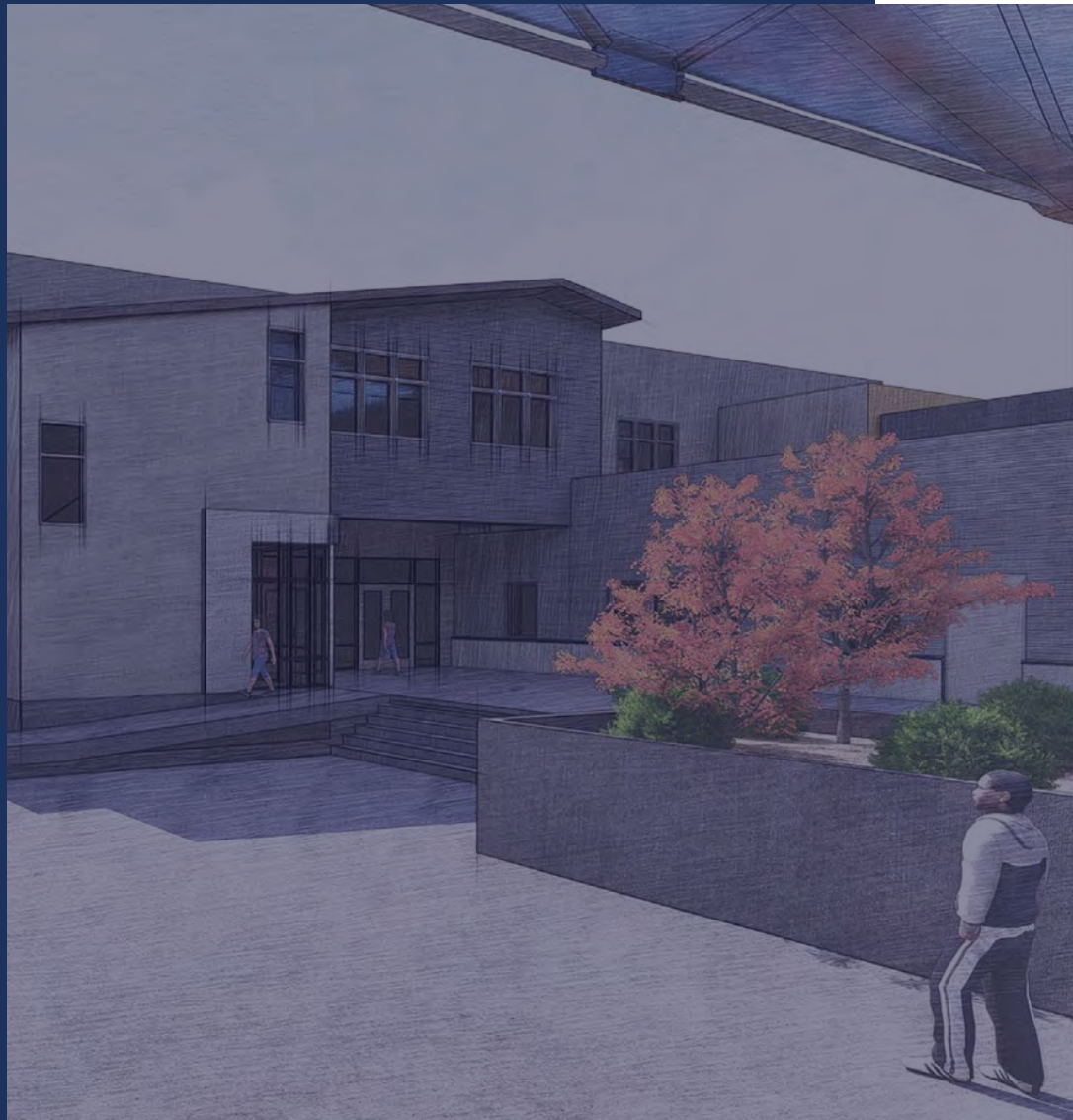




Ashland School District  
*inspiring learning for life*



APRIL - JUNE 2021

# QUARTERLY SUMMARY

## Program Updates

### APRIL AND MAY

Throughout the months of April and May, Ashland Middle School + John Muir Outdoor School, the 6th grade wing took shape with the concrete pad and first floor framing, followed by structural work throughout existing building, along with the library brace frame installation. The project rounded the corner from demo and headed towards new construction and renovation.

