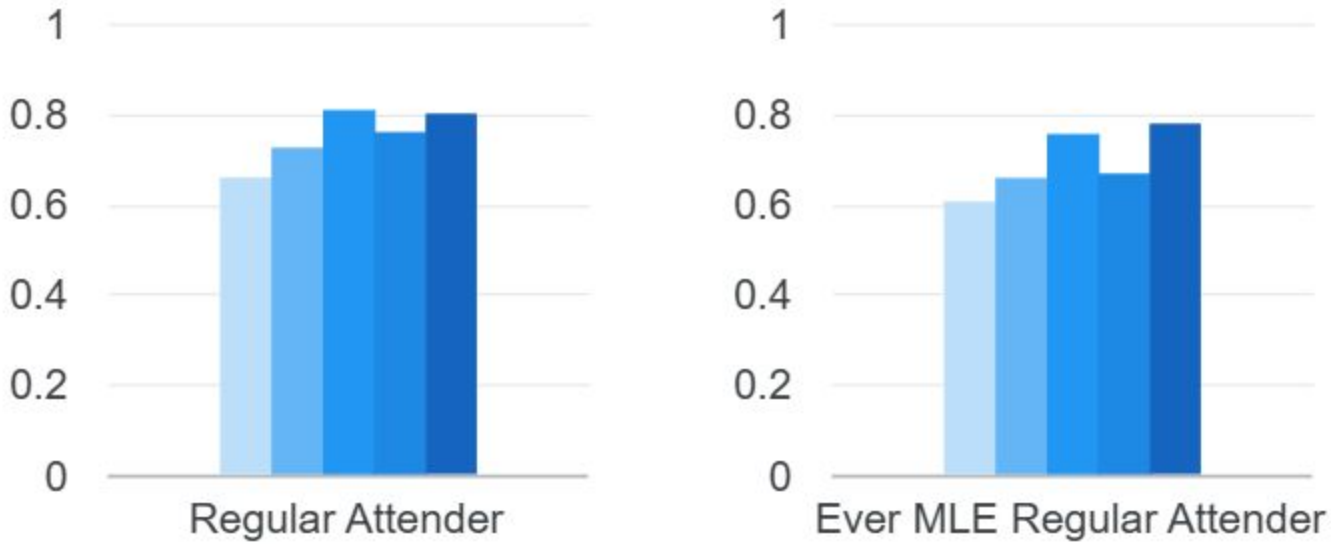
Percent of Students On-Track to English Language Proficiency



Regular Attender CIP Goals

- **Attendance (Kindergarten, 6th, and 9th Grades)**: Attendance at key transition points—Kindergarten, 6th, and 9th grades—plays a critical role in student success. Consistent attendance helps prevent future absenteeism and ensures students stay engaged in their learning journey.

