



Ashland School District  
*inspiring learning for life*



JANUARY - MARCH 2020  
**QUARTERLY SUMMARY**

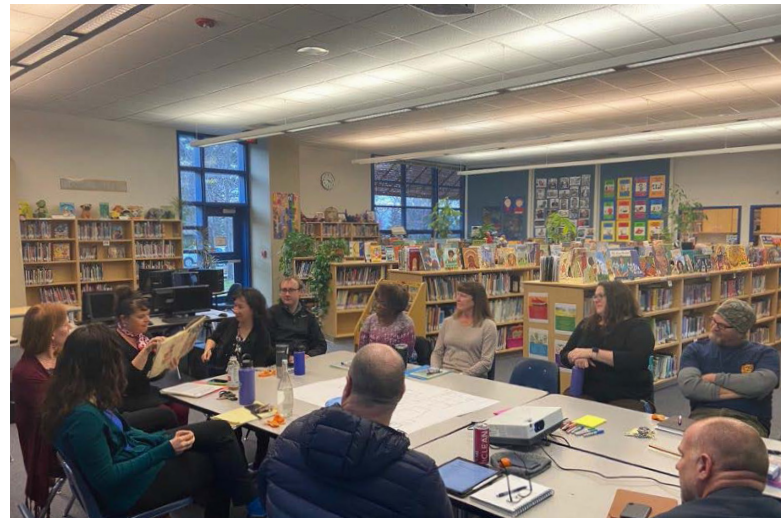
## Program Updates



GREAT PROGRESS HAS BEEN MADE OVER THE PAST FEW MONTHS

### IN JANUARY,

The project teams at Helman Elementary School met with user groups and completed Schematic Design. Ashland Middle School's design team continued to work through Design Development. At this point, input becomes more refined in to the specific uses of the program. Over the winter break, system meetings were conducted at both Ashland Middle and Helman Elementary. During these meetings, the engineers reviewed existing mechanical, electrical and plumbing systems as well as conducting investigative demolition of piping to understand the condition.



At Walker Elementary and Ashland High School, design kick-off meetings were conducted with each respective school's Core Team. Similar to Ashland Middle + JMOS and Helman, these meetings are centered around understanding the individual school's program.

## IN FEBRUARY, ALL FOUR MAJOR PROJECTS CONTINUED IN THE DESIGN PHASE

Ashland Middle School + John Muir Outdoor School and Helman Elementary Schools continued in Design Development Phase. Additionally, Ashland High School and Walker Elementary School continued into programming.

Ameresco is working to complete an energy audit report district-wide, which will help inform the district on pursuing District-Wide HVAC projects.



Both Steve Mitzel and Chris McKay presented the District's CEAP strategies at the February City Council Meeting. The presentation encompassed the team's process for identifying strategies, incorporation into design, quantifying impacts and end-user education and inclusion in educational program.





# ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL

## THE ARCHITECTURAL TEAM CONTINUED TO PROGRESS DESIGN DEVELOPMENT THROUGH FEBRUARY

These took place through a number of focused work sessions engaging teachers, administrators and district personnel on various details of the design - additionally, holding several design charettes, refining interrelationships as well as focusing on the internal requirements for each functional space.

- **December 17th**, the architects conducted lively design meetings with the Middle School and John Muir Outdoor School representatives to present interior finish options.
  - The Value Engineering (VE) and Budget Reconciliation processes were completed allowing for the plan layouts and components of the design to be more firmly defined and aligned with the education program requirements. The associated design modifications were implemented after a series of critical meetings at which the Soderstrom architects presented several VE design options for consideration. In these work sessions, the designers received practical and insightful feedback from the District, Middle School, and John Muir Outdoor School representatives, HMK project manager, and Adroit construction manager.
  - The procurement of commissioning services, building envelope consulting, underground utilities mapping, and additional geotechnical investigation was initiated.
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- **February 28th**, the Soderstrom architectural team submitted the 100% Design Development deliverable on schedule. Page turn meetings with the updated drawings were conducted with the school Core Teams to confirm minor changes from Focus Group charettes held earlier in the month.
  - The second round of project probable cost estimates by two independent consultants is now in progress.
  - Commissioning Services and Building Envelope Consulting Services were contracted this month, and these consultants are now engaged in the Design Development review process.



Middle School New Courtyard



Middle School New Entrance



John Muir Outdoor Recreation



John Muir Outdoor School Entrance

### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Cost estimate reconciliation and second round of Value Engineering.
- Underground utilities mapping, and additional geotechnical and hazmat investigation.
- Start Construction Documents (CD) phase of design.
- Initial planning of construction sequencing and logistics.



Middle School Team on Tour of Schools

### HIGHLIGHTS

- Value Engineering refinements were incorporated, and Budget Reconciliation completed.
- Design Development was completed on schedule.
- A tour of modern Eugene Area schools for administrators and teachers was conducted by the Soderstrom architects. The school teams were exposed to some very interesting 21st century concepts, some of which may be incorporated into the project design.