Ashland High School design wrapped up, with the design team looking at the best way to phase the project, minimizing how long the students will be displaced. Additionally, the project team is neared completion of the phasing plan.

At Walker Elementary, the project moved into phased, starting this summer with the seismic renovation work at the existing building. This phased approach allows the district to take advantage of available grants and improves the overall project schedule. Additionally, construction documents were issued to bidders.

With two major projects well underway in construction, Willow Wind School's project kicked off pre-construction meetings in anticipation for summer break. Submittals were received and schedules were finalized for construction to start at the beginning of summer.



*Mechanical ducting for the new HVAC at Helman.*

### JUNE

The bond work continued with another busy month as Walker Elementary School staff packed up and moved, in preparation for the major renovation and addition taking place.

Additionally, work began at Willow Wind School for the HVAC replacement, bathroom remodel/addition, lighting replacement and new factory-built classroom.

Ashland Middle School + John Muir Outdoor School work advanced to full renovation, with nearly all demolition complete and Helman Elementary School moved into finishes, as the project comes to completion at the end of the year.

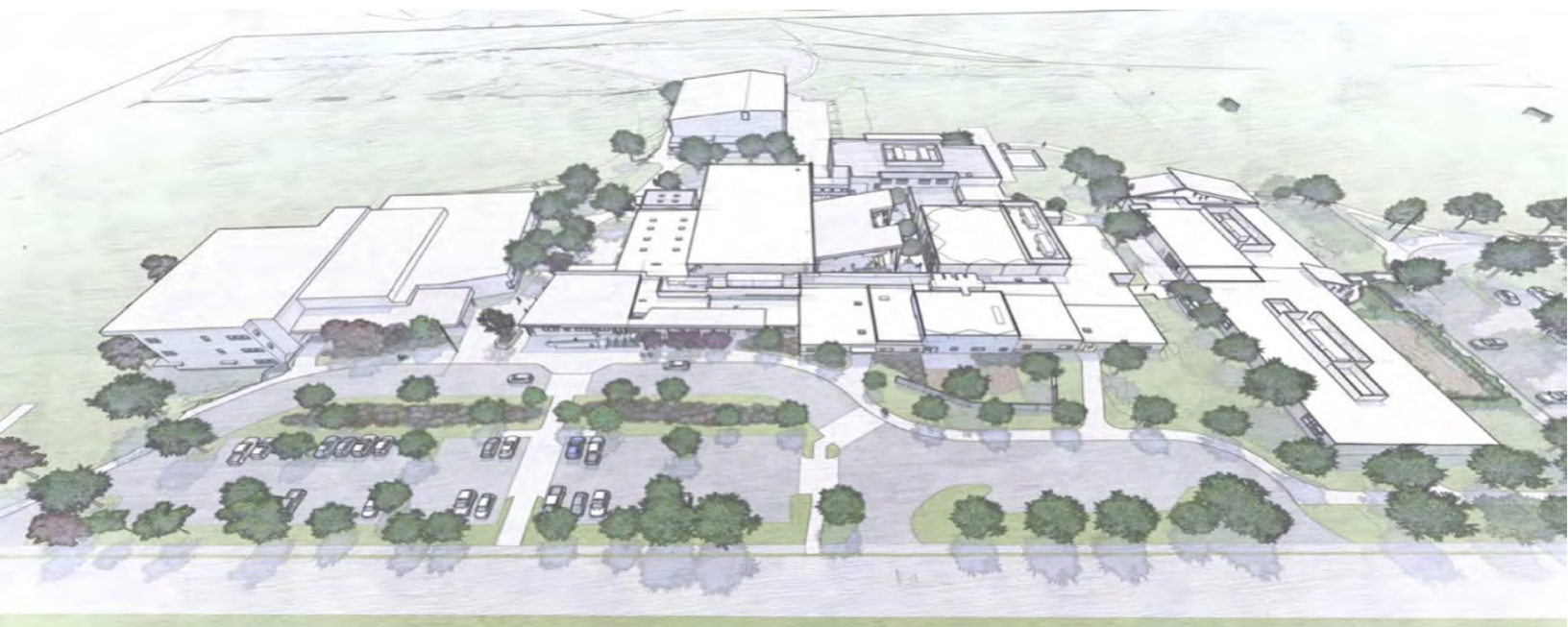
Ashland High School design approached the completion of design.





# ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL





## CURRENT ACTIVITIES

**APRIL:** Under slab utilities, including electrical and plumbing, were installed at the new 6th grade addition. Once the work is in and the inspections are complete, preparations for the concrete slab will begin. The retention ponds are currently underway on the north side of the JMOS wing. Carpenters were onsite and moved quickly adding walls, and prepped the exterior for new windows and siding.



**MAY:** The 6th grade building moved onto the second-floor framing with roof framing in the very near future. The new library has the main brace frame in, and rough framing continued. Old roofing was removed, with preparations for additional diaphragm framing. Structural steel, blocking, backing was underway in the rest of the project.





## JUNE

The west parking lot was under renovation. The old curb, gutter, landscaping, and asphalt have been removed. New light pole bases, underground utilities, and subgrade are being established now. The new curbs, parking and drive lanes will be complete before school starts in the fall. On the inside, hallways are being raised for portions of ducting, plumbing, fire sprinklers, and electrical components.



*WEST PARKING LOT REPLACEMENT IN PROGRESS.*



### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Wall framing at building B which is the front admin area will begin.
- Parking lot curbs will be going in and preparing for asphalt towards the second week of August.

*JMOS - RAISED HALLWAY CEILING FOR PORTIONS OF DUCTING, PLUMBING, FIRE SUPPRESSION AND ELECTRICAL ELEMENTS.*

### HIGHLIGHTS


- New 6th grade building first floor framing is complete and moving through the second floor and up to the roof.
- All the other trades are roughing in utilities at the first floor.



*6TH GRADE BUILDING*



# HELMAN ELEMENTARY SCHOOL

The background image is a photograph of Helman Elementary School. It shows a modern building with a large mural on its exterior wall depicting a landscape with mountains and trees. In the foreground, there is a covered walkway with a wooden slat ceiling and dark metal support posts. A young tree stands in a landscaped area with some snow on the ground. The sky is overcast.

## APRIL

The framing on the west side of the new addition was completed. The roof was sheeted and dried in. The east side walls were framed and RD Builders advanced with sheeting the east side. Van Rowe Mechanical worked on roughing in the plumbing throughout. Precision Electric installed boxes and began to run conduit. Robert Lloyd Sheetmetal began the install of the main ducting runs on the west side of the addition. Brittania continued some of the site work by grading out the west side and installing some of the site utility mains. Energy Performance Engineering performed the commissioning kick off meeting.



*OVERVIEW OF CONSTRUCTION PROGRESS*



## MAY

The majority of the framing and sheeting were completed at Helman. The full profile of the building was evident, and the individual rooms inside were outfitted with conduit, ducting, and plumbing. Both wings of the new addition were dried in by Jam Roofing. RD Builders were working to complete the framing of the center of the building. Brittania was nearly complete with installation of a large 10' curtain drain that will capture excess storm water that has plagued the existing school for years. Dallas Glass, Ariel Sheetmetal, Certa and QED labs performed a successful window test on the mock up window.



## JUNE

The rough in on west side of the building neared completion and sound insulation and drywall are beginning to go up. Prior to the drywall being hung, the framed walls were 3D scanned and catalogued so that in the future in-wall plumbing or electrical can be easily identified. The east wing is continuing to be roughed in. The site work has continued with grading, installation of the new storm water containment pond and installation of the perimeter drain piping. The exterior of the building is being wrapped with weather resistant barrier (WRB) to help create a tight and dry building envelope.



*INSTALLATION OF EXTERIOR WRB*



*EXPOSED GLULAM BEAMS IN ACTIVITY SPACE*

### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Roofing Installation
- Window Installation

### HIGHLIGHTS

- Completed West Wing rough in.