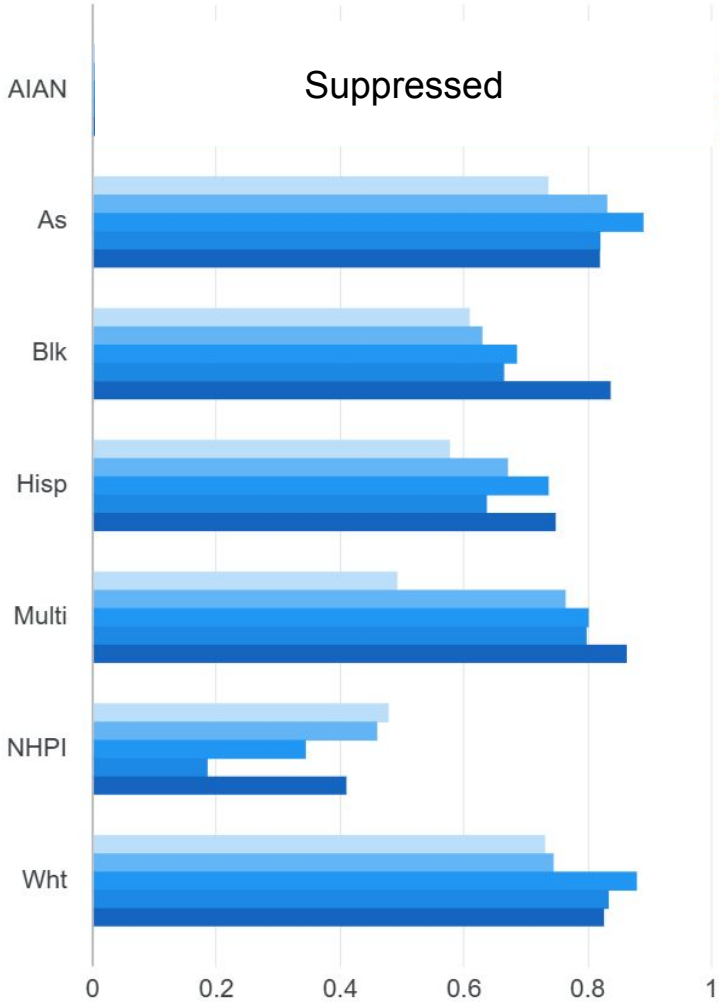
Quarter 1 - Regular Attender Rate



Grade K

Quarter 1 - Regular Attender Rate

Grade K



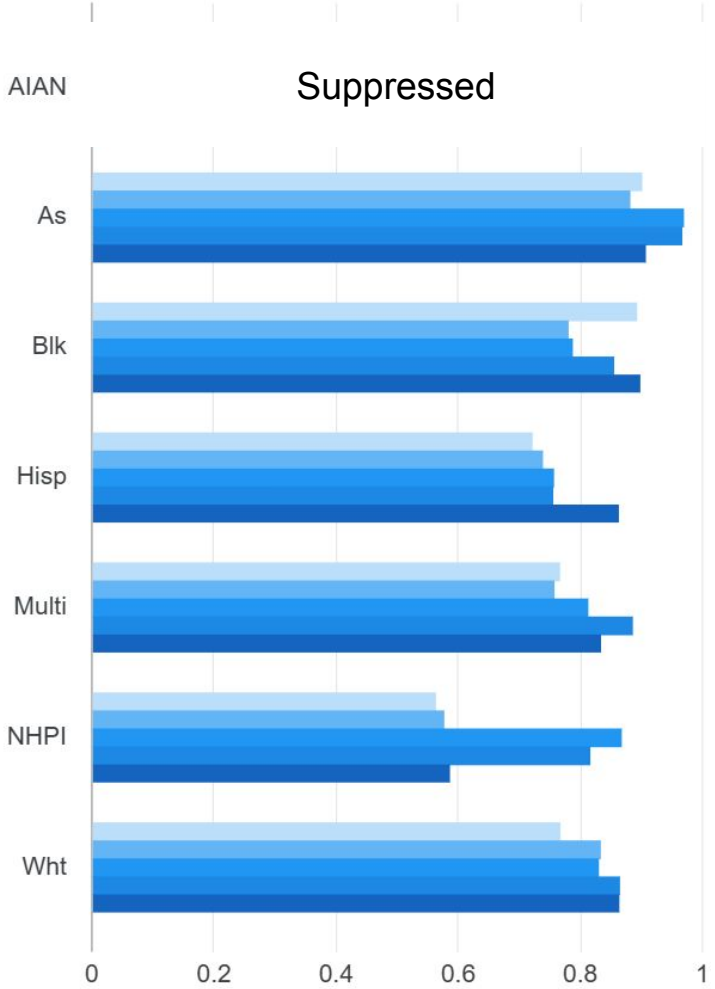
Quarter 1 - Regular Attender Rate



Grade 6

Quarter 1 - Regular Attender Rate

Grade 6



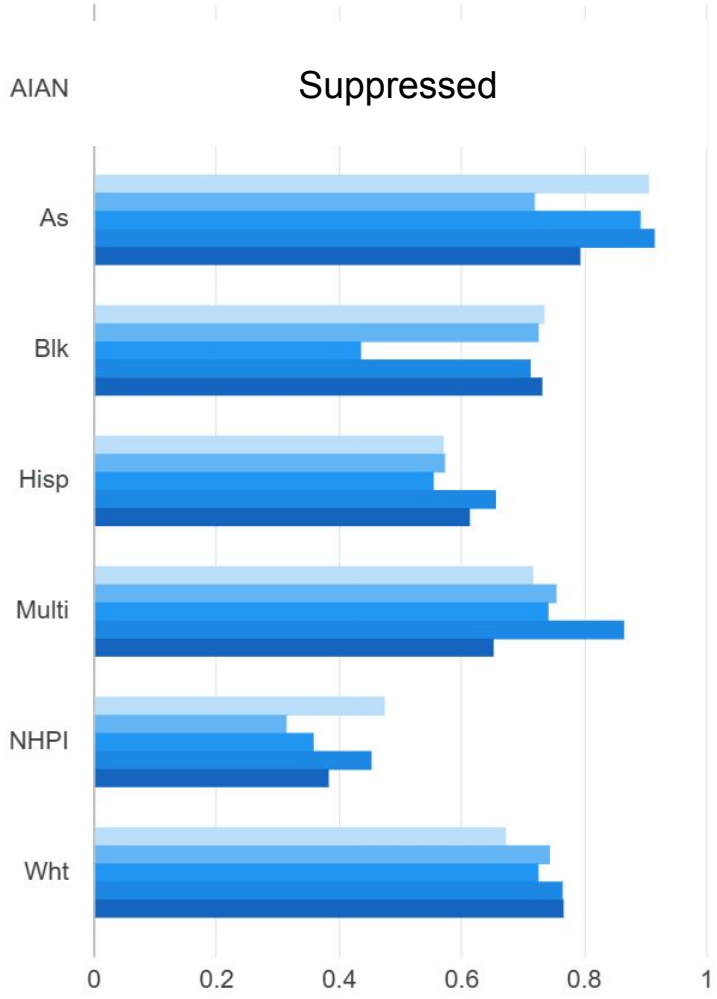
Quarter 1 - Regular Attender Rate

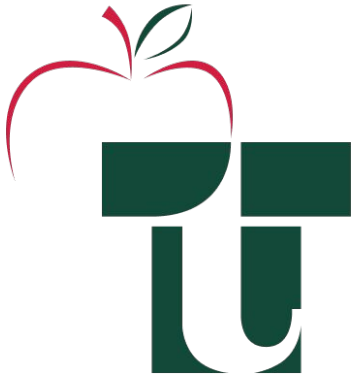


Grade 9

Quarter 1 - Regular Attender Rate

Grade 9





Tigard-Tualatin School District

Tigard-Tualatin School District 23J
6960 SW Sandburg Street
Tigard, OR 97223

DATE: November 23, 2026

TO: Board of Directors

FROM: Kevin Montague

RE: Bond Update

EXPLANATION:

Following is a brief bond update.

PRESENTER: Kevin Montague

SUPPLEMENTARY MATERIALS: Slide Presentation

REQUESTED ACTION: None

PROPOSED MOTION: None



Bond Program Update

TTSD School Board | November 23, 2026

TIGARD-TUALATIN SCHOOL DISTRICT
BOND
2025

CAPITAL PROJECTS UPDATE

4 Elementary Projects

IN FINAL DESIGN STRETCH!

Mary Woodward & Byrom Projects

Nov & Dec Holidays: Compress remaining design time for January deadline

January Bid: Howard S. Wright releases full design document for bid.

January Permitting: Document submission to city of Tigard and Tualatin for permits.

Durham Design Kick-off

Kick-off meeting held last week to strategize and align the design plan for Durham Elementary.



CAPITAL PROJECTS UPDATE

Fowler Middle School

DESIGN & EARLY WORK PROGRESS

Community Input & Site Prep

Student Workshop: ~30 Fowler students joined a BRIC hosted design workshop at Fowler earlier this month.

Early Work Package: Skanska recently received bids for soil mitigation work. Bids are being vetted by the experts and trending below estimate. An early work amendment for soils expected at the Dec board meeting for approval.

Next DAC Meeting: Design Advisory Committee next meets at Fowler on December 16.



CAPITAL PROJECTS UPDATE

Summer 2027

LOOKING AHEAD

Procurement and Project Scope

Exemption Hearing: Public hearing held to take testimony for low-bid exemption utilizing the Qual + Bid structure for four summer projects. (Ensures qualified GCs)

Playgrounds: Currently working with schools to finalize equipment selections and colors for order ahead of summer installation.

Summer 2027 Projects: Include playground replacements, fire alarms, window replacements, theater lighting, boilers and more.



TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J
RESOLUTION NO. 2627-06
EXHIBIT A

FINDINGS OF FACT

IN SUPPORT OF AN EXEMPTION FROM COMPETITIVE BIDDING TO AUTHORIZE THE USE OF A COMPETITIVE REQUEST FOR PROPOSALS PROCESS THAT CONSIDERS BOTH THE CONTRACTOR'S QUALIFICATIONS AND THE BID PRICE TO SOLICIT THE CONSTRUCTION CONTRACT FOR THE THEATER LIGHTING PROJECT.

1. General

ORS 279C.335(2) permits a local contract review board to exempt contracts from traditional competitive bidding upon approval of findings of fact showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition and that the process will result in cost savings to the School District. The Tigard-Tualatin School District ("District"), through its School Board, acts as the Local Contract Review Board ("LCRB") for the District.

ORS 279C.400 – ORS 279C.410 describe the Request for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410(8), a public Agency using the Request for Proposals method may award a contract to the responsible proposer "whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the request for proposals and, when applicable, the outcome of any negotiations authorized by the request for proposals."

ORS 279C.330 defines "Findings" and identifies specific information to be provided as a part of the District justification. Under ORS 279C.335(5) a public hearing must be held before the findings are adopted, allowing an opportunity for interested parties to comment on the draft findings.

PURPOSE OF THESE FINDINGS: The Tigard-Tualatin School District will hold a public hearing as required by ORS 279C.335 and to consider the following findings with respect to the issue of whether the Theater Lighting Project ("Project"), as defined herein, should be exempt from competitive bidding to authorize the use of a competitive request for proposals process that considers both the contractor's qualifications and the bid price ("QUAL+BID") to solicit the construction contract for the Theater Lighting Project.

2. Background

Tigard-Tualatin School District ("the District") serves approximately 10,000 students in 18 schools.

A committee of staff and community members spent the 2023-24 school year studying the District's existing school facility needs, projected enrollment growth and bond measure options and costs. A bond measure for $421.3 million was passed to support District needs in May of 2025.

