



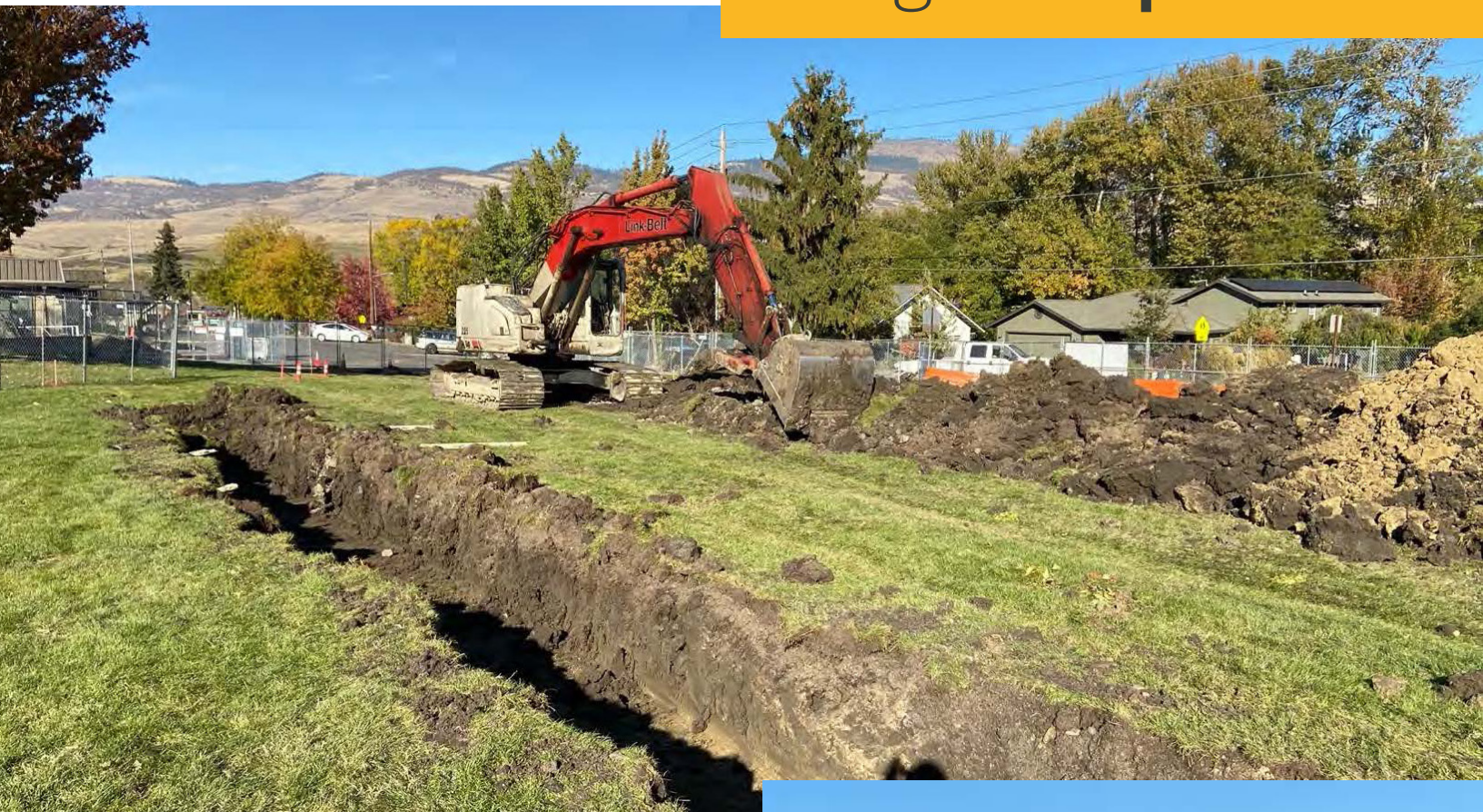
Ashland School District  
*inspiring learning for life*



OCTOBER - DECEMBER 2021  
**QUARTERLY SUMMARY**



# Program Updates



## IN THE MONTH OF OCTOBER,

construction activities kicked off for both Ashland Middle School + John Muir Outdoor School and Helman Elementary School. Both Ashland High School and Walker Elementary School continued Core Team and Focus Group meetings.

