



Ashland School District  
*inspiring learning for life*



APRIL - JUNE 2023

# QUARTERLY SUMMARY



# Program Updates

## APRIL

April was a monumental month for the Walker Elementary project, as the contractor achieved substantial completion marking the turn over of the building to the District. The Ashland High School Modernization project made significant strides in developing a revised plan for phasing the project with the goal of minimizing disruption to the school while also accomplishing the scope of work to satisfy the Bond promise. Helman Elementary, TRAILS and Ashland Middle School all performed HVAC and electrical systems functional performance testing,

a part of the commissioning process, ensuring that they are operating properly. The Solar Campus project went out to bid, which is another exciting step towards accomplishing the Bond goals.



*NEW CLASSROOM FURNITURE INSTALLATION AT  
WALKER ELEMENTARY SCHOOL*

## MAY

May achieved a big milestone as staff and students returned to the newly renovated Walker Elementary campus. The planning portion of the Ashland High School project moved forward with some revised phasing plans which minimizes relocation needs and maximizes the project scope with the available budget. At AMS, TRAILS and Helman, the final portion of the commissioning functional performance process was completed. This included testing of the lighting controls, access controls and fire alarms. The Solar Campus project, a part of the state required 1.5% renewable energy upgrades was bid and awarded to Adroit Construction, marking the start of an exciting project that will further the District sustainability objectives.

## JUNE

June was a run up to the fast paced summer burn where many of the projects take advantage of the school break while staff and students are away to complete some of the more disruptive work. The Ashland High School project had two bid packages out in preparation to perform the Humanities Seismic Renovation and building upgrade. Bellview prepared for the start of the HVAC and fire alarm replacement work and Walker crept closer to completing some of the lingering punchlist items. Overall it will be a busy summer for bond work despite completion of three of the major projects.



*WALKER ELEMENTARY SCHOOL  
NEWLY RENOVATED CAMPUS*



# 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.

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.







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 at Ashland High 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, and there are some trees visible in the distance.





## CURRENT ACTIVITIES

### APRIL

April marked the project team's potential plan to phase the project while minimizing interruption to the school's operations. KNCC + Outlier is expected to have a site presence in the next few weeks with potential for some investigative demo work to occur, which will better streamline construction down the road. Currently an updated estimate of work is being compiled, which will give more visibility on the budget and current market conditions and availability. **An additional positive note is that the High School was awarded another Seismic grant from the State of Oregon's Seismic Rehabilitation Grant Program.**

### MAY

In May, the project team moved ahead with early procurement of rebar for the start of the Humanities subgrade and seismic work. In addition, another bid package was released that included much of the early site work on Humanities as well as a scope to bring a mechanical, electrical, plumbing and controls trade partner on board to help develop a plan for the complex sequencing of this project. These bids are due in the beginning of June.

Additional conversations are ongoing with AHS staff to ensure a smooth transition for relocation efforts that are taking place. In addition, beginning in June at the conclusion of school for summer break, the Science building stair replacement will begin.



## JUNE

June kicked off another summer season of construction at the high school. With the beginning of summer break, Adroit Construction hit the ground running with the Science building stair replacement. Two sets of stairs were demoed immediately, with the third right behind them. The team will then focus on pouring footings for new stairs to be installed. The School Board approved the 1st and 2nd bid packages for the Humanities building, allowing construction to start on the building upgrades. Demo work started straightaway with removal of the perimeter concrete, opening up the sub grade and allowing the structural improvements to take place on this building. In addition, the concrete rails were removed in preparation for the new elevator shaft to be installed.

Behind the scenes, the team is continuing to meet and discuss the best path forward for completing the remainder of the upgrade scope, in particular, the HVAC and the Science building improvements.



*Concrete Demo at Humanities Building*

### Science Building Stair Demo



### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued construction on the Humanities upgrades.
- Beginning of construction of the replacement stairs on the Science building.



# WALKER ELEMENTARY SCHOOL







## APRIL

Construction is substantially complete, and a temporary Certificate of Occupancy has been received, allowing Ashland School District to occupy the building. Final aspects of the punch list work are underway and new furniture has been installed. Staff belongings have been moved on site from Walker Village and teachers are actively unpacking into their new spaces.

Landscaping is near completion, and the campus looks beautiful. There are a few components of the playground that have yet to be received which has delayed finalizing the installation, but it is expected to be complete in the coming weeks. Walker Elementary Staff are beginning to thrive in their new spaces and are eager to welcome students on May 8th for their first day of school in the new building.



**STAFF TOUR JUST BEFORE MOVE-IN**



**THE NEW COURTYARD (PRIOR TO  
HYDROSEEDING ON 1ST OF MAY)**

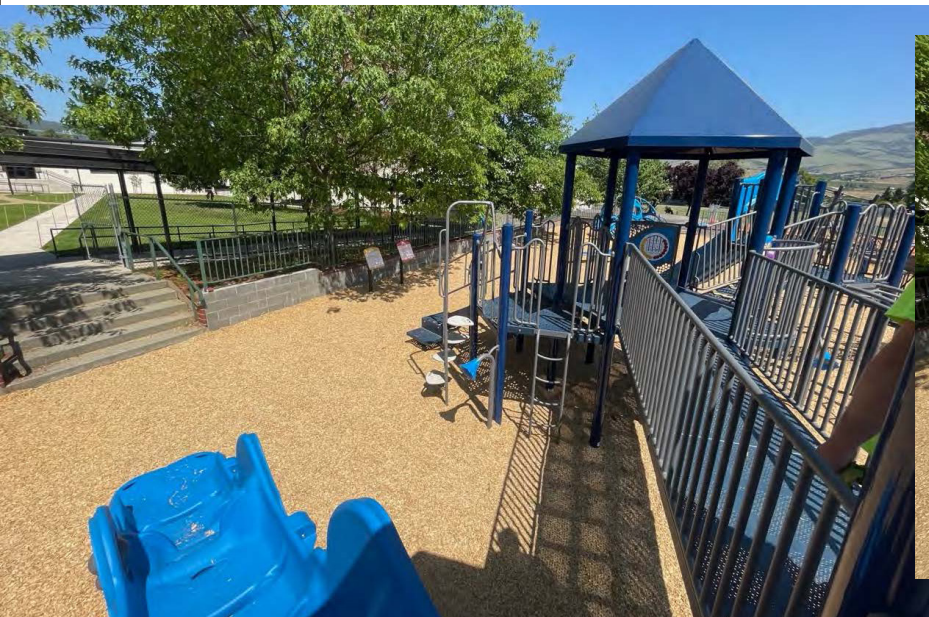




***THE NEW PLAYGROUND***

## MAY

The final pieces of landscaping are nearly complete, and the new playground is seeing heavy daily use. There are very few outstanding punch items to be addressed and through the first several weeks of occupancy, only minor warranty work has been required. Ashland School District and the Walker Wolf Pack are proud owners of this tremendous, renovated campus. Staff and students will be entering their summer break soon and will have their new school waiting for them to return in the fall.





*THE NEW ADDITION*

## JUNE

While the team is continuing to meet weekly, the majority of the work is completed. The team is using the summer break to accomplish some of the remaining punch list items such as finish touch up and door adjustments. There are still some pending long lead items in regard to the electrical distribution equipment and lighting controls, but this should be completed over the summer in plenty of time for staff and students to return to school in the fall.

### ACTIVITIES SCHEDULED FOR NEXT PERIOD

- No major activities scheduled outside minor punch items and warranty follow-up.

### HIGHLIGHTS

- Project completion.

### CHALLENGES

- No challenges to note.



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