A part of these bond measure funds will be used to replace and update the theater lighting and lighting controls at Tigard and Tualatin High Schools.

The theater lighting and control systems have reached their end of life and need to be replaced to bring both spaces up to current performance standards. These projects present a high degree of technical and operational complexity due to a scope that includes replacing all house, emergency, and performance lighting, as well as lighting controls and supporting electrical infrastructure. Additionally, this type of

work is very specialized in nature. The deadline for completion is firm, as both theaters must be fully operational by the start of school in August. The construction cost estimate is approximately $1.7 million.

Furthermore, the project's financing is limited to constrained bond dollars, requiring a contractor with a proven commitment to value engineering and clear, concise accounting to maintain budget integrity. Mitigating the substantial risk of construction delays impacting the school year opening requires a selection process that emphasizes contractor expertise and proven experience meeting hard deadlines for complex, multi-faceted projects on school properties.

In consideration of these facts, an alternate method of construction of these public improvements should be considered. Therefore, the following findings support an exemption from competitive bidding and the use of the Request for Proposal based upon QUAL+BID as an alternative method of construction contracting.

FINDINGS OF FACT

SUMMARY FINDINGS

Use of the QUAL+BID process for the Project complies with the criteria outlined in ORS 279C.335(2):

1. It is unlikely the exemption will encourage favoritism or diminish competition. The request for proposals selection process will be competitive based upon relevant selection criteria including qualifications and bid price and will open to all interested proposers as described in the findings below.

2. The exemption could result in substantial cost savings to the District. The District has found several areas in which substantial cost savings to the District might be achieved. Also, value will be added to the Project that could not otherwise be obtained by ensuring a qualified contractor that is experienced with K-12 construction and short construction windows and can ensure school operations in time for classes in the fall.

SPECIFIC FINDINGS which substantiate the summary findings are as follows:

1. FINDING: The Contractor will be selected through a competitive process in accordance with the qualifications-based selection process authorized by the District that will include bid price. Therefore, it is unlikely that the awarding of the construction contract for the Project will encourage favoritism or diminish competition. This finding is supported by the following:

A. SOLICITATION PROCESS: Pursuant to ORS 279C.360, the QUAL+BID solicitation will be advertised at least once in the Daily Journal of Commerce, and in as many additional issues of publication as the District may determine.

B. FULL DISCLOSURE: To ensure full disclosure of all information, the Request for Proposals solicitation package will include:

a. Detailed Description of the Project
b. Contractual Terms and Conditions
c. Selection Process
d. Evaluation Criteria

e. Role of Evaluation Committee
f. Provisions for Comments
g. Complaint Process and Remedies Available

C. COMPETITION: As outlined below, the District will follow processes which support competition in the procurement of a QUAL+BID Contractor.

a. The District expects that competition for this contract will be similar to that experienced in other projects of this type. The competition will remain open to all qualifying proposers.

b. The District has been communicating with the construction contracting community as well as the design consulting community about the QUAL+BID contracting method.

c. The evaluation and solicitation process employed will be open and impartial. Selection will be made based on final proposal scores derived from qualifications, price and other components, which expand the ground of competition beyond price alone to include experience, quality and innovation factors with price weighing heaviest in the final selection.

D. SELECTION PROCESS: Other highlights of the selection process will include:

a. A pre-proposal vendor conference will be announced and held. This conference will be open to all interested parties. During this pre-proposal conference, as well as any time prior to ten (10) days before the close of the solicitation, interested parties will be able to ask questions, request clarifications and suggest changes in the solicitation documents if such parties believe that the terms and conditions of the solicitation are unclear, inconsistent with industry standards, or unfair and unnecessarily restrictive of competition.

b. The evaluation process will determine whether a proposal meets the screening requirements of the RFP, and to what extent. The following process will be used:

- Proposals will be evaluated for completeness and compliance with the screening requirements of the RFP. Those proposals that are materially incomplete or non-responsive will be rejected.
- Proposals considered complete and responsive will be evaluated to determine if they meet and comply with the qualifying criteria of the RFP. If a proposal is unclear, the proposer may be asked to provide written clarification. Those proposals that do not meet all requirements will be rejected.
- The voting members of the Evaluation Committee will independently score proposals. Scores will then be combined and assigned to the proposals.
- The bid price will be one of the factors considered as part of the evaluation.
- The Evaluation Committee will meet to select a finalist(s) from the highest-scoring proposers.
- The Evaluation Committee may conduct interviews.
- Should the Evaluation Committee conduct interviews, the Evaluation Committee will use the interview to confirm the scoring of the proposal and to clarify any questions. Based upon the revised scoring, the Evaluation Committee will rank the proposers, and provide an award recommendation.
- The Tigard-Tualatin School District will negotiate a contract with the top-ranked firm. If an agreement cannot be reached, the District will have the option to enter

into an agreement with the second-ranked firm, and so forth.

c. Competing proposers will be notified in writing of the selection of the apparent successful proposal and will be given seven (7) calendar days after receipt of the notice to review the RFP file and evaluation report at the District Office. Any questions, concerns, or protests about the selection process will be subject to the requirements of the OAR 137-049-0450, must be in writing, and must be delivered to the Tigard-Tualatin School District within seven (7) calendar days after receipt of the selection notice. No protest of the award selection shall be considered after this time period.

2. FINDING: The awarding of construction contract(s) for the Project using the QUAL+BID method will result in substantial cost savings to the District. This finding is supported by the following information required by ORS 279C.335(2)(b) and ORS 279C.330.

A. PERSONS AVAILABLE TO BID. Based upon our outreach to the contracting community and current market conditions, the District does not expect that the pool of interested contractors will materially be affected by this process.

B. OPERATIONAL, BUDGET, FINANCIAL DATA

a. BUDGET: The District has a fixed budget available for the Project that cannot be exceeded. The completion date cannot be exceeded.

b. SAVINGS: Under the QUAL+BID method the District will enjoy the savings associated with competitive bidding in an active market because price will be one of the evaluation factors.

c. FUNDING SOURCE: The Project will be funded from general obligation bond sale proceeds.

C. PUBLIC BENEFITS The District will benefit from QUAL+BID by ensuring that the selected contractor has a complete understanding of the District's needs, the architect's design intent, the scope of the Project, and the operational needs of the Project and that has experience in constructing this type of project.

D. VALUE ENGINEERING. The QUAL+BID process will ensure that the selected contractor has experience and qualification to suggest alternatives or improvements that will save District funds while achieving the goals of the Project.

E. SPECIALIZED EXPERTISE: Selection of a contractor using a QUAL+BID framework will ensure that the selected contractor will have the experience and expertise in complex projects conducted in a short summer construction window. The consideration of the bid price as a factor in the selection will ensure that the District obtains this expertise at the best price.

F. PUBLIC SAFETY: All work must be coordinated to avoid safety and security risks to the general public and any facility users during construction. Due to numerous district sponsored and community sponsored activities occurring on campus during the construction period, the coordination between the District and an experienced QUAL+BID contractor will assure coordination of work and consideration for the safety of students, staff, and the general public during the Project. Although the auditorium will be closed during construction the remainder of the building and campus will be open to summer programming.