### CHALLENGES

- Complete 100% Design Development on schedule to initiate another round of construction estimates, Budget Reconciliation, and Value Engineering.
- Align cost estimates with project budget.
- Continue design progress and site investigations in light of the coronavirus outbreak and resultant constraints.



# HELMAN ELEMENTARY SCHOOL



## JANUARY KICKED OFF WITH

BBT sharing the project updates with the entire Helman staff, meeting with the City to discuss the project, and holding the fourth Schematic Design (SD) meeting. By the end of the month, the SD Package was completed and sent to the CM/GC (Adroit) and a third-party estimator Construction Focus so they can begin to estimate the construction costs, which helps make sure the project team is staying on track with the budget.

### Mural Repurposing



BBT continued with the Schematic Design Phase, working closely with the Core Team, User Groups, and Site Core teams to gather input to further develop the design. This month, exterior and interior colors and details will start showing in the designs as we push toward the design development phase.

### SOUTH (WEST) ELEVATION



### NORTH ELEVATION



## FEBRUARY

Started off with the commencement of the Design Development (DD) phase. In this phase, the intent is to take what the design team has come up with in the Schematic Design (SD) phase and start working out the details of the project, such as colors and materials. There were two DD meetings in February along with another round of Focus Groups at the end of the month which allows certain users – teachers, custodians, administration – to provide input on the development of the new spaces they'll be working in.

User Group Meetings



### **ACTIVITIES SCHEDULED FOR NEXT PERIOD**

The Design Development (DD) phase will continue into March as Adroit and Construction Focus continue to iron out details on the SD estimate. We will also be meeting with the City of Ashland to go over the project to make sure we align with the City's requirements and begin the process of applications.

### **HIGHLIGHTS**

- BBT was able to sit down with various User Groups to help gather input. These groups are assembled of similar users, such as custodial or SPED, and provide vital feedback to the design team on how they use their spaces, what works for them, what doesn't, and what direction they would like to see their spaces go.
- SD Package completion!



# ASHLAND HIGH SCHOOL

A photograph of the Ashland High School campus. The image shows a large, modern building with a light-colored facade and a dark roof. In the foreground, there are several large, curved concrete planters. Bare trees with intricate branch structures are visible against a clear blue sky. A few people can be seen walking near the building.



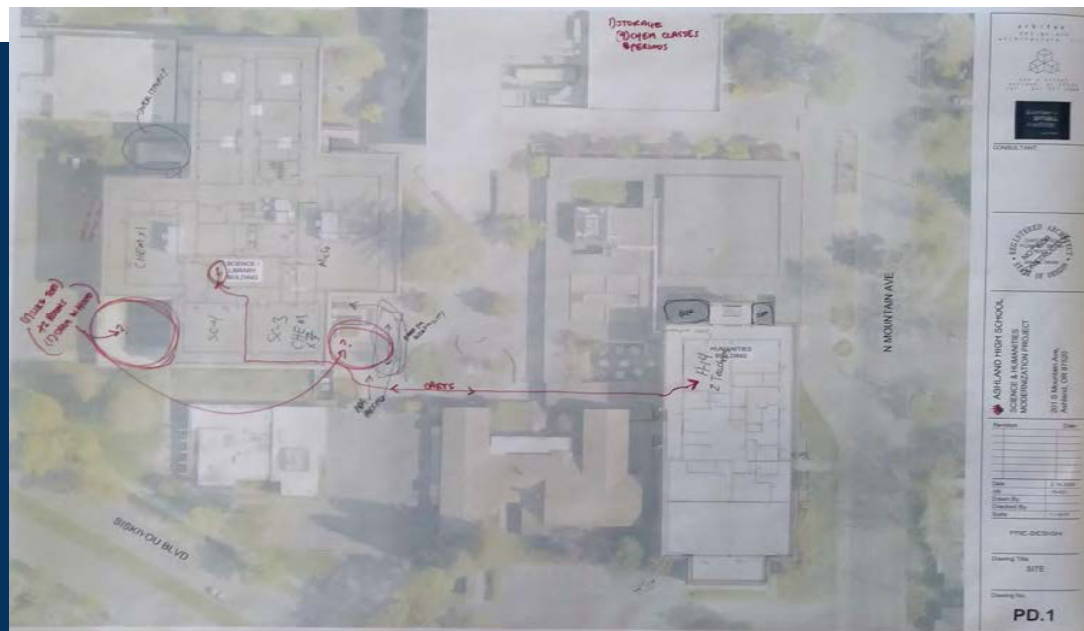
Programming Charrette

## THE DESIGN SERVICES CONTRACT

was approved by the Board and awarded to the firm of arkitek:design&architecture / kistler+small+white.

- **January 29th**, the Design Kickoff Meeting was held at the High School conference room. The Bond Program Executive/Coordinator and Administrative Assistant, HMK Program and Project Managers, arkitek:design&architecture / kistler+small+white designers, and the high school Core Team of select teachers and administrators were introduced to each other. Protocols, processes, and the schedule for conducting the design and construction of the project were explained and discussed.
- The arkitek:design&architecture / kistler+small+white designers held meetings with the high school Core Team to confirm the educational program requirements for the project. This is the initial stage of design that leads to developing various schematic design solutions.

