



Ashland School District
inspiring learning for life



JULY - SEPTEMBER 2021

QUARTERLY SUMMARY

JULY AND AUGUST

July was a very busy month for bond work as the majority of staff was out for summer break. Walker Elementary kicked off construction beginning with mobilization, abatement and demo. The Willow Wind renovation project was well underway and turned the corner to starting finishes and tidying up the site work with school starting just around the corner. Ashland Middle School + John Muir Outdoor School's new west parking lot continued along and inside the building, the structure was being renovated to accommodate the new mechanical and plumbing. Helman Elementary School continued along with drywall going up inside and cladding beginning to be hung outside.

With four of the sites under construction and the remaining projects all in design, the Bond Program hit the peak busyness. Helman continued into interior finishes and exterior site work on the new building. Walker Elementary was heavily underway in abatement and demo, while the Phase 2 design work is being wrapped up. Students returned onsite at Willow Wind School and reaped the benefits of the new restrooms and updated HVAC system. Ashland Middle School + John Muir Outdoor School continued renovation work and completed the new parking area in time for the start of school. Ashland High School continued constructability and phasing discussions.

Program Updates



*AERIAL VIEW OF NEW PARKING LOT AND
PROGRESS AT ASHLAND MIDDLE SCHOOL*



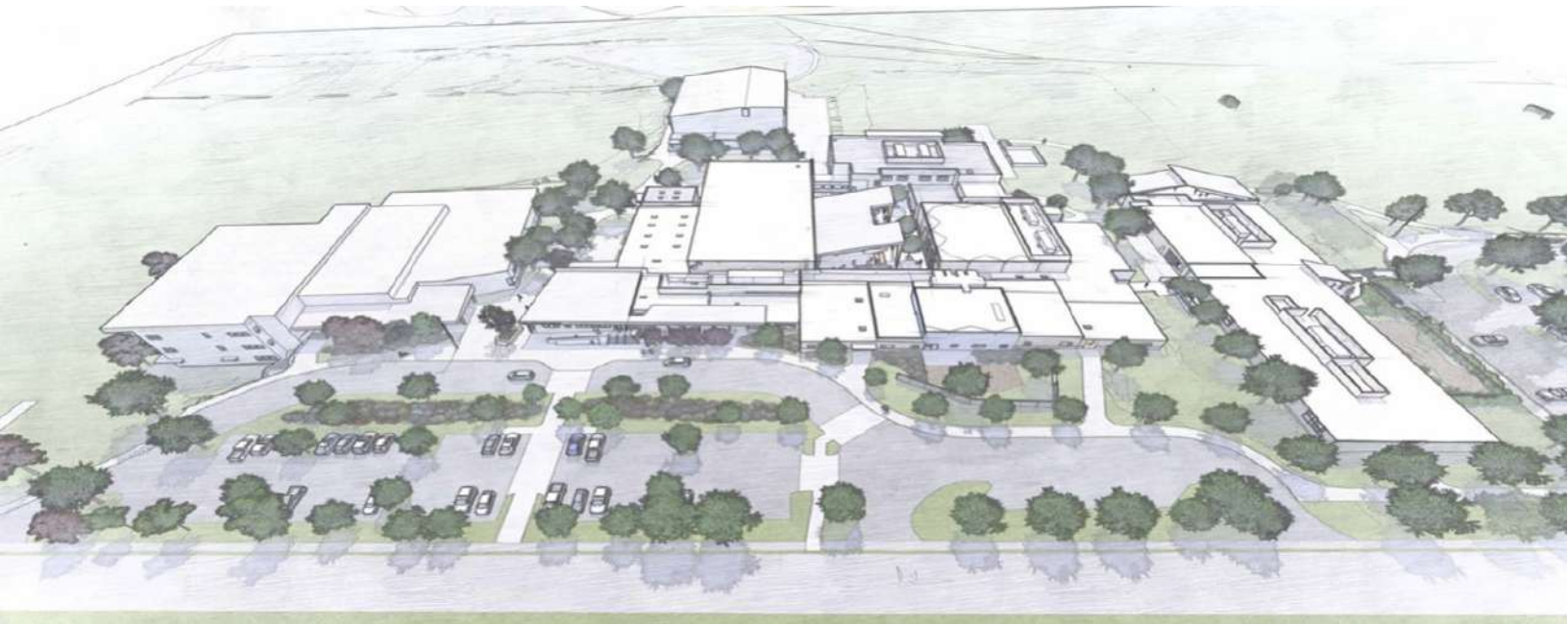
*AERIAL VIEW OF PROGRESS AT HELMAN
ELEMENTARY SCHOOL*

SEPTEMBER

The bond work is well into halfway through and most of the sites are now either under construction or in the tail end of design. Willow Wind wrapped up this month with the exception of a few minor items. Walker Elementary is nearly through demo and is starting to install the seismic improvements on the existing building. Helman Elementary is close with only a couple months left before the new building addition is done. Ashland Middle School and John Muir Outdoor School is starting to see the exterior building envelope sealed up. Ashland High School is working through design and focusing heavily on constructability to try and mitigate any issues during construction.

The background image shows a school building with a long, covered walkway. The walkway has a corrugated metal roof supported by yellow metal posts. In the foreground, there are several black metal bike racks. The ground is paved with concrete. In the background, there is a parking lot with a few cars and some greenery.

ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL



CURRENT ACTIVITIES

APRIL: The new curbs, parking and drive lanes were slated to be completed before school started in the fall. Efficient progress was made, and was made ready for asphalt in the parking lot mid-August, in order to be ready for kids to be dropped off on the first day of school. On the inside, hallways have been raised for portions of ducting, plumbing, fire sprinklers, and electrical components. Weather barrier was in process on many portions of the project in preparation of windows and siding.