G. REDUCTION OF RISK TO THE CONTRACTING AGENCY AND THE PUBLIC. A complex project conducted in a short summer construction window creates inherent risks for the contracting agency, particularly with firms that lack sufficient experience and planning focus in this specialized arena. Using a QUAL+BID process is crucial for mitigating this risk, allowing the District to select a contractor with the proven expertise to proactively address and overcome these time and logistical constraints.

H. SOURCE OF FUNDING. The District will fund the Project with the proceeds from the sale of general obligation bonds authorized in the 2025 May Election. Use of the QUAL+BID RFP process will not affect this funding source.

I. MARKET CONDITIONS: There are a multitude of construction market factors that exist today in Oregon (competition of other projects, environmental issues that limit construction materials, variable bid market, high unemployment, etc.). The current economy makes it necessary for many contractors to bid for jobs for which they might not be qualified. Alternative contracting methods will be more likely to result in a more experienced and better suited contractor for this Project than the usual low bid competitive procurement. The complexities which need to be addressed to accomplish the tasks are not well served by the usual competitive procurement. The lowest bidder may not be the best suited for this particular Project.

J. TECHNICAL COMPLEXITY: Technical expertise will be required for environmental management, quality management, scheduling, and estimating. The complexity and scheduling issues discussed in the background section above will require special expertise. However, the Project will draw upon existing skills and capabilities available in the construction community, as the Project presents overall challenges similar to those faced on many public works Projects. A high level of coordination among the District and all the design and construction entities is required and facilitated by an experienced contractor. As noted above, the request for proposals method of selection will enable the District to ensure that the selected QUAL+BID Contractor has the necessary skills and experience to address this technical complexity.

K. NEW CONSTRUCTION/RENOVATION/OCCUPATION STATUS. As noted above, the Project is a renovation of existing facilities on a very tight summer break timeline that may be occupied during construction, requiring a contractor with expertise in school construction safety measures.

L. PHASING. The Project will be constructed in one phase.

M. DISTRICT EXPERTISE. District staff has substantial expertise with construction. In addition, the District's consultant project managers and Miller Nash LLP have years of experience with alternative contracting methods, including selection of competitive requests for proposals.

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J
RESOLUTION NO. 2627-07
EXHIBIT A

FINDINGS OF FACT

IN SUPPORT OF AN EXEMPTION FROM COMPETITIVE BIDDING TO AUTHORIZE THE USE OF A COMPETITIVE REQUEST FOR PROPOSALS PROCESS THAT CONSIDERS BOTH THE CONTRACTOR'S QUALIFICATIONS AND THE BID PRICE TO SOLICIT THE CONSTRUCTION CONTRACT FOR THE DISTRICT WIDE FIRE ALARM PROJECT.

1. General

ORS 279C.335(2) permits a local contract review board to exempt contracts from traditional competitive bidding upon approval of findings of fact showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition and that the process will result in cost savings to the School District. The Tigard-Tualatin School District ("District"), through its School Board, acts as the Local Contract Review Board ("LCRB") for the District.

ORS 279C.400 – ORS 279C.410 describe the Request for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410(8), a public Agency using the Request for Proposals method may award a contract to the responsible proposer "whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the request for proposals and, when applicable, the outcome of any negotiations authorized by the request for proposals."

ORS 279C.330 defines "Findings" and identifies specific information to be provided as a part of the District justification. Under ORS 279C.335(5) a public hearing must be held before the findings are adopted, allowing an opportunity for interested parties to comment on the draft findings.

PURPOSE OF THESE FINDINGS: The Tigard-Tualatin School District will hold a public hearing as required by ORS 279C.335 and to consider the following findings with respect to the issue of whether the District Wide Fire Alarm Replacement Project ("Project"), as defined herein, should be exempt from competitive bidding to authorize the use of a competitive request for proposals process that considers both the contractor's qualifications and the bid price ("QUAL+BID") to solicit the construction contract for the District Wide Fire Alarm Replacement Project.

2. Background

Tigard-Tualatin School District ("the District") serves approximately 10,000 students in 18 schools.

A committee of staff and community members spent the 2023-24 school year studying the District's existing school facility needs, projected enrollment growth and bond measure options and costs. A bond measure for $421.3 million was passed to support District needs in May of 2025.

A part of these bond measure funds will be used for the District Wide Fire Alarm Replacement (the "Project"). The project replaces end of life fire alarm systems at Tigard High School, Metzger Elementary School, Charles F. Tigard Elementary School, Tualatin Elementary School, Alberta Rider Elementary School, and Hibbard District Office. The construction cost estimate is approximately $2M.

The existing fire alarm systems at the schools were either installed in the early 1990's or are a hybrid of systems that need to be replaced. The new systems will be up to modern building codes with minimal

smoke detection and full voice evacuation utilizing District standards. There is complexity in undertaking full school fire alarm replacement during a defined summer school closure period.

Furthermore, the project's financing is limited to constrained bond dollars, requiring a contractor with a proven commitment to value engineering and clear, concise accounting to maintain budget integrity. Mitigating the substantial risk of construction delays impacting the school year opening requires a selection process that emphasizes contractor expertise and proven experience meeting hard deadlines for complex, multi-faceted projects on school properties.

In consideration of these facts, an alternate method of construction of these public improvements should be considered. Therefore, the following findings support an exemption from competitive bidding and the use of the Request for Proposal based upon QUAL+BID as an alternative method of construction contracting.

FINDINGS OF FACT

SUMMARY FINDINGS

Use of the QUAL+BID process for the Project complies with the criteria outlined in ORS 279C.335(2):

1. It is unlikely the exemption will encourage favoritism or diminish competition. The request for proposals selection process will be competitive based upon relevant selection criteria including qualifications and bid price and will open to all interested proposers as described in the findings below.

2. The exemption could result in substantial cost savings to the District. The District has found several areas in which substantial cost savings to the District might be achieved. Also, value will be added to the Project that could not otherwise be obtained by ensuring a qualified contractor that is experienced with K-12 construction and short construction windows and can ensure school operations in time for classes in the fall.

SPECIFIC FINDINGS which substantiate the summary findings are as follows:

1. FINDING: The Contractor will be selected through a competitive process in accordance with the qualifications-based selection process authorized by the District that will include bid price. Therefore, it is unlikely that the awarding of the construction contract for the Project will encourage favoritism or diminish competition. This finding is supported by the following:

A. SOLICITATION PROCESS: Pursuant to ORS 279C.360, the QUAL+BID solicitation will be advertised at least once in the Daily Journal of Commerce, and in as many additional issues of publication as the District may determine.

B. FULL DISCLOSURE: To ensure full disclosure of all information, the Request for Proposals solicitation package will include:

a. Detailed Description of the Project
b. Contractual Terms and Conditions
c. Selection Process
d. Evaluation Criteria
e. Role of Evaluation Committee

f. Provisions for Comments
g. Complaint Process and Remedies Available

C. COMPETITION: As outlined below, the District will follow processes which support competition in the procurement of a QUAL+BID Contractor.

a. The District expects that competition for this contract will be similar to that experienced in other projects of this type. The competition will remain open to all qualifying proposers.

b. The District has been communicating with the construction contracting community as well as the design consulting community about the QUAL+BID contracting method.

c. The evaluation and solicitation process employed will be open and impartial. Selection will be made based on final proposal scores derived from qualifications, price and other components, which expand the ground of competition beyond price alone to include experience, quality and innovation factors with price weighing heaviest in the final selection.