The architects and engineers also began documenting existing conditions of the buildings and surrounding site.



Worksheet 1

## ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Pre-design and educational programming will continue including meetings with the high school Core Team and larger Site Committee.
- Continued analysis of existing facilities.
- Geotechnical investigation.
- Development of preliminary design schemes.



Worksheet 2



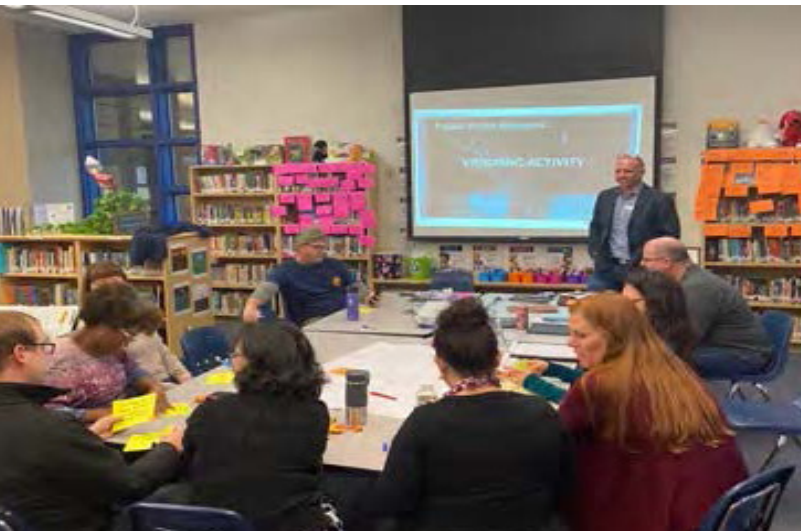
Worksheet 3

## HIGHLIGHTS

- Geotechnical services contract was awarded and site work will take place over spring break.
- Pre-design / Programming meetings commenced with an enthusiastic high

# WALKER ELEMENTARY SCHOOL





## IN JANUARY,

A pre-design meeting took place with the Walker Core team, HMK and BBT Architects to review the design process, get to know the "Walker Culture", discuss schedule and determine where some of the focus of the improvements should take place.

- Hazardous Material Survey took place.
- Contract for Geo Tech services with GRI was signed.

## IN FEBRUARY,

- Pre-Design Meetings are continuing to take place to help define the design intent of the project while also achieving the goals of upgrading the seismic structure of the historic building, renovate the existing space and bring the school up to date with the district's standards.
- The Hazardous Materials survey was completed. Now an abatement plan will be developed.
- Site Survey was performed.

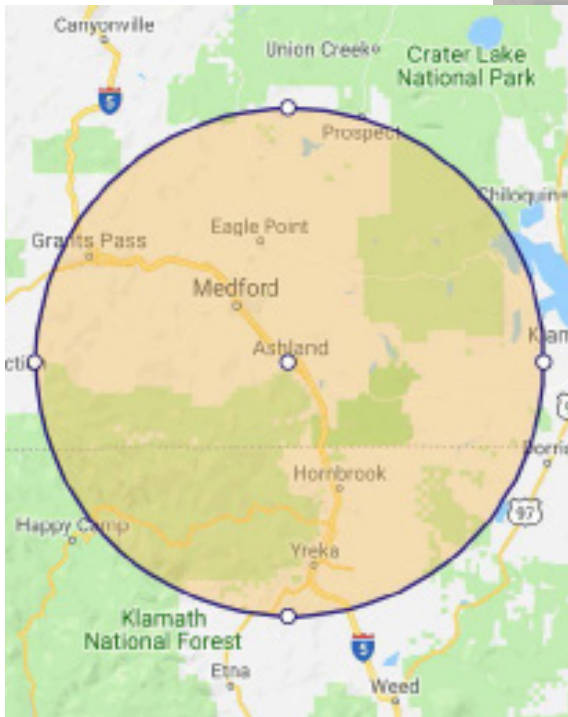
### HIGHLIGHTS

- Haz Mat survey was completed
- Site survey is completed



### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- GeoTech borings and Dilometer testing will take place.
- Programming and Pre-Design continue with BBT Architects
- A CMGC RFP will be published and the district will be receiving proposals.



The following list of local vendors who are currently working on the projects.

#### ASHLAND AREA VENDORS (DEFINED AS ROGUE VALLEY)

- HMK Company - Medford
- Pacific 3D Reality Capture – Ashland
- Pariani Land Surveying LLC - Eagle Point
- arkitek – Ashland
- Douglas Pacific – Ashland
- Ciota Engineering – Ashland
- Powell Engineering – Medford
- Covey Pardee Landscape Architects – Ashland
- ZCS Engineering and Architecture - Medford
- Kistler+Small+White Architects - Ashland
- KenCairn Landscape Architecture - Ashland
- Adroit Construction Co. - Ashland