# ASHLAND HIGH SCHOOL



# CURRENT ACTIVITIES

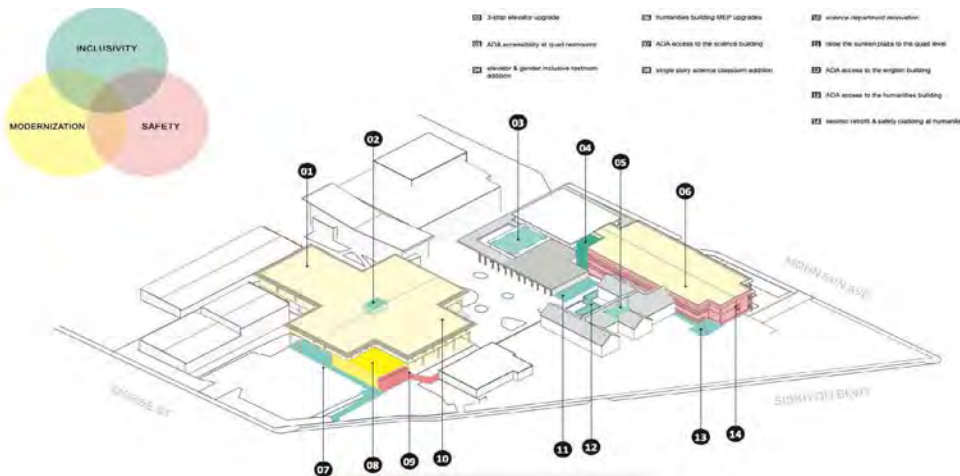
## APRIL + MAY:

Construction Documents were worked on, gathering all of the information with help from Consultants, Contractors, and Focus Groups. As we get closer to having this complete, an estimate will then be requested to evaluate the budget before the CM/GC sends out the Invitation to Bid.



## JUNE

The team worked towards finalizing the Construction Documents for a final round of estimates. As the Construction Documents enter their final stage, the understanding of the scope and price become much clearer.



## ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- We will be concentrating our efforts on the preliminary estimates from our consultants.
- We will also be engaging in discussions surrounding the phasing of the project.

## HIGHLIGHTS

- Collaborating with Staff, Architects, Consultants and Contractors to design a project with functionality, safety, and usability has been very smooth. Everyone is fluent and respectful of others expertise.





*ASHLAND HIGH SCHOOL  
SCIENCE ROOMS*



# WALKER ELEMENTARY SCHOOL





**ARCHITECTURAL RENDERING OF ADDITION**

## APRIL

The Walker Elementary project spent the month getting ready to move forward with a first phase of construction focusing on the seismic work in order to take advantage of the seismic grant. The larger building addition and renovation portion was still proceeding to seek approval from the jurisdictional authorities to get the proper approvals and permits to enter the construction phase. Sandow Engineering was hired to perform a traffic analysis to help with getting approval from Ashland planning.

**SCHEMATIC OF NEW SITE LAYOUT**

## MAY

Phase 1 of Walker Elementary was out to bid. This phase is the seismic renovation of the existing building wing. Bids were due at the beginning of June. A pre-bid walk was performed with great sub contractor participation. The new addition and site work phase was slated to be presented to the Parks Commission once again in June for their support and presented to the planning commission in July for land-use approval.

**RENDERING OF RENOVATED CAFETERIA**



**STAFF PREPARING TO MOVE  
OUT OF THE SCHOOL**

#### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Present the Phase 2 portion of the project to Ashland Planning
- Construction will begin on Phase 1.



**BEGINNING OF MOBILIZATION FOR ADROIT**

## JUNE

Bids for the first phase of the Walker project were received and Adroit's GMP Amendment was accepted. This is a huge step that allows construction to begin. At the school, the staff has been packing everything up in preparation for temporary facilities until the Walker project is completed. The project team also presented at the Ashland Parks and Rec. Commission meeting to seek support and approval of the proposed project. Approval was granted and now the project will be presented at the Planning Commission meeting next month. BBT was awarded the design services contract for the gymnasium seismic grant project which will be rolled into this over all effort.