MAY: The new curbs, parking and drive lanes were completed just in time for school start. On the inside, hallways have been raised for portions of ducting, plumbing, fire sprinklers, and electrical components. Weather barrier was in process on many portions of the project as well as windows and siding.



JUNE

Roofing will be the name of the game beginning in September. Getting the buildings “dried in” is essential for all the interior work to be protected from the weather. The courtyard concrete is currently being poured. The new 6th grade building has stucco being installed.



ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Siding on the Mid Gym started and will continue into next month.
- Rough in with all of the trades will continue in all areas of the building.
- HVAC units will be placed on the buildings with a crane at the end of the month.



6TH GRADE BUILDING PROGRESS. STUCCO HAS BEGUN.

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, colorful mural on its exterior wall. The mural depicts a landscape with mountains, trees, and a body of water. 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.

APRIL

Jam Roofing was onsite at Helman, installing the roof. The drywall was hung in the west wing, along with all of the interior insulation being installed, and the insulators were working on the east wing. The metal stud framing for some of the interior details were underway. Storefront windows were being installed, starting with the frames. The two mechanical mezzanines now have stairs up to them and they have been poured with concrete. Britannia continued to grade out the site and with the perimeter footing drains installed, the building perimeter mostly backfilled.



NEW MECHANICAL MEZZANINE

Robert Lloyd Sheet Metal began to work on the existing buildings that are set to have their HVAC upgraded. The existing boiler was being removed and some of the infrastructure for the new boilers and chiller were being installed.



STOREFRONTS AT SOUTH-EAST ACTIVITY SPACE



MAY

The new building addition moved along and some of the focus shifted to the existing boiler rooms. The new boilers were set in place and Precision Electric and Van Rowe Mechanical worked on getting them installed to supply the entire campus. The exterior windows were about 50% installed and QED Labs was onsite to perform another window test, looking for any leaks. The test was successful. Jam Roofing was nearly complete with the roof installation. Drywall began to get texture, starting in the mechanical mezzanines.

Robert Lloyd Sheetmetal concluded the majority of the ducting and went back to seismically reinforce it. Precision Electric continued to pull wire throughout the new addition. Underground conduit was placed that connects the new addition to the existing boiler room. The hydronic mains lines were run underground from the new building to the existing boiler room.