Willow Wind Restroom and HVAC project design is underway, with utility investigations and design reviews.

Additionally, the program team began scoping projects for the District-Wide HVAC projects.







## IN THE MONTH OF NOVEMBER,

celebratory ground breaking ceremonies took place at Ashland Middle School + John Muir Outdoor School and Helman Elementary School. Once ground was broken, demo and abatement began at Ashland Middle School and John Muir Outdoor School. Helman Elementary School site work continued, with the southern parking lot and building pad excavation.

As design continues to be refined at Walker Elementary and Ashland High School, onsite investigations continued to understand the building existing conditions. Design for District-Wide safety & security and technology projects continue with design for sites that do not have major renovations occurring.







# ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL





## CURRENT ACTIVITIES

- Mobilization to the site began, which included temporary facilities, fencing, tree preservation, tree removal, abatement, and demolition.
- Erosion Control provisions, clearing and grubbing, utility disconnects for building removal, and electrical and HVAC removal began.
- Abatement and Demolition is well underway.
- Additionally, keeping the kitchen staff rolling out the menu will be a top priority while the old permanent power and heat will turn into temporary utilities to keep them up and running.
- Temporary access around the south and east is currently being constructed.



School rooms and halls were cleared, in prep for renovation.



### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The major portion of the abatement will be complete.
- Demolition will continue with large areas of the building on the west side C portion being removed.





## HIGHLIGHTS

- GMP was approved by the school board and the letter of intent to Award was sent to Adroit.
- Ground Breaking Ceremony.

## CHALLENGES + SOLUTIONS

- Initial GMP came in over-budget. In a process of evaluating sub-bids, interviewing subcontractors, we were able to align the budget with the GMP.



