



Ashland School District
inspiring learning for life



NOVEMBER 2020

BOND NEWSLETTER

GENERAL PROGRAM UPDATE

In the month of September, both Ashland Middle School + John Muir Outdoor School and Helman Elementary School projects bids were due to Adroit Construction. The team opened bids and began vetting and reviewing the bids, in preparation for GMPs.

The design at Ashland High School and Walker Elementary Schools continued throughout the month with Core Team Meetings.



Bid Day



ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL

CURRENT ACTIVITIES

- Adroit Construction Company coordinated four on-site Pre-bid Walks with Subcontractors and vendors to initiate a clearer understanding of specific scopes of work and the Project as a whole.
- As a result, questions arose, and four addenda have been issued for clarity on the Construction Documents. September 24th was Bid day. All sealed sub-contractor bids were due at 2:00pm.
- Modular punch lists have been complete. Commons area and the Administration Trailer is complete, and staff has moved in.
- An FFE Furniture Fair was held at AMS the week of the 28th. This gave staff of all ASD an opportunity to review furniture options. Consideration will then be given to make the decision regarding procurement of Furniture.



AUGUST PRE-BID MEETING.



SEPTEMBER BID WALK.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- GMP was set to be delivered to HMK on October 6th with GMP review with the Owner, Architect, and Contractor October 7th.
- Mobilization to the site along with temporary facilities including Fencing, Job Trailers, Equipment, and Utilities will begin.

HIGHLIGHTS

- Great turn-out for the Pre-Bid Walks. This is a good sign that this is a desirable project and contractors are excited to be a part of it.

CHALLENGES

- Early in the month, just after the temporary restrooms were installed, one was broken into and vandalized. Additionally, the vandals ruined several locksets trying to get into the other buildings.
- After teachers moved into the modular classrooms new issues were uncovered as HVAC units had not been adjusted, resulting in some pretty high temperatures.

SOLUTIONS

- Modern Building Systems stepped right in and sent 2 technicians down to repair the vandalized restrooms, replace locksets, and addressed all of the HVAC units.
- HMK and Adroit have been working closely with the teachers programming thermostats, adjusting doors and replacing ceiling tiles.



TEMPORARY COUNSELING OFFICE.



TEMP TRAILERS.



ADMIN TRAILER.

CURRENT ACTIVITIES

- In September, the Construction Document (CD) phase was completed.
- The early site work package was sent out to bid. Part of the bid process included a pre-bid site walk.
- The building package was also completed and Adroit and Construction Focus are developing a final estimate. Bid opening will be on October 1st.
- A design was finalized for the new playground.
- The permit package for early site work was submitted to the city of Ashland. The planning commission approved the land use findings for the project.
- A diesel tank was removed from the site in preparation for early site work.

HELMAN ELEMENTARY SCHOOL



Helman Elementary School Site Plan

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- 95 % CD building package estimate due.
- Building Package out to bid.
- Recommendation to Award to District for early site work.



The existing administration area will be getting renovated as well in order to provide a safer campus for students and staff and a more welcoming entrance to the school campus.

HIGHLIGHTS

- Early Site Work Package Out to Bid
- Building Package Completed
- Submitted for Permit



ASHLAND HIGH SCHOOL



CURRENT ACTIVITIES

- arkitek/KSW have been working hard to finish up the Schematic Design (SD) by early October. That process has been supported by Core Team and Focus Group meetings in which the design team had the opportunity to receive direction and input from school staff and students.
- HMK released the Request for Proposals (RFP) to prospective Construction Manager/General Contractors (CM/GCs) early in September, held a mandatory pre-proposal meeting, and had a walkthrough with potential contractors.
- Proposals were turned in on September 30th with an encouraging amount of interest.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- In October, HMK will work with the school district to assemble a scoring committee to review the CM/GC proposals. If there are several contractors that receive high scores, the scoring committee will hold a series of interviews to select the contractor they feel fits the project best. The design team will move forward into the Design Development (DD) phase of the project while meeting with various consultants to help further refine details.