SEPTEMBER

The focus is on getting the mechanical system that will supply both the new building and the existing campus up and going. The new boilers are in place and the existing chiller has been decommissioned with the end of the warm weather. Siding and exterior insulation is going up on the exterior of the building. The two new air handlers arrived onsite and a crane was brought in to set them in place. With these units in, the final portion of the roof can be completed. The drywall installation inside the new building. The hydronic lines have been tested and will be terminated at the units and boilers. Around the perimeter of the new building, concrete is being poured for the outdoor activity spaces, retaining walls and sidewalks.



NEW HYDRONIC LINES AT THE NEW BUILDING

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- New boiler will be started up



EXTERIOR SITE CONCRETE POUR

HIGHLIGHTS

- Siding and exterior insulation
- Air handler units are onsite

CHALLENGES

- Continued labor shortages impacting the Sub-Contractors

ASHLAND HIGH SCHOOL



CURRENT ACTIVITIES

JULY + AUGUST:

Throughout the months of July and August, activities included opening up walls, ceilings and interstitial spaces to get a clearer understanding of how the buildings were built. The project team reviewed and reconciled the last round of estimate for Phase I.



ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Full Constructability Review will be underway to capture any additional areas where Value Engineering measures may be implemented depending on estimates.
- Arkitek will complete Phase II drawings and submit to estimators.

SEPTEMBER

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

HIGHLIGHTS

- Working with the Design team and CMGC to explore interstitial spaces, wall types and Pipe sizing to eliminate more questions down the road.

WALKER ELEMENTARY SCHOOL





JULY

Adroit mobilized onsite with their job trailer, and temporary construction fences went up. Demo and abatement began on the existing school. The project team met with Adroit and BBT Architects to discuss bidding strategies for the site and addition work and also the gym seismic project. The second phase of the project was presented again, with Parks and Recreation having approved it, at the Planning Commission meeting and the commissioners made a motion to adopt the findings. This allowed the project to proceed with the second phase which will comprise of the building addition and site work.



EXPOSED STRUCTURE IN BASEMENT

AUGUST

Abatement and demolition continued at Walker. Belfor made great progress on abating all of the necessary spaces in the old building. Structural improvements started to take place in the cafeteria with installation of shoring and BBT Architects completed the 95% Construction Documents and Adroit and Construction Focus put together estimates. Design began on the Phase 3 Gymnasium Seismic improvements and ZCS Engineering made a site visit to review the newly exposed structure on the main building and the existing gym structure for their design.



START OF ABATEMENT IN THE CAFETERIA

SEPTEMBER

Abatement is nearly complete and demo continues in the East Wing. Devry is onsite now and framing and blocking the seismic improvements to the existing classroom wing. The cafeteria is currently getting some of the metal structural framing installed including new footings. The last few details are being completed for the Phase 2 design and it will be going out to bid next month. Western Testing was onsite to perform some destructive testing on the gymnasium. The information from this testing will be used for the design of the seismic improvements at the gym.



NEW STEEL STRONGBACKS IN CAFETERIA

OLD ADMINISTRATION AREA COMPLETELY DEMOED

ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Beginning of the east wing demo.
- Continued framing.



HIGHLIGHTS

- Destructive Testing that will allow the seismic design on the gym to continue.

WILLOW WIND LEARNING CENTER





JULY

In July, all of the abatement was completed. The health room and new bathroom addition were framed completely out. Advanced Air continued to run the HVAC ducting and are now installing the units. The ADA site ramp was formed and the stem walls received concrete. Drywall is hung in the new storage/restroom hallway, health room and pump room. The new electrical service that will supply the HVAC equipment has been trenched and the vault is set in place. Evergreen Roofing is beginning to install the new roofing.



DRYWALL AT NEW HEALTH ROOM

AUGUST

August saw a flurry of activity as the school year start quickly approached. New restrooms were tiled, had flooring installed and new fixtures installed. Ducting for the new HVAC system was installed and trimmed out. The new electrical service was installed and the switch gear was energized. The new HVAC units were started up and began supplying the new space fresh conditioned air. Site walkways and ramps were poured and completed. Landscape base and sprinklers were installed. The pad for the new modular building was completed and utilities were stubbed out at the location. Interior spaces received paint. The new health room was completed and trimmed out.



PREPPING THE PAD AND TRENCHING UTILITIES FOR THE NEW MODULAR

SEPTEMBER

In September at Willow Wind, a