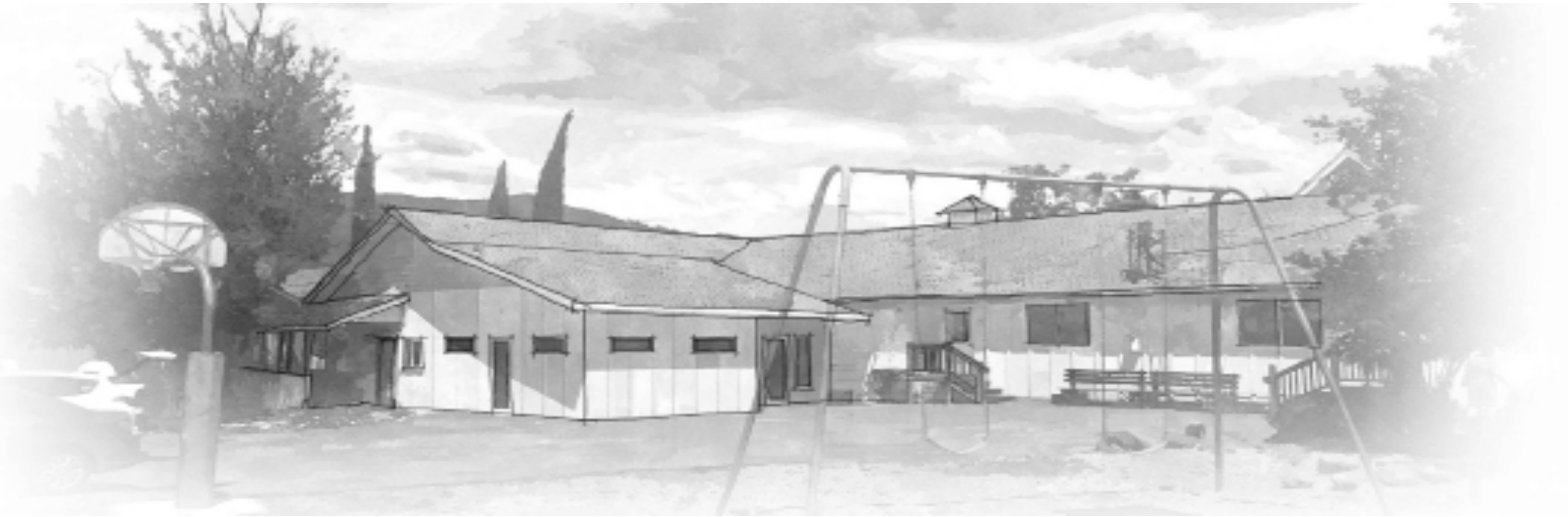
### HIGHLIGHTS

- Approval from Ashland Parks and Rec.



# WILLOW WIND LEARNING CENTER



***ARCHITECTURAL RENDERING OF NEW BATHROOM ADDITION***

## APRIL

With Outlier onboard, submittals began to come in. This early submittal process allowed Outlier to get any long lead items on order because of the short construction window. System's West was hired to perform the commissioning process for this project and was slated to host a kick off meeting in May. Coleman Creek Consulting performed a hazardous material survey and wrote the abatement scope of work.

***OVERVIEW OF WILLOW WIND***

## MAY

Ashland School District, HMK, and Outlier along with their sub-contractors met onsite to start working through the details of starting construction in June. Submittals were all in and the sub-contractors began to acquire material. Abatement and demo was the first work to begin. HMK hosted the pre-construction kick off meeting outlining the expectations and requirements as the project starts construction. Systems West hosted a Commissioning kick off meeting with the mechanical and electrical sub-contractors.



## JUNE

Construction kicked off at Willow Wind. Outlier mobilized onsite and immediately began hazardous material abatement activities. Once abatement was completed, the crews shifted to demolition. The footing and stem walls for the new health room were completed. Electrical conduit began to be installed that will supply the new HVAC equipment.



**FINISHING NEW STEM WALL FOR HEALTH ROOM**



**NEW TILE BEING INSTALLED IN BATHROOM**

### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Framing of new restrooms and health room.

## HIGHLIGHTS

- Abatement is mostly complete.
- Construction is underway.

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

**ASHLAND AREA VENDORS AND CONTRACTORS  
(DEFINED AS ROGUE VALLEY)**

- Arkitek:design&architecture
- Adroit Construction Co.
- Ciota Engineering
- DOBRIN
- Covey Pardee Landscape Architecture
- Infinity Electric
- Douglas Engineering Pacific
- Van Row Mechanical
- HMK Company
- Cascade Communications
- KenCairn Landscape Architecture
- Quality Fence
- Kistler+Small+White Architects
- Bean Electric
- Pacific 3D Reality Capture
- Renfro
- Pariani Land Surveying
- Britannia
- Powell Engineering
- Patriot Landscaping
- ZCS Engineering & Architecture
- Sandeen Masonry
- Beflor
- Alco
- Top Notch
- Quality Fence
- Sandeen Masonry
- S&S Sheetmetal
- Metal Masters
- Urban Racks
- Moore construction
- Curtis Huntley
- Devry
- Cut N' Break
- Precision Electric
- Advanced Air
- Welburn Electric