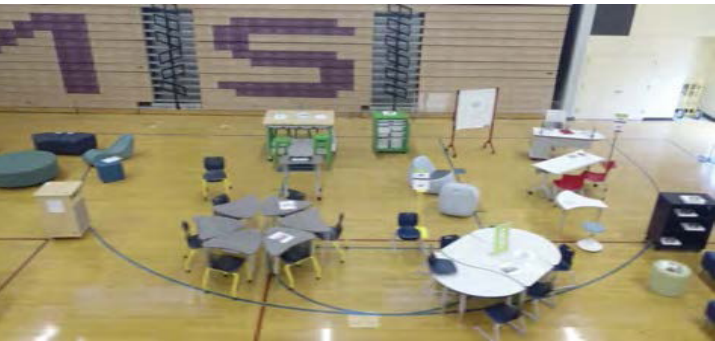
HIGHLIGHTS

- Releasing of RFP and receiving several proposals.

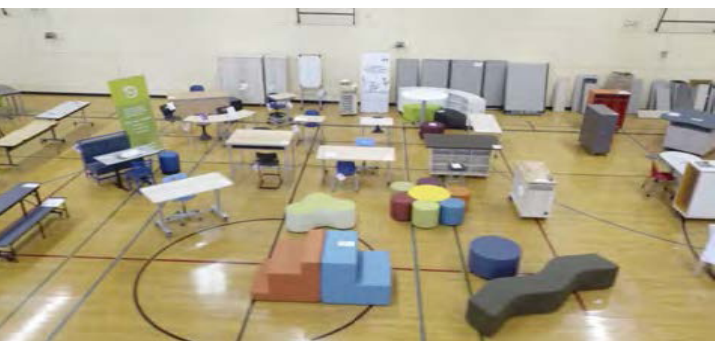


CURRENT ACTIVITIES

- In September, the Schematic Design (SD) was completed. With the SD packet completed, Adroit and Construction Focus completed a preliminary estimate for the project.
- Concrete GPR was selected to perform some scanning and destructive testing of the existing building conditions to aid in the structural design.
- The district, HMK, BBT and MRC Recreation met to begin the design of a new playground to replace the existing one. There was a meeting with the school's nutrition coordinator to begin fine tuning the design and renovation of the kitchen area.
- Certa Building Solutions was selected as the building envelop consultant to help oversee the design.
- HMK hosted a district-wide furniture fair for the school staff to come see the furniture offerings available.



Furniture Fair



WALKER ELEMENTARY SCHOOL



ACTIVITIES SCHEDULED FOR NEXT PERIOD

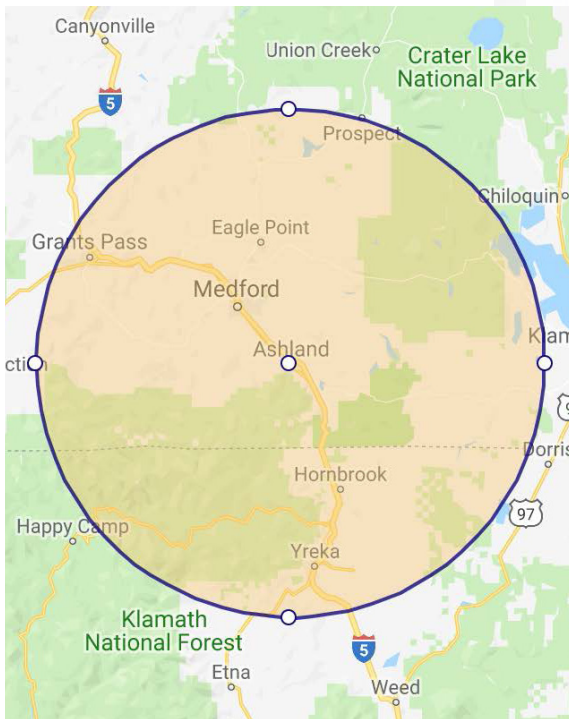
- An estimate will be prepared by Adroit and Construction focus based on the SD package.
- The Design Development process will begin.
- MRC will be preparing a design for the new playground.
- BBT and HMK will be meeting with the school's nutrition coordinator to discuss needed improvements in the kitchen.



New Addition and Renovation

HIGHLIGHTS

- Completion of the Schematic Design phase.



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

ASHLAND AREA VENDORS (DEFINED AS ROGUE VALLEY)

- Arkitek:design&architecture
- Ciota Engineering
- Covey Pardee Landscape Architecture
- Douglas Engineering Pacific
- HMK Company
- KenCairn Landscape Architecture
- Kistler+Small+White Architects
- Pacific 3D Reality Capture
- Pariani Land Surveying
- Powell Engineering
- ZCS Engineering & Architecture

ASHLAND AREA CONTRACTORS

- Adroit Construction Co.
- DOBRIN Construction
- Infinity Electric
- Van Row Mechanical
- Cascade Communications
- Quality Fence