



Ashland School District  
*inspiring learning for life*



OCTOBER - DECEMBER 2021  
**QUARTERLY SUMMARY**

**OCTOBER AND NOVEMBER**

The Ashland Bond Program continued to proceed, with minimal impacts to schedule despite material and labor shortages. Walker Elementary is underway for the seismic work and out to bid for the larger building addition. Helman Elementary is moving forward with interior finishes and trim and quickly approaching completion date. Some key materials have yet to arrive, however. Ashland Middle School and John Muir Outdoor School set the roof top HVAC units which allows roofing to start, and are both maintaining schedule. Walker Elementary School's addition bid and Adroit is completed the GMP for the December board meeting. Ashland High School neared completion of design and documents prepared to issued to bidders at the start of next year.

## Program Updates

**DECEMBER**

At the end of December, 2021, every project was underway. Helman and Ashland Middle School + JMOS were well into finishes, with Helman's new addition turned over to the district soon. Once that occurs, Adroit will then turn their attention to the rest of the campus. Walker Elementary School is making great progress, including completing the seismic grant work. Ashland High School documents were slated to be issued for bidding the first week of January, with bids due early February. Finally, the District-Wide HVAC projects were also issued the first week of January, which includes upgrades to Bellview, Maintenance and Transportation.



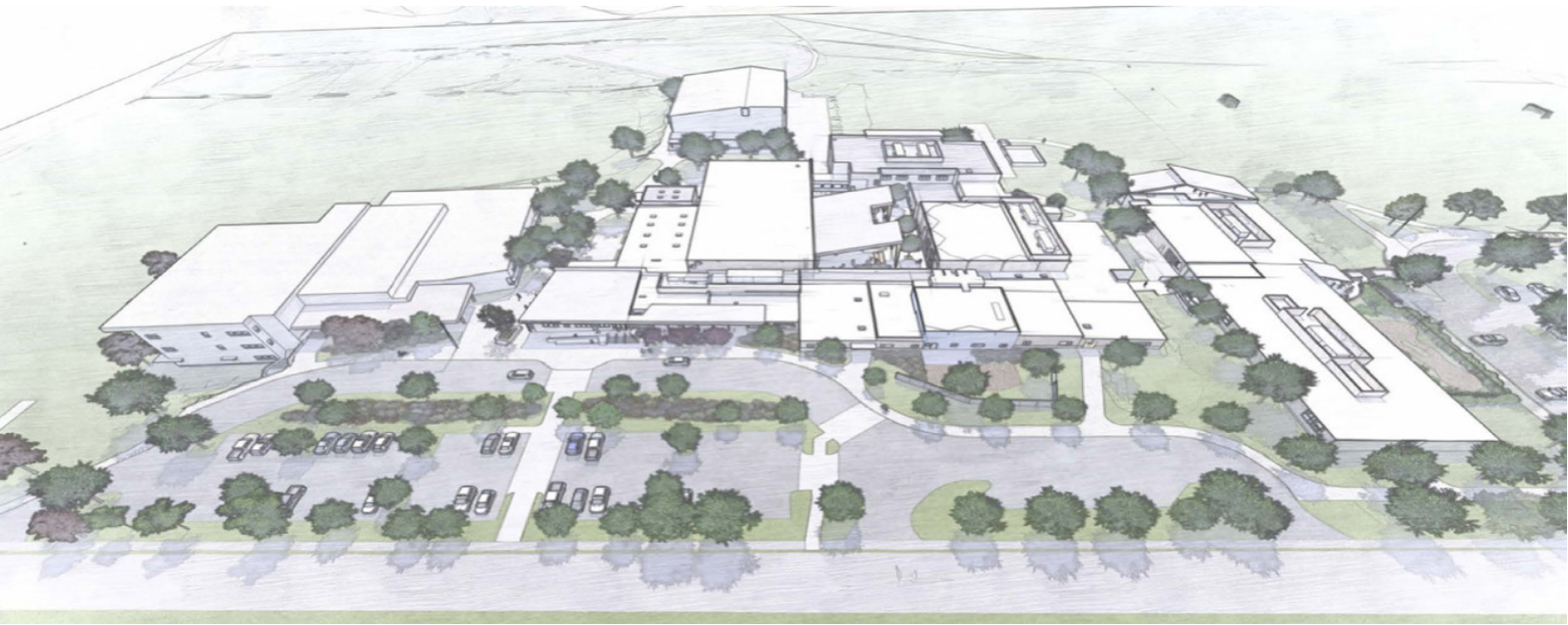
*ASHLAND MIDDLE SCHOOL CANOPY AT THE COURTYARD*





# ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL





## CURRENT ACTIVITIES

**OCTOBER:** HVAC units were placed on the buildings with a crane. Roofing continued to progress as well and is essential for all the interior work to be protected from the weather. Other progress included the courtyard Canopy is going in, along with the new 6th grade building stucco.



**NOVEMBER:** Siding on the east side of the Mid Gym was almost complete. Stucco on the new 6th grade building was also in its final stages, with drywall finishes on the second floor taking place, and slated to be ready for paint in December. The main Electrical room was painted and ready for gear to be installed. Insulation was installed in the D wing getting ahead of the sheet rockers.





## DECEMBER

Many areas of site concrete are formed and ready to pour on the campus and will be done as weather allows. Gypcrete has been installed at the 2nd floor in the new 6th grade building for sound attenuation between floors. The courtyard canopy is installed as well as the JMOS canopy. The metal roofing is being installed now.



*COURTYARD / CANOPY*



*JMOS SIDEWALK FORMED AND READY TO POUR*

### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- In all areas the main line ductwork is being installed as well as fire sprinklers, plumbing and electrical rough in.
- Some areas are receiving insulation and sheetrock.




*GYPCRETE ON THE 2ND FLOOR 6TH GRADE BUILDING*

### HIGHLIGHTS

- All the trades are roughing in utilities in every building.



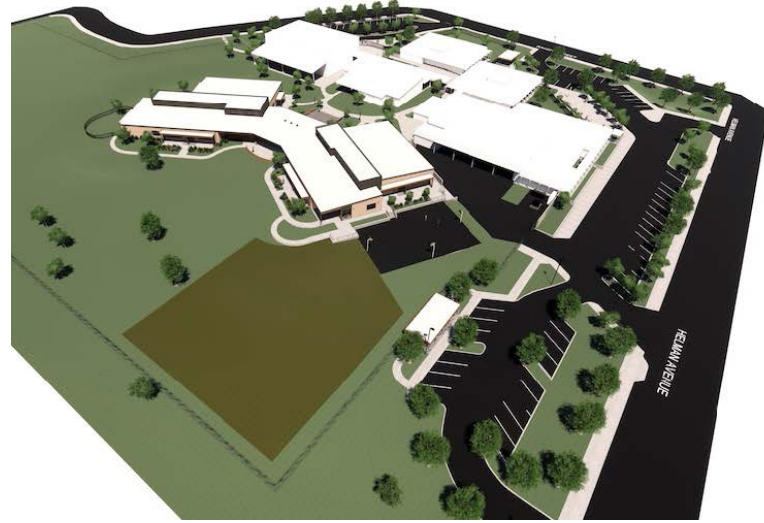
# HELMAN ELEMENTARY SCHOOL

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 paved area with some low-lying plants and a concrete curb. A tree with bare branches is visible in the middle ground. The sky is overcast. The image is partially covered by a dark grey overlay on the left side where the text is located.



## OCTOBER

Site preparation and concrete was ongoing around the new building. The connection from the existing campus buildings and the new building is evident now. Some of these exterior concrete sidewalks, ramps and stairs include snowmelt which will keep dangerous ice from forming during the winter months. The basketball court was prepped for asphalt. Work continued inside the new addition to begin to trim out the electrical and mechanical wherever possible. Drywall and paint has been installed in the majority of the new building with this work continuing throughout the November. The staff from Helman was able to come walk through the new building and tour the progress.



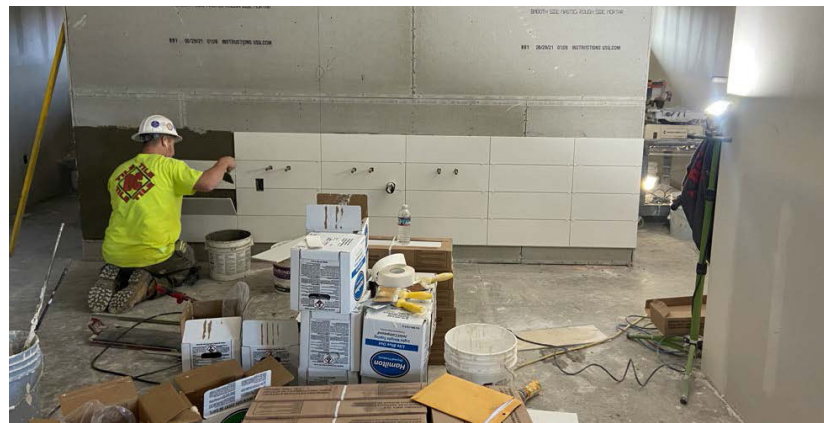
*HYDRONIC SNOW MELT LINES THAT WILL BE UNDER*



*HELMAN STAFF TOURING THE NEW BUILDING*

## NOVEMBER

Drywall continued to be installed in the new building. Data cables and wire were being run to the outlets. Lights and ceiling grids were starting to be installed on the east side. The north courtyard that includes snowmelt in some of the sidewalks was all poured out. The final pieces of the new HVAC system were being installed. This included ducting connections, seals and seismic bracing. The roof is nearly complete now that the new mechanical units have arrived and been set in place. Site work continued on the east side of the new building as the new basketball court and parking lot were being prepped.





## DECEMBER

The site concrete is nearly complete on the new addition side. All glazing both inside and out are installed. Case work is still in progress. All wall coverings are up in the new addition and flooring is being installed. The new switch gear arrived and there is now power to the new building. This allowed the new air handler units to be started up and are now heating the building. All of the exterior siding has now arrived onsite and it is being installed. The new parking lot is prepped for asphalt and the contractors are waiting for a break in the weather to install.

### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Installation of Furniture
- Installation of Exterior Siding



EXTERIOR CANOPY/ ACTIVITY SPACE

### HIGHLIGHTS

- Received the exterior siding.
- Power is on to the new building.

### CHALLENGES

- Weather is creating issues with site work, roofing, playground installation.



POLISHING THE CONCRETE FLOORS



# ASHLAND HIGH SCHOOL

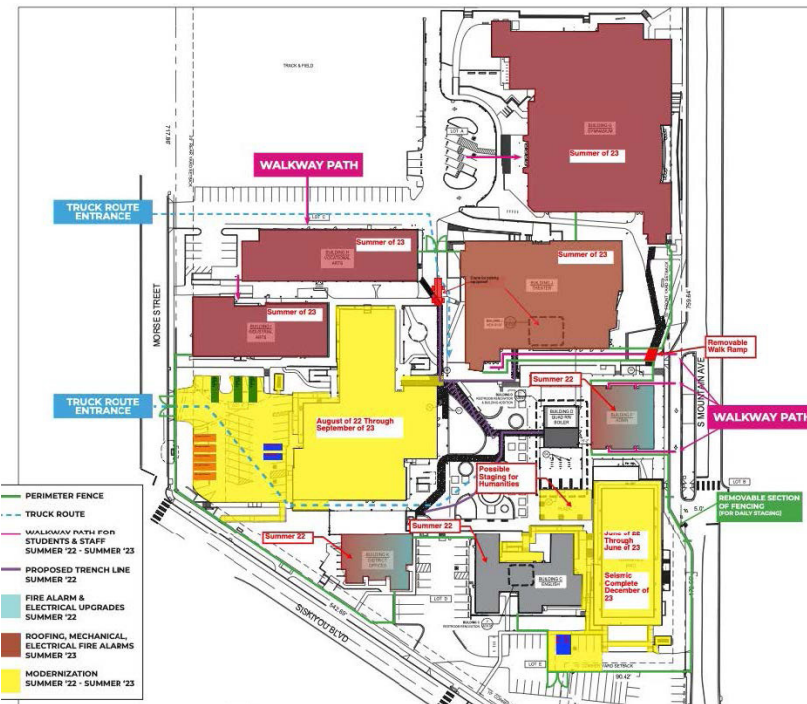




# CURRENT ACTIVITIES

## OCTOBER + NOVEMBER:

The project team worked towards reviewing and reconciling the last round of estimate for Phase I. Additionally, the team is reviewed the Phase I and Phase II (Campus-Wide HVAC) drawings to determine the potential for phasing and minimal disruptions to students.



## ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Bid packages will go out early January for the project.
- Site walks will also be scheduled for trades to familiarize themselves with the project.
- The bidders will have a period of time to ask questions before turning in their respective bids.

## DECEMBER

The Bid Documents are 100% complete! The Constructability Review was a success and captured a list of items to clarify for the bidders. Bid packages are currently being assembled and will be ready for bid early January.

## HIGHLIGHTS

- Collaborating with the Constructability Review team, arkitek, Gerding Builders and the School District have been very successful in dialing in the Construction Documents. The completeness and clarity is a result of the whole team working together.



# WALKER ELEMENTARY SCHOOL







## OCTOBER

Abatement was completed until the work on the gym commences. The entirety of the east wing was demolished and hauled off this month. Demo is close to being complete on the seismic renovation portion of the project. Framing has been taking place throughout including both steel and wood. The roof on the renovation was torn off and the structural improvements on the roof were taking place. Large openings in the existing cafeteria have been cut into the wall in preparation for the addition. Phase 2 was out to bid and a pre-bid meeting took place onsite for prospective bidders. Design work was still underway for the seismic renovations at the gym.



**DEMOLISHED EAST WING**

## NOVEMBER

This month, site work began with clearing and grubbing, as well as tree removal on the southeast side of the campus, preparing for the new parking lot. The new sheeting on the existing school wing and cafeteria is complete and the new roof is being installed. Framing and structural improvements are continuing with some additional metal stud strongbacks to brace the existing building in the event of seismic activity. Phase 2, which includes the new addition, was bid and there was good coverage from the local subcontractor groups.



**ROOF DEMO AND REPLACEMENT AT RENOVATION**



## DECEMBER

The focus of this month was on completing the seismic improvements to the main building. Strongbacks were installed throughout, as well as other structural improvements. The seismic work on the existing building was completed. Site work was paused because of the weather and conditions. The project team was able to remove an abandoned underground fuel tank creating a cleaner site. The main building and cafeteria have been dried in and roofing has begun to be installed. The Phase 2 portion of work was awarded, and work will begin immediately on that portion.



**REMOVAL OF THE UNDERGROUND FUEL TANK**



**INSTALLATION OF SEISMIC BRACING**

### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Continued site work
- Phase 2 begins

## HIGHLIGHTS

- Phase 2 work was awarded.
- Seismic Upgrade was completed.



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