D. SELECTION PROCESS: Other highlights of the selection process will include:

a. A pre-proposal vendor conference will be announced and held. This conference will be open to all interested parties. During this pre-proposal conference, as well as any time prior to ten (10) days before the close of the solicitation, interested parties will be able to ask questions, request clarifications and suggest changes in the solicitation documents if such parties believe that the terms and conditions of the solicitation are unclear, inconsistent with industry standards, or unfair and unnecessarily restrictive of competition.

b. The evaluation process will determine whether a proposal meets the screening requirements of the RFP, and to what extent. The following process will be used:

- Proposals will be evaluated for completeness and compliance with the screening requirements of the RFP. Those proposals that are materially incomplete or non-responsive will be rejected.
- Proposals considered complete and responsive will be evaluated to determine if they meet and comply with the qualifying criteria of the RFP. If a proposal is unclear, the proposer may be asked to provide written clarification. Those proposals that do not meet all requirements will be rejected.
- The voting members of the Evaluation Committee will independently score proposals. Scores will then be combined and assigned to the proposals.
- The bid price will be one of the factors considered as part of the evaluation.
- The Evaluation Committee will meet to select a finalist(s) from the highest-scoring proposers.
- The Evaluation Committee may conduct interviews.
- Should the Evaluation Committee conduct interviews, the Evaluation Committee will use the interview to confirm the scoring of the proposal and to clarify any questions. Based upon the revised scoring, the Evaluation Committee will rank the proposers, and provide an award recommendation.
- The Tigard-Tualatin School District will negotiate a contract with the top-ranked firm. If an agreement cannot be reached, the District will have the option to enter into an agreement with the second-ranked firm, and so forth.

c. Competing proposers will be notified in writing of the selection of the apparent successful proposal and will be given seven (7) calendar days after receipt of the notice to review the RFP file and evaluation report at the District Office. Any questions, concerns, or protests about the selection process will be subject to the requirements of the OAR 137-049-0450, must be in writing, and must be delivered to the Tigard-Tualatin School District within seven (7) calendar days after receipt of the selection notice. No protest of the award selection shall be considered after this time period.

2. FINDING: The awarding of construction contract(s) for the Project using the QUAL+BID method will result in substantial cost savings to the District. This finding is supported by the following information required by ORS 279C.335(2)(b) and ORS 279C.330.

A. PERSONS AVAILABLE TO BID. Based upon our outreach to the contracting community and current market conditions, the District does not expect that the pool of interested contractors will materially be affected by this process.

B. OPERATIONAL, BUDGET, FINANCIAL DATA

a. BUDGET: The District has a fixed budget available for the Project that cannot be exceeded. The completion date cannot be exceeded.

b. SAVINGS: Under the QUAL+BID method the District will enjoy the savings associated with competitive bidding in an active market because price will be one of the evaluation factors.

c. FUNDING SOURCE: The Project will be funded from general obligation bond sale proceeds.

C. PUBLIC BENEFITS The District will benefit from QUAL+BID by ensuring that the selected contractor has a complete understanding of the District's needs, the architect's design intent, the scope of the Project, and the operational needs of the Project and that has experience in constructing this type of project.

D. VALUE ENGINEERING. The QUAL+BID process will ensure that the selected contractor has experience and qualification to suggest alternatives or improvements that will save District funds while achieving the goals of the Project.

E. SPECIALIZED EXPERTISE: Selection of a contractor using a QUAL+BID framework will ensure that the selected contractor will have the experience and expertise in complex projects conducted in a short summer construction window. The consideration of the bid price as a factor in the selection will ensure that the District obtains this expertise at the best price.

F. PUBLIC SAFETY: All work must be coordinated to avoid safety and security risks to the general public and to ensure efficiency in construction. Due to school campus outdoor spaces being open to the public, the coordination between the District and an experienced QUAL+BID contractor will assure coordination of work and consideration for the safety of vehicular and pedestrian paths on outdoor portions of the campus that cannot easily be fully closed to the public during the Project.

G. REDUCTION OF RISK TO THE CONTRACTING AGENCY AND THE PUBLIC.

A complex project conducted in a short summer construction window creates inherent risks for the contracting agency, particularly with firms that lack sufficient experience and planning focus in this specialized arena. Using a QUAL+BID process is crucial for mitigating this risk, allowing the District to select a contractor with the proven expertise to proactively address and overcome these time and logistical constraints.

H. SOURCE OF FUNDING. The District will fund the Project with the proceeds from the sale of general obligation bonds authorized in the 2025 May Election. Use of the QUAL+BID RFP process will not affect this funding source.

I. MARKET CONDITIONS: There are a multitude of construction market factors that exist today in Oregon (competition of other projects, environmental issues that limit construction materials, variable bid market, high unemployment, etc.). The current economy makes it necessary for many contractors to bid for jobs for which they might not be qualified. Alternative contracting methods will be more likely to result in a more experienced and better suited contractor for this Project than the usual low bid competitive procurement. The complexities which need to be addressed to accomplish the tasks are not well served by the usual competitive procurement. The lowest bidder may not be the best suited for this particular Project.

J. TECHNICAL COMPLEXITY: Technical expertise will be required for environmental management, quality management, scheduling, and estimating. The complexity and scheduling issues discussed in the background section above will require special expertise. However, the Project will draw upon existing skills and capabilities available in the construction community, as the Project presents overall challenges similar to those faced on many public works Projects. A high level of coordination among the District and all the design and construction entities is required and facilitated by an experienced contractor. As noted above, the request for proposals method of selection will enable the District to ensure that the selected QUAL+BID Contractor has the necessary skills and experience to address this technical complexity.

K. NEW CONSTRUCTION/RENOVATION/OCCUPATION STATUS. As noted above, the Project is a replacement of existing District Wide Fire Alarm Replacements at existing facilities that may be occupied during construction, requiring a contractor with expertise in school construction safety measures.

L. PHASING. The Project will be constructed in one phase.

M. DISTRICT EXPERTISE. District staff has substantial expertise with construction. In addition, the District's consultant project managers and Miller Nash LLP have years of experience with alternative contracting methods, including selection of competitive requests for proposals.

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J
RESOLUTION NO. 2627-08
EXHIBIT A

FINDINGS OF FACT

IN SUPPORT OF AN EXEMPTION FROM COMPETITIVE BIDDING TO AUTHORIZE THE USE OF A COMPETITIVE REQUEST FOR PROPOSALS PROCESS THAT CONSIDERS BOTH THE CONTRACTOR'S QUALIFICATIONS AND THE BID PRICE TO SOLICIT THE CONSTRUCTION CONTRACT FOR THE PLAYGROUND PROJECT.

1. General

ORS 279C.335(2) permits a local contract review board to exempt contracts from traditional competitive bidding upon approval of findings of fact showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition and that the process will result in cost savings to the School District. The Tigard-Tualatin School District ("District"), through its School Board, acts as the Local Contract Review Board ("LCRB") for the District.

ORS 279C.400 – ORS 279C.410 describe the Request for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410(8), a public Agency using the Request for Proposals method may award a contract to the responsible proposer "whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the request for proposals and, when applicable, the outcome of any negotiations authorized by the request for proposals."

ORS 279C.330 defines "Findings" and identifies specific information to be provided as a part of the District justification. Under ORS 279C.335(5) a public hearing must be held before the findings are adopted, allowing an opportunity for interested parties to comment on the draft findings.

PURPOSE OF THESE FINDINGS: The Tigard-Tualatin School District will hold a public hearing as required by ORS 279C.335 and to consider the following findings with respect to the issue of whether the Playground Project ("Project"), as defined herein, should be exempt from competitive bidding to authorize the use of a competitive request for proposals process that considers both the contractor's qualifications and the bid price ("QUAL+BID") to solicit the construction contract for the Playground Project.

2. Background

Tigard-Tualatin School District ("the District") serves approximately 10,000 students in 18 schools.

A committee of staff and community members spent the 2023-24 school year studying the District's existing school facility needs, projected enrollment growth and bond measure options and costs. A bond measure for $421.3 million was passed to support District needs in May of 2025.

A part of these bond measure funds will be used for the Playground Project (the "Project"). The project replaces playground equipment and playground surfacing and subdrainage across five District campuses (Charles F. Tigard Elementary, Deer Creek Elementary, Tualatin Elementary and Metzger Elementary) and playground surfacing and subdrainage at (Templeton Elementary). The construction cost estimate is approximately $4.8M.

The Playground Project presents a high degree of technical and operational complexity due to a scope that

includes replacing approximately 50,000 square feet of playground area across five District campuses within a compressed summer schedule. Additionally, there is inherent risk in the subsurface conditions that will be encountered during construction. The deadline for completion is firm, as all playgrounds are critical for school operations and must be fully operational and ready for the return of students and staff in the fall. This blend of complex subsurface excavation, drainage and grading work combined with playground structure installation and specialized poured in place rubber surfacing necessitates rigorous planning, precise scheduling, and critical coordination across multiple specialized trades.

Furthermore, the project's financing is limited to constrained bond dollars, requiring a contractor with a proven commitment to value engineering and clear, concise accounting to maintain budget integrity. Mitigating the substantial risk of construction delays impacting the school year opening requires a selection process that emphasizes contractor expertise and proven experience meeting hard deadlines for complex, multi-faceted projects on school properties.

In consideration of these facts, an alternate method of construction of these public improvements should be considered. Therefore, the following findings support an exemption from competitive bidding and the use of the Request for Proposal based upon QUAL+BID as an alternative method of construction contracting.

FINDINGS OF FACT

SUMMARY FINDINGS

Use of the QUAL+BID process for the Project complies with the criteria outlined in ORS 279C.335(2):

1. It is unlikely the exemption will encourage favoritism or diminish competition. The request for proposals selection process will be competitive based upon relevant selection criteria including qualifications and bid price and will open to all interested proposers as described in the findings below.

2. The exemption could result in substantial cost savings to the District. The District has found several areas in which substantial cost savings to the District might be achieved. Also, value will be added to the Project that could not otherwise be obtained by ensuring a qualified contractor that is experienced with K-12 construction and short construction windows and can ensure school operations in time for classes in the fall.

SPECIFIC FINDINGS which substantiate the summary findings are as follows:

1. FINDING: The Contractor will be selected through a competitive process in accordance with the qualifications-based selection process authorized by the District that will include bid price. Therefore, it is unlikely that the awarding of the construction contract for the Project will encourage favoritism or diminish competition. This finding is supported by the following:

A. SOLICITATION PROCESS: Pursuant to ORS 279C.360, the QUAL+BID solicitation will be advertised at least once in the Daily Journal of Commerce, and in as many additional issues of publication as the District may determine.

B. FULL DISCLOSURE: To ensure full disclosure of all information, the Request for Proposals solicitation package will include:

a. Detailed Description of the Project
b. Contractual Terms and Conditions
c. Selection Process
d. Evaluation Criteria
e. Role of Evaluation Committee
f. Provisions for Comments
g. Complaint Process and Remedies Available

C. COMPETITION: As outlined below, the District will follow processes which support competition in the procurement of a QUAL+BID Contractor.

a. The District expects that competition for this contract will be similar to that experienced in other projects of this type. The competition will remain open to all qualifying proposers.

b. The District has been communicating with the construction contracting community as well as the design consulting community about the QUAL+BID contracting method.

c. The evaluation and solicitation process employed will be open and impartial. Selection will be made based on final proposal scores derived from qualifications, price and other components, which expand the ground of competition beyond price alone to include experience, quality and innovation factors with price weighing heaviest in the final selection.

D. SELECTION PROCESS: Other highlights of the selection process will include:

a. A pre-proposal vendor conference will be announced and held. This conference will be open to all interested parties. During this pre-proposal conference, as well as any time prior to ten (10) days before the close of the solicitation, interested parties will be able to ask questions, request clarifications and suggest changes in the solicitation documents if such parties believe that the terms and conditions of the solicitation are unclear, inconsistent with industry standards, or unfair and unnecessarily restrictive of competition.

b. The evaluation process will determine whether a proposal meets the screening requirements of the RFP, and to what extent. The following process will be used:

- Proposals will be evaluated for completeness and compliance with the screening requirements of the RFP. Those proposals that are materially incomplete or non-responsive will be rejected.
- Proposals considered complete and responsive will be evaluated to determine if they meet and comply with the qualifying criteria of the RFP. If a proposal is unclear, the proposer may be asked to provide written clarification. Those proposals that do not meet all requirements will be rejected.
- The voting members of the Evaluation Committee will independently score proposals. Scores will then be combined and assigned to the proposals.
- The bid price will be one of the factors considered as part of the evaluation.
- The Evaluation Committee will meet to select a finalist(s) from the highest-scoring proposers.
- The Evaluation Committee may conduct interviews.
- Should the Evaluation Committee conduct interviews, the Evaluation Committee will use the interview to confirm the scoring of the proposal and to clarify any questions.

Based upon the revised scoring, the Evaluation Committee will rank the proposers, and provide an award recommendation.

- The Tigard-Tualatin School District will negotiate a contract with the top-ranked firm. If an agreement cannot be reached, the District will have the option to enter into an agreement with the second-ranked firm, and so forth.

c. Competing proposers will be notified in writing of the selection of the apparent successful proposal and will be given seven (7) calendar days after receipt of the notice to review the RFP file and evaluation report at the District Office. Any questions, concerns, or protests about the selection process will be subject to the requirements of the OAR 137-049-0450, must be in writing, and must be delivered to the Tigard-Tualatin School District within seven (7) calendar days after receipt of the selection notice. No protest of the award selection shall be considered after this time period.

2. FINDING: The awarding of construction contract(s) for the Project using the QUAL+BID method will result in substantial cost savings to the District. This finding is supported by the following information required by ORS 279C.335(2)(b) and ORS 279C.330.

A. PERSONS AVAILABLE TO BID. Based upon our outreach to the contracting community and current market conditions, the District does not expect that the pool of interested contractors will materially be affected by this process.

B. OPERATIONAL, BUDGET, FINANCIAL DATA

a. BUDGET: The District has a fixed budget available for the Project that cannot be exceeded. The completion date cannot be exceeded.

b. SAVINGS: Under the QUAL+BID method the District will enjoy the savings associated with competitive bidding in an active market because price will be one of the evaluation factors.

c. FUNDING SOURCE: The Project will be funded from general obligation bond sale proceeds.