ABATEMENT AREA B – RECEPTION AND ADMIN



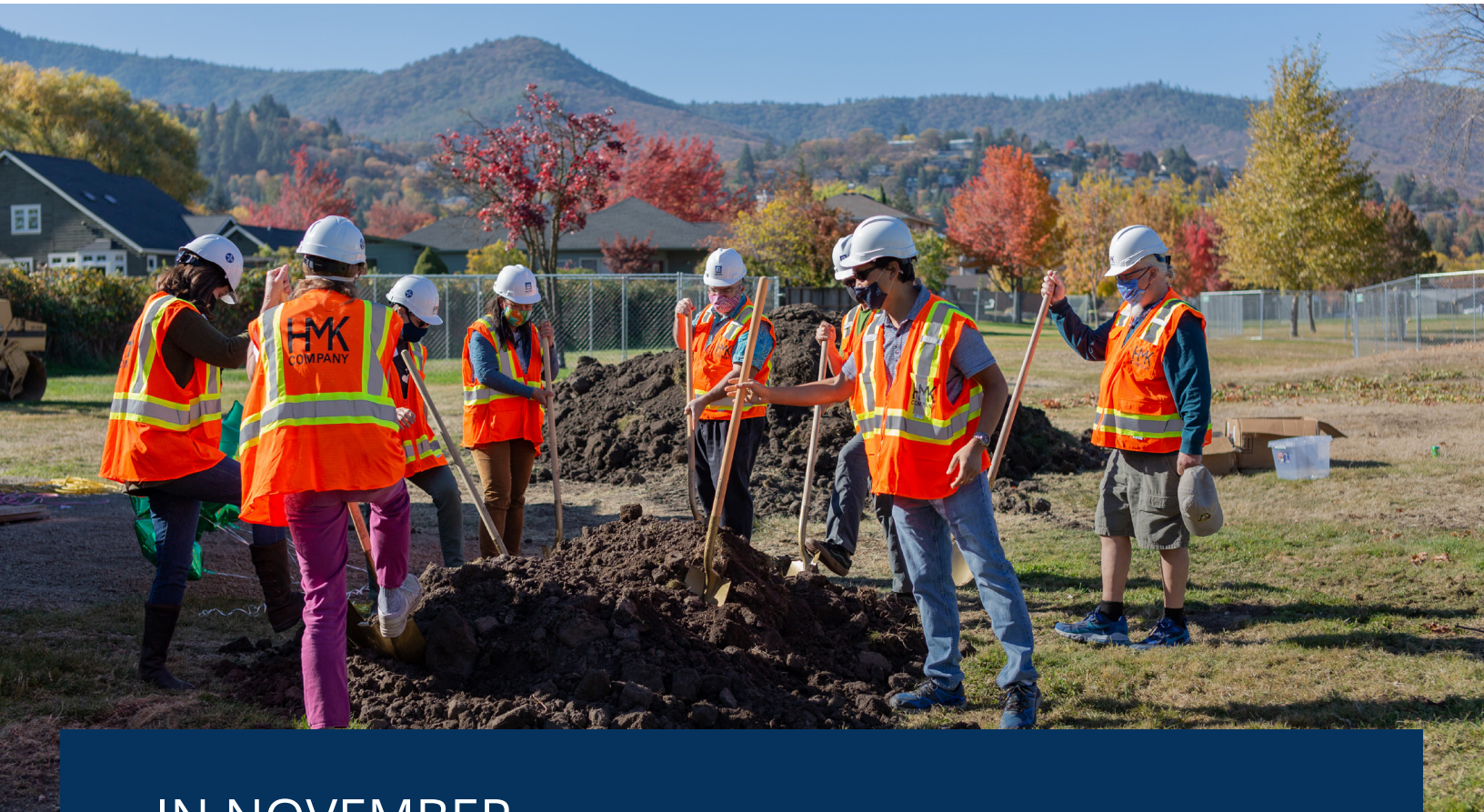
# HELMAN ELEMENTARY SCHOOL





## IN OCTOBER,

the early sitework package bids were collected, and the district awarded a contract amendment for the sitework GMP. The full building package was sent out to bid. Part of the bid process included a pre-bid site walk. Adroit mobilized onsite and a pre-construction meeting took place with the District, HMK, BBT Architects and Adroit. Temporary fencing that includes tree protection went up around the construction site.



## IN NOVEMBER,

excavation and demolition began. The South West parking addition excavation was completed, and the subgrade rock was installed and compacted. This area will now be used as lay down area for the project. Excavation of the West wing of the building pad was started. Demolition of the existing playground and field elements was performed. This was in preparation for continuation of the new building pad. Bids were collected for the second bid package that includes the new building and existing building renovations. The District, the school board, HMK, BBT Architects and Adroit participated in a groundbreaking ceremony to kick off the construction portion of the project.



## ACTIVITIES SCHEDULED FOR NEXT PERIOD

- GMP awarded for building package
- Concrete footings building pad preparation



PRE-CONSTRUCTION MEETING



SOUTH PARKING LOT ADDITION

## HIGHLIGHTS

- Early site work package awarded
- Building package out to bid
- Adroit mobilized and temporary fences
- Excavation work began
- Ground breaking ceremony



WEST BUILDING WING EXCAVATION



# ASHLAND HIGH SCHOOL





## CURRENT ACTIVITIES

In October, HMK along with the AHS Core Team reviewed and scored the seven proposals received from contractors, selecting four of them for an interview. The team then held the interviews the following week hosting all four contractors and scoring the interviews afterward.

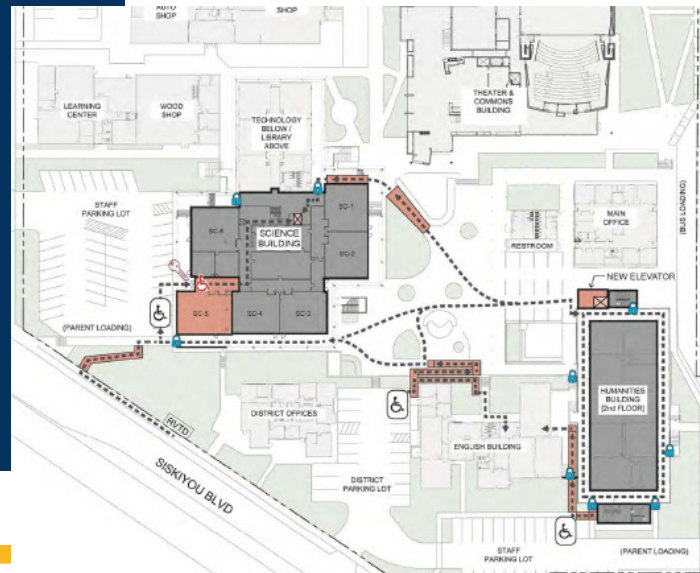


Gerding Builders was selected from this process as the contractor they felt was best for this project. arkitek/KSW continued to work on the Design Development (DD) portion of the design process, holding various meetings to gather input from focus groups and the core team.

