



Ashland School District
inspiring learning for life



OCTOBER - DECEMBER 2022
QUARTERLY SUMMARY

Program Updates

OCTOBER

At Walker Elementary, the work began on the gym seismic project. Over at AMS and Helman the focus was on wrapping up the punchlist and commissioning. Most of the excitement was at TRAILS, as the last pieces of the project were completed, furniture was delivered and installed and the move in process began. For District Wide projects, the Maintenance and Transportation buildings are in the middle of some much needed HVAC upgrades.



*WALKER ELEMENTARY SCHOOL
RENOVATION AND ADDITION, AERIAL VIEW*

NOVEMBER

In the month of November, the highlight was the completion of TRAILS Outdoor School, as students and staff were able to start using the newly renovated school. Ashland Middle School work was comprised of punchlist items that are being wrapped up. At Walker Elementary, there was a heavy focus on getting the exterior building envelope and gymnasium roof completed in preparation for the coming winter weather. At the Maintenance and Transportation facilities, the HVAC upgrades are nearing completion and most of the new units were started up.



WALKER ELEMENTARY SCHOOL COURTYARD PROGRESS

DECEMBER

During December, the winter break allowed time for some of the lingering punchlist items to be addressed at Helman Elementary, Ashland Middle School and TRAILS. Walker Elementary continued to make great progress and continues to get closer to completion this late spring. The district Wide HVAC projects at the Maintenance and Transportation buildings are nearly complete and Bellview Elementary HVAC went out to bid.



ASHLAND MIDDLE SCHOOL + TRAILS OUTDOOR SCHOOL



CURRENT ACTIVITIES

October:

- **Building A, Gym/Locker Rooms** – This area is the final portion of Ashland Middle School to have work completed. The gym construction work is finished and final cleaning is under way. The gym is expected to be turned over to the District on November 7th allowing student activities in this area to resume.
- **Ashland Middle School** – Fire safety related updates continue to progress in this otherwise fully operational campus. Final commissioning and user training continue to progress for various systems in the new facility as part of the project completion process.
- **Building G/H, TRAILS** – The building is complete with all new furniture installed as of October 27th. Movers are transferring staff belongings which will be unpacked starting October 31st, when teachers begin to move into their brand-new spaces. Students return to the campus on November 7th for their first day back to school in the revitalized TRAILS Outdoor School building.
- **Site Work** – Finish work on site lighting, transportation, landscaping, and irrigation are nearly complete throughout the campus including hydroseed of lawn areas and striping of parking lots.



THE TRAILS MULTI-PURPOSE ROOM IS READY FOR USE



THE ASHLAND MIDDLE SCHOOL GYM ALMOST BACK IN SERVICE

*CAMPUS LANDSCAPE ESTABLISHING**TRAILS FIRST DAY OF SCHOOL***November:**

- **Building A, Gym/Locker Rooms**
– The gym, locker rooms, wrestling room and staff offices are fully operable allowing indoor physical education classes and school sporting events to take place. This could not have come at a better time as winter weather is upon us thus limiting outdoor activities.

- **Ashland Middle School** – Fire safety related updates continue to progress in this otherwise fully operational campus. Final commissioning and user training continue to progress for various systems in the new facility as part of the project completion process.

- **Building G/H, TRAILS** – Staff and students are thriving on their new campus as of November 7th. The official ribbon cutting ceremony took place in the community room on November 17th and acted as a perfect representation of the vision for this space. Punchlist items are nearly 100% resolved which is the final step in completion of the building.

- **Site Work** – Only landscape punchlist items and finalization of the irrigation work remain with protection of hydroseed in place allowing grass areas to establish for next spring.

HIGHLIGHTS

- Vegetation is successfully establishing in most areas, providing life to the campus landscape.
- Troubleshooting of the HVAC system has calmed, and the commissioning process continues to progress.



DECEMBER

- **Ashland Middle School and TRAILS Outdoor School:** With exception to a couple items that are still not available industry wide, fire safety related updates were nearly completed over winter break. These are otherwise fully operational campuses. Final commissioning and user training continue to progress for various systems in the new facility as part of the project completion process. Punchlist items are nearly 100% resolved, which is the final step in completion of the buildings.



ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Final punchlist items for both schools, including landscape.
- Fire safety related updates scheduled for winter break to allow building access.

HELMAN ELEMENTARY SCHOOL





CURRENT ACTIVITIES

The construction of this building has a net reduction in the school's energy use that truly models the Ashland School District's adoption of the City of Ashland's Climate and Energy Action Plan (CEAP). The new classroom building also includes a SPED instructional space with exterior play area, sensory room with state-of-the-art furnishings, a large multipurpose room with an operable exterior wall and multiple breakout spaces scattered throughout the building.

The front administration area underwent a full renovation that included an access-controlled entry. New reception area, conference room and staff work room concluded the new spaces included in the administration area.

Campus wide, a new 4-Pipe hydronic HVAC system that includes new high efficiency boilers, new air handlers and a new chiller was installed. A new building controls system, allowing the district to operate the new systems as efficiently as possible and minimize any maintenance or troubleshooting delays, was also included. The campus also received a new fire alarm system bringing everything up to current building codes.

On the exterior of the site, a new entry drive was installed that will aid with traffic congestion during high traffic periods. Additional parking was installed at the south end of the campus. There is a brand new 1/8th mile walking track and new playground that is accessible to all. New landscaping wraps up the remainder of the campus.



ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued Commissioning.



ASHLAND HIGH SCHOOL

The background image shows an outdoor area of a school. In the foreground, there are several wooden picnic tables with metal frames on a light-colored concrete patio. Behind the tables is a black metal fence. In the background, there is a large, light-colored building with a dark roof. The sky is clear and blue.

CURRENT ACTIVITIES

OCTOBER + NOVEMBER

The ADA Commons project achieved substantial completion September 1st, 2022. Stair remediation has been scheduled for the summer months of 2023, with the same builder (Adroit Construction Company). We have received the schedule and quote for stair replacement.



DECEMBER

The project team has resumed this project and is now looking to procure a Construction Manager | General Contractor (CM|GC) to help aid the design team with creating a project scope that fits within the budget, schedule, and bond requirements. A CM|GC Request for Proposals (RFP) was issued at the beginning of December and a mandatory pre-proposal meeting took place on December 21, 2022. While design was completed prior to this point, there will be a re-design period to define the scope given the current budget and priorities.

ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- CM|GC Proposal Scoring and Interviews.

WALKER ELEMENTARY SCHOOL





OCTOBER

The building is prepared for winter with roofing in place and a completed exterior weather barrier system. This allows interior work to continue without interruption. Paving of Hunter Court and the Southeast Parking lot are complete. With addition of steel framed canopies and concrete block enclosures, the site layout is coming to life. Mechanical and electrical continue to progress both in the addition and renovated areas allowing further progress of finish work. The seismic retrofit work on the gymnasium is rapidly progressing, adding more depth to the improvement of this campus.



**AERIAL IMAGE OF THE CAMPUS
REVEALING THE NEW PARKING LOT**



**REPLACEMENT OF SELECT STRUCTURAL
MEMBERS AND ROOF AT MUSIC ROOM / GYM**

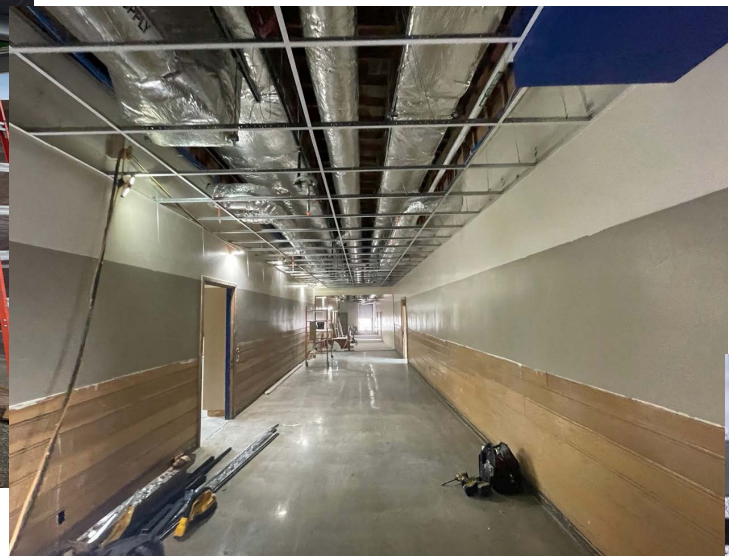


EXTERIOR INSULATION

**WINDOW TESTING**

NOVEMBER

Windows have been installed with weatherproofing and testing is in progress. Mechanical, electrical, and low voltage are continuing to progress throughout the facility. Drywall, texture and paint are pushing along to allow for casework and finish in several areas. Areas of polished concrete floors is expanding, and epoxy floors are actively being installed. The walk-in coolers and kitchen ventilation hood are installed shaping the food storage and preparation areas. Structural steel is rapidly progressing in the courtyard utility service area, at the covered canopies and with the gym seismic retrofit. Stucco is being applied at the renovated building portion of the project.

**STRUCTURAL STEEL AT COURTYARD COVERED WALKWAYS****POLISHED CONCRETE FLOORS**

ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Continued window system testing
- Completion of polished concrete floors
- Stucco application at building addition
- Completion of the gym building envelope
- Completion of courtyard concrete flatwork

DECEMBER

Storefront windows and door systems are installed, and subsequent weather testing continues. Plumbing and electrical are in the finish stages throughout much of the renovated building and some of the new addition. Classrooms are painted throughout including most door jambs. Wainscoting in the corridors is being refinished and installed, which really ties the spaces together and restores the historic aspects of the building. Polished concrete floors are nearing completion and epoxy floors are installed. The courtyard is taking shape with progression of the concrete flatwork and structural steel canopies. Stucco is complete at the renovated building portion of the project and has moved to the addition which is scheduled to be complete next month. Roofs are nearly finished at the gym and interior mechanical work is progressing. Paint will rapidly present the finish of this area. Casework and countertops are installed through most of the renovated portion of the project.



STUCCO AT BUILDING ADDITION



STOREFRONT WINDOW TESTING

HIGHLIGHTS

- Stucco progress
- Progress of mechanical installs
- Gym structural steel upgrades
- Completion of sheetrock and texture

CHALLENGES

- Cold and/or wet weather
- Labor shortage
- Material lead times

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
- 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
- Hall of Fame Movers
- New Horizons Woodworks