C. PUBLIC BENEFITS The District will benefit from QUAL+BID by ensuring that the selected contractor has a complete understanding of the District's needs, the architect's design intent, the scope of the Project, and the operational needs of the Project and that has experience in constructing this type of project.

D. VALUE ENGINEERING. The QUAL+BID process will ensure that the selected contractor has experience and qualification to suggest alternatives or improvements that will save District funds while achieving the goals of the Project.

E. SPECIALIZED EXPERTISE: Selection of a contractor using a QUAL+BID framework will ensure that the selected contractor will have the experience and expertise in complex projects conducted in a short summer construction window. The consideration of the bid price as a factor in the selection will ensure that the District obtains this expertise at the best price.

F. PUBLIC SAFETY: All work must be coordinated to avoid safety and security risks to the general public and to ensure efficiency in construction. Due to school campus outdoor spaces being open to the public, the coordination between the District and an experienced QUAL+BID

contractor will assure coordination of work and consideration for the safety of vehicular and pedestrian paths on outdoor portions of the campus that cannot easily be fully closed to the public during the Project.

G. REDUCTION OF RISK TO THE CONTRACTING AGENCY AND THE PUBLIC. A complex project conducted in a short summer construction window creates inherent risks for the contracting agency, particularly with firms that lack sufficient experience and planning focus in this specialized arena. Using a QUAL+BID process is crucial for mitigating this risk, allowing the District to select a contractor with the proven expertise to proactively address and overcome these time and logistical constraints.

H. SOURCE OF FUNDING. The District will fund the Project with the proceeds from the sale of general obligation bonds authorized in the 2025 May Election. Use of the QUAL+BID RFP process will not affect this funding source.

I. MARKET CONDITIONS: There are a multitude of construction market factors that exist today in Oregon (competition of other projects, environmental issues that limit construction materials, variable bid market, high unemployment, etc.). The current economy makes it necessary for many contractors to bid for jobs for which they might not be qualified. Alternative contracting methods will be more likely to result in a more experienced and better suited contractor for this Project than the usual low bid competitive procurement. The complexities which need to be addressed to accomplish the tasks are not well served by the usual competitive procurement. The lowest bidder may not be the best suited for this particular Project.

J. TECHNICAL COMPLEXITY: Technical expertise will be required for environmental management, quality management, scheduling, and estimating. The complexity and scheduling issues discussed in the background section above will require special expertise. However, the Project will draw upon existing skills and capabilities available in the construction community, as the Project presents overall challenges similar to those faced on many public works Projects. A high level of coordination among the District and all the design and construction entities is required and facilitated by an experienced contractor. As noted above, the request for proposals method of selection will enable the District to ensure that the selected QUAL+BID Contractor has the necessary skills and experience to address this technical complexity.

K. NEW CONSTRUCTION/RENOVATION/OCCUPATION STATUS. As noted above, the Project is a replacement of existing playgrounds at existing facilities that may be occupied during construction, requiring a contractor with expertise in school construction safety measures.

L. PHASING. The Project will be constructed in one phase.

M. DISTRICT EXPERTISE. District staff has substantial expertise with construction. In addition, the District's consultant project managers and Miller Nash LLP have years of experience with alternative contracting methods, including selection of competitive requests for proposals.

TIGARD-TUALATIN SCHOOL DISTRICT NO. 23J
RESOLUTION NO. 2627-09
EXHIBIT A

FINDINGS OF FACT

IN SUPPORT OF AN EXEMPTION FROM COMPETITIVE BIDDING TO AUTHORIZE THE USE OF A COMPETITIVE REQUEST FOR PROPOSALS PROCESS THAT CONSIDERS BOTH THE CONTRACTOR'S QUALIFICATIONS AND THE BID PRICE TO SOLICIT THE CONSTRUCTION CONTRACT FOR THE TUALATIN HIGH SCHOOL WINDOW REPLACEMENT PROJECT.

1. General

ORS 279C.335(2) permits a local contract review board to exempt contracts from traditional competitive bidding upon approval of findings of fact showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition and that the process will result in cost savings to the School District. The Tigard-Tualatin School District ("District"), through its School Board, acts as the Local Contract Review Board ("LCRB") for the District.

ORS 279C.400 – ORS 279C.410 describe the Request for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410(8), a public Agency using the Request for Proposals method may award a contract to the responsible proposer "whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the request for proposals and, when applicable, the outcome of any negotiations authorized by the request for proposals."

ORS 279C.330 defines "Findings" and identifies specific information to be provided as a part of the District justification. Under ORS 279C.335(5) a public hearing must be held before the findings are adopted, allowing an opportunity for interested parties to comment on the draft findings.

PURPOSE OF THESE FINDINGS: The Tigard-Tualatin School District will hold a public hearing as required by ORS 279C.335 and to consider the following findings with respect to the issue of whether the Tualatin High School Window Replacement Project ("Project"), as defined herein, should be exempt from competitive bidding to authorize the use of a competitive request for proposals process that considers both the contractor's qualifications and the bid price ("QUAL+BID") to solicit the construction contract for the Tualatin High School Window Replacement Project.

2. Background

Tigard-Tualatin School District ("the District") serves approximately 10,000 students in 18 schools.

A committee of staff and community members spent the 2023-24 school year studying the District's existing school facility needs, projected enrollment growth and bond measure options and costs. A bond measure for $421.3 million was passed to support District needs in May of 2025.

A part of these bond measure funds will be used for the Tualatin High School Window Replacement (the "Project"). The project replaces original windows and remedies water intrusion issues at Tualatin High School. The construction cost estimate is approximately $2M.

The existing windows at Tualatin High School are original to the construction of the high school building

in 1991. The window system has shown significant signs of deterioration and leaking due to the original design and age. There is complexity in opening existing windows during a defined summer school closure period.

Furthermore, the project's financing is limited to constrained bond dollars, requiring a contractor with a proven commitment to value engineering and clear, concise accounting to maintain budget integrity. Mitigating the substantial risk of construction delays impacting the school year opening requires a selection process that emphasizes contractor expertise and proven experience meeting hard deadlines for complex, multi-faceted projects on school properties.

In consideration of these facts, an alternate method of construction of these public improvements should be considered. Therefore, the following findings support an exemption from competitive bidding and the use of the Request for Proposal based upon QUAL+BID as an alternative method of construction contracting.

FINDINGS OF FACT

SUMMARY FINDINGS

Use of the QUAL+BID process for the Project complies with the criteria outlined in ORS 279C.335(2):

1. It is unlikely the exemption will encourage favoritism or diminish competition. The request for proposals selection process will be competitive based upon relevant selection criteria including qualifications and bid price and will open to all interested proposers as described in the findings below.

2. The exemption could result in substantial cost savings to the District. The District has found several areas in which substantial cost savings to the District might be achieved. Also, value will be added to the Project that could not otherwise be obtained by ensuring a qualified contractor that is experienced with K-12 construction and short construction windows and can ensure school operations in time for classes in the fall.