In November, the design team continued to hold meeting with the various groups to help define the program and to help guide the design and HMK along with the design team met with additional consultants to discuss how to incorporate their fields of work into the overall project. arkitek released the 50% Design Development (DD) set this month.

### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

In December, arkitek/KSW will continue to meet with the focus groups to continue gathering input and sharing their concepts throughout the process. The District representatives, arkitek, and HMK will meet with the CM/GC, Gerding Builders, for a project kickoff meeting to make introductions to the project and project team, expectations for the CM/GC, and how we will work together going forward.



### HIGHLIGHTS

- 50% Design Development documents released.

### CHALLENGES

- Continuing project momentum while working with health and safety protocols and bringing on new team members.



# WALKER ELEMENTARY SCHOOL







Architectural Rendering of Addition

## IN OCTOBER,

the Design Development (DD) phase began. Focus groups were held, allowing the staff and user groups to be introduced to the project and provide BBT Architects valuable input on their specific needs. The core design team met to continue the design process. Kramer and Company, the historic design consultant visited the site to take some pictures and evaluate the current conditions. Systems West Engineers was selected as the commissioning consultant. Adroit and CFI submitted estimates based upon the Schematic Design packet.



Architectural Rendering of Classroom Casework

## IN NOVEMBER,

the Design Development process continued. The core team met to further the design of the renovation and addition. Another round of focus groups were held, allowing the staff and user groups to further provide their input on the design. Concrete GPR scanned the existing concrete walls and took some core samples to evaluate the structural integrity. This information will provide ZCS Structural engineers with the information they need to design the seismic upgrades to the building. BBT Architects and Conley Engineering visited the site to investigate the current electrical loads and distribution. Systems West Engineers was selected as the commissioning consultant. BBT presented the project to the whole Walker staff as well as the PTO.

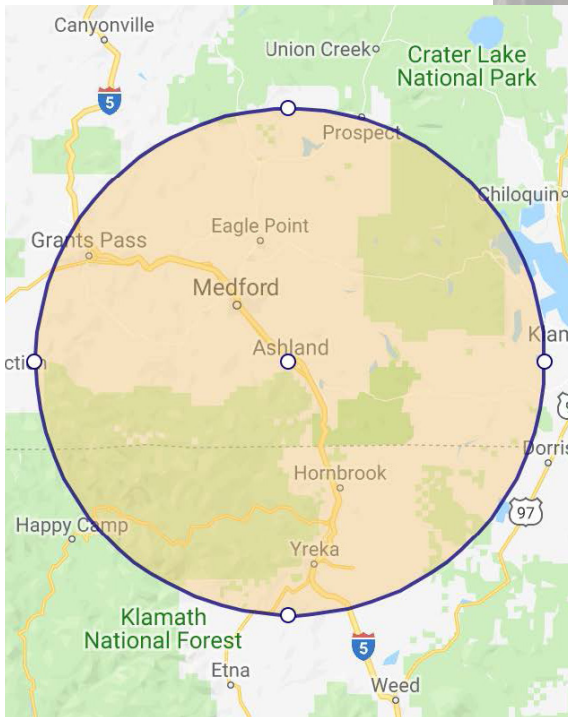
### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Design Development will be completed.
- An estimate will be developed based on the DD set by Adroit and Construction Focus.

### HIGHLIGHTS

- Focus Group Meetings
- Staff, PTO and Site Council Presentation





The following list of local vendors and contractors 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
- Infinity Electric
- Van Row Mechanical
- Cascade Communications
- Quality Fence
- Bean Electric
- Renfro
- Britannia
- Patriot Landscaping
- Sandeen Masonry
- Alco
- S&S Sheetmetal
- Urban Racks
- Curtis Huntley