



Ashland School District  
*inspiring learning for life*



JANUARY - MARCH 2023  
**QUARTERLY SUMMARY**

# Program Updates

## JANUARY

In January, the Ashland High School moved ahead with the renovation project by accepting proposals for Construction Manager|General Contractor (CMGC). Walker Elementary made great strides in progress towards achieving project completion in April. The Bellview Elementary HVAC project kicked off now that a contractor has been awarded the construction contract. The Solar project is moving ahead with an anticipated bidding window of late spring.



*COMBINED ASHLAND MIDDLE SCHOOL AND TRAILS OUTDOOR SCHOOL CAMPUS*

## FEBRUARY

During the month of February, great progress was made at Ashland High School in moving that project ahead. A Construction Manager|General Contractor (CMGC) was selected and approved by the board. Walker Elementary is rounding the corner and is now weeks away from completion. The Bellview Elementary HVAC project began sourcing some of the long lead items that are needed. Helman Elementary, Ashland Middle School and Trails Outdoor School are all working through the various closeout activities and addressing any punchlist items that are outstanding.



*EXTERIOR CEMBRIT CLADDING AND NEW STUCCO AT WALKER ELEMENTARY SCHOOL ADDITION*

## MARCH

In March, despite the weather, the progress pushed ahead at Walker Elementary with many of the exterior site tasks being completed and final finishes being installed. The Bellview Elementary HVAC Upgrade is in the process of procuring long lead time equipment as the controls have now been upgraded. The Ashland High School project team met to review the project scope and task the new CM|GC with reviewing the constructability of the project and establish preliminary schedules. Helman Elementary fulfilled a critical closeout task in completing the System Verification Testing onsite as part of the commissioning process.



# ASHLAND MIDDLE SCHOOL + TRAILS OUTDOOR SCHOOL



## CURRENT ACTIVITIES

Ashland Middle School and TRAILS Outdoor School are complete, and staff and students are fully occupying the new spaces.

Throughout each campus, upgrades in HVAC systems, plumbing, and electrical are prevalent, introducing energy efficiency air quality improvements and climate resilience resulting in more accommodating environments for maximum learning opportunities. Each school has received upgraded windows, new roof systems, new restrooms and redesigned administrative/office spaces. The project also resulted in improvements to overall campus security, technology infrastructure, seismic upgrades and accessibility. Both schools have been retrofitted with fire alarm and fire suppression systems as well. Each school campus has its own vehicle entry and exit with clear-cut pick up and drop off areas to assist with reduced congestion during high traffic periods.

### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued commissioning
- Equipment Training



Ashland Middle School comprises about 40,000 sq. ft. of the project including a new library and addition of a newly constructed two-story 6th grade building with an elevator.

The campus includes a leadership room with full kitchen designed to host campus events. The SPED area includes multiple classrooms and offices with an additional calming space, private restrooms, and secure outdoor learning area. The covered courtyard is central to the campus with a multifunctional design including reclaimed wood beam stadium style benches for outdoor educational purposes and skateboard accommodating features allowing students a safe and fresh outdoor space for various activities. The kitchen and cafeteria have also been upgraded with new appliances and renewed finishes.

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TRAILS Outdoor School has an entirely separate, newly renovated building stretching across 26,000 sq. ft. of useable space.

The campus now includes 5 classrooms, a library, art lab, testing room, SPED room, music facility and multi-purpose room. There is also a grand outdoor structure attached to the building, allowing activities in adverse weather, including an integrated rock-climbing wall. The multi-purpose room, also known as the community room, is the highlight of the building. This area not only provides a place for staff and students to congregate for events but is equipped with large windows and roll up doors that can be opened to connect to the outdoors. Designing this aspect of the multi-purpose room was fully intentional and a defining characteristic of the school culture. The adjacent ready room has a full kitchen, which accommodates preparation for outdoor activities as well as daily meal requirements.

There is also a grand outdoor structure attached to the building, allowing activities in adverse weather, including an integrated rock-climbing wall.



# 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 Ashland High School. In the foreground, there is a paved patio with several wooden picnic tables. Behind the tables is a concrete wall with 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

## JANUARY

In January the focus on this project was procuring a Construction Manager |General Contractor (CM|GC) to be brought into the project team. The selection committee met on January 26th to score the three proposals that were received from prospective firms. From this process, invitations to interview were extended to two of the firms. The interviews are slated to take place in February.



## FEBRUARY

The month of February was exciting in the fact that the District interviewed, selected and the School Board approved the hire of a Construction Manager|General Contractor (CM|GC) for the project. The joint venture of Kirby Nagelhout Construction Company (KNCC) and Outlier Construction Company (Outlier) was selected to join the team. Next steps will be to sit down and strategize the most effective method to complete the project. In addition to the CM|GC selection, the replacement stairs for the Science building are being fabricated in preparation for a summer installation.



PROJECT KICK OFF MEETING

## MARCH

In March, the project team was able to meet and begin to discuss the project and the scope. This was the first time since hiring KNCC + Outlier as the Construction Manager | General Contractor on the project. Some of the initial focus has been on reviewing the mechanical design and looking at ways to minimize impact to the staff and students while still performing the work. In addition, the Science building stairs are getting closer to being fabricated in preparation for the replacement scheduled to occur during the summer break.

### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Continued meetings to further define scope and schedule.

# WALKER ELEMENTARY SCHOOL



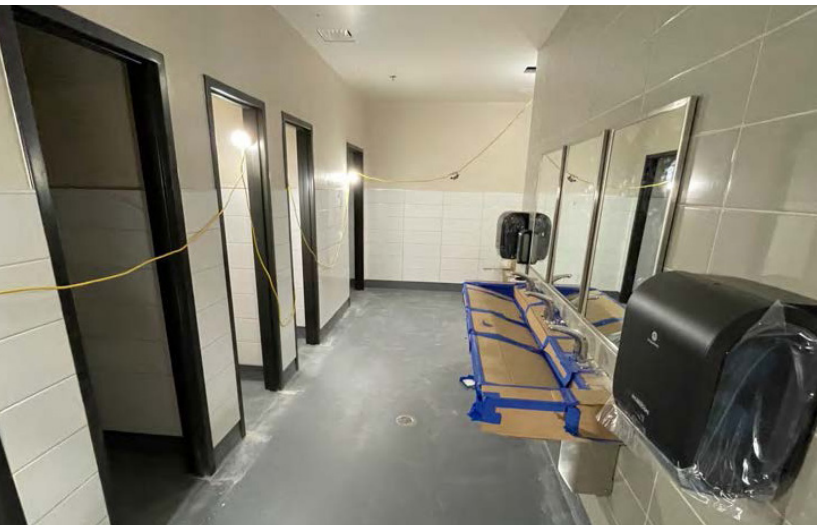


## JANUARY

Courtyard work is progressing rapidly with nearly all concrete flatwork complete. Structural steel walkways and canopies are in the final stages of erection. Landscaping has begun to fill parking lot planters, and final steps in retention wall construction is underway. The majority of paint work has been completed and finish work including installation of bathroom tile, ceiling tile, casework, countertops and plumbing/electrical finish is underway. Mechanical, electrical and plumbing are nearly ready for the commissioning process to begin, signifying the nearing of project substantial completion.



**COURTYARD CANOPIES AND FLATWORK**



**COMPLETED BATHROOM TILE WORK**



**IRRIGATION AND LANDSCAPE PROGRESS**



***BUILDING ADDITION CLASSROOM IN  
FINAL STAGES OF CONSTRUCTION***

## FEBRUARY

Classrooms in the renovated building are in the final stages of construction, with finishes complete including floor coverings, ceiling tiles, lighting, and casework. The addition is close behind with the major focus being trim out of electrical and plumbing as well as installation of casework and floor coverings. Testing and balancing of the HVAC system is scheduled in the coming week, which is an important step in the building commissioning process. Weather has slowed exterior finishes, but progress remains apparent with installation of the first section of Cembrit cladding. Final sections of concrete flatwork are tying sectors of the exterior areas together, which further defines landscaped areas and illustrates the architect's intended routes for navigating the site.



***COVERED BIKE CANOPY IN COURTYARD***



***EXTERIOR CEMBRIT CLADDING  
AND NEW STUCCO ON THE  
SOUTH SIDE OF THE BUILDING***

### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Construction Completion
- Commissioning
- Building Turnover to ASD
- Furniture Install and Staff Move-in

# MARCH

Final portions of site work and landscaping are rapidly progressing throughout the campus. The renovated portion of the building interior is complete and finish work is wrapping up in the addition. The new stainless steel kitchen equipment has been installed and is undergoing testing. The buildings HVAC system is in the commissioning process, ensuring proper function of all components.



**WALKER ELEMENTARY COMPUTER LAB  
WITH STATE HISTORIC PRESERVATION  
OFFICE (SHPO) DISPLAY**



**THE NEW BUILDING EXTERIOR WITH SIGNAGE**

The exterior of the building is almost complete with full installation of stucco and cembrit panels leaving only a minor amount of paint touch up to complete. Covered steel structures and hand railings have been installed and are being painted. Installation of the playground is under way. Punch walks are one of the final steps of a construction project, allowing the opportunity to ensure that there are no flaws or issues to be addressed.



**COURTYARD PROGRESS**

## HIGHLIGHTS

- Interior Finish Work
- Landscaping
- Railing Installation
- Completion of Site Work

## 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
- Milestone Landscape Group
- Viking Concrete Cutting