SPECIFIC FINDINGS which substantiate the summary findings are as follows:

1. FINDING: The Contractor will be selected through a competitive process in accordance with the qualifications-based selection process authorized by the District that will include bid price. Therefore, it is unlikely that the awarding of the construction contract for the Project will encourage favoritism or diminish competition. This finding is supported by the following:

A. SOLICITATION PROCESS: Pursuant to ORS 279C.360, the QUAL+BID solicitation will be advertised at least once in the Daily Journal of Commerce, and in as many additional issues of publication as the District may determine.

B. FULL DISCLOSURE: To ensure full disclosure of all information, the Request for Proposals solicitation package will include:

a. Detailed Description of the Project
b. Contractual Terms and Conditions
c. Selection Process
d. Evaluation Criteria

e. Role of Evaluation Committee
f. Provisions for Comments
g. Complaint Process and Remedies Available

C. COMPETITION: As outlined below, the District will follow processes which support competition in the procurement of a QUAL+BID Contractor.

a. The District expects that competition for this contract will be similar to that experienced in other projects of this type. The competition will remain open to all qualifying proposers.

b. The District has been communicating with the construction contracting community as well as the design consulting community about the QUAL+BID contracting method.

c. The evaluation and solicitation process employed will be open and impartial. Selection will be made based on final proposal scores derived from qualifications, price and other components, which expand the ground of competition beyond price alone to include experience, quality and innovation factors with price weighing heaviest in the final selection.

D. SELECTION PROCESS: Other highlights of the selection process will include:

a. A pre-proposal vendor conference will be announced and held. This conference will be open to all interested parties. During this pre-proposal conference, as well as any time prior to ten (10) days before the close of the solicitation, interested parties will be able to ask questions, request clarifications and suggest changes in the solicitation documents if such parties believe that the terms and conditions of the solicitation are unclear, inconsistent with industry standards, or unfair and unnecessarily restrictive of competition.

b. The evaluation process will determine whether a proposal meets the screening requirements of the RFP, and to what extent. The following process will be used:

- Proposals will be evaluated for completeness and compliance with the screening requirements of the RFP. Those proposals that are materially incomplete or non-responsive will be rejected.
- Proposals considered complete and responsive will be evaluated to determine if they meet and comply with the qualifying criteria of the RFP. If a proposal is unclear, the proposer may be asked to provide written clarification. Those proposals that do not meet all requirements will be rejected.
- The voting members of the Evaluation Committee will independently score proposals. Scores will then be combined and assigned to the proposals.
- The bid price will be one of the factors considered as part of the evaluation.
- The Evaluation Committee will meet to select a finalist(s) from the highest-scoring proposers.
- The Evaluation Committee may conduct interviews.
- Should the Evaluation Committee conduct interviews, the Evaluation Committee will use the interview to confirm the scoring of the proposal and to clarify any questions. Based upon the revised scoring, the Evaluation Committee will rank the proposers, and provide an award recommendation.
- The Tigard-Tualatin School District will negotiate a contract with the top-ranked firm. If an agreement cannot be reached, the District will have the option to enter

into an agreement with the second-ranked firm, and so forth.

c. Competing proposers will be notified in writing of the selection of the apparent successful proposal and will be given seven (7) calendar days after receipt of the notice to review the RFP file and evaluation report at the District Office. Any questions, concerns, or protests about the selection process will be subject to the requirements of the OAR 137-049-0450, must be in writing, and must be delivered to the Tigard-Tualatin School District within seven (7) calendar days after receipt of the selection notice. No protest of the award selection shall be considered after this time period.

2. FINDING: The awarding of construction contract(s) for the Project using the QUAL+BID method will result in substantial cost savings to the District. This finding is supported by the following information required by ORS 279C.335(2)(b) and ORS 279C.330.

A. PERSONS AVAILABLE TO BID. Based upon our outreach to the contracting community and current market conditions, the District does not expect that the pool of interested contractors will materially be affected by this process.

B. OPERATIONAL, BUDGET, FINANCIAL DATA

a. BUDGET: The District has a fixed budget available for the Project that cannot be exceeded. The completion date cannot be exceeded.

b. SAVINGS: Under the QUAL+BID method the District will enjoy the savings associated with competitive bidding in an active market because price will be one of the evaluation factors.

c. FUNDING SOURCE: The Project will be funded from general obligation bond sale proceeds.

C. PUBLIC BENEFITS The District will benefit from QUAL+BID by ensuring that the selected contractor has a complete understanding of the District's needs, the architect's design intent, the scope of the Project, and the operational needs of the Project and that has experience in constructing this type of project.

D. VALUE ENGINEERING. The QUAL+BID process will ensure that the selected contractor has experience and qualification to suggest alternatives or improvements that will save District funds while achieving the goals of the Project.

E. SPECIALIZED EXPERTISE: Selection of a contractor using a QUAL+BID framework will ensure that the selected contractor will have the experience and expertise in complex projects conducted in a short summer construction window. The consideration of the bid price as a factor in the selection will ensure that the District obtains this expertise at the best price.

F. PUBLIC SAFETY: All work must be coordinated to avoid safety and security risks to the general public and to ensure efficiency in construction. Due to school campus outdoor spaces being open to the public, the coordination between the District and an experienced QUAL+BID contractor will assure coordination of work and consideration for the safety of vehicular and pedestrian paths on outdoor portions of the campus that cannot easily be fully closed to the public during the Project.

G. REDUCTION OF RISK TO THE CONTRACTING AGENCY AND THE PUBLIC. A complex project conducted in a short summer construction window creates inherent risks for the contracting agency, particularly with firms that lack sufficient experience and planning focus in this specialized arena. Using a QUAL+BID process is crucial for mitigating this risk, allowing the District to select a contractor with the proven expertise to proactively address and overcome these time and logistical constraints.

H. SOURCE OF FUNDING. The District will fund the Project with the proceeds from the sale of general obligation bonds authorized in the 2025 May Election. Use of the QUAL+BID RFP process will not affect this funding source.

I. MARKET CONDITIONS: There are a multitude of construction market factors that exist today in Oregon (competition of other projects, environmental issues that limit construction materials, variable bid market, high unemployment, etc.). The current economy makes it necessary for many contractors to bid for jobs for which they might not be qualified. Alternative contracting methods will be more likely to result in a more experienced and better suited contractor for this Project than the usual low bid competitive procurement. The complexities which need to be addressed to accomplish the tasks are not well served by the usual competitive procurement. The lowest bidder may not be the best suited for this particular Project.

J. TECHNICAL COMPLEXITY: Technical expertise will be required for environmental management, quality management, scheduling, and estimating. The complexity and scheduling issues discussed in the background section above will require special expertise. However, the Project will draw upon existing skills and capabilities available in the construction community, as the Project presents overall challenges similar to those faced on many public works Projects. A high level of coordination among the District and all the design and construction entities is required and facilitated by an experienced contractor. As noted above, the request for proposals method of selection will enable the District to ensure that the selected QUAL+BID Contractor has the necessary skills and experience to address this technical complexity.

K. NEW CONSTRUCTION/RENOVATION/OCCUPATION STATUS. As noted above, the Project is a replacement of existing Tualatin High School Window Replacements at existing facilities that may be occupied during construction, requiring a contractor with expertise in school construction safety measures.

L. PHASING. The Project will be constructed in one phase.

M. DISTRICT EXPERTISE. District staff has substantial expertise with construction. In addition, the District's consultant project managers and Miller Nash LLP have years of experience with alternative contracting methods, including selection of competitive requests for proposals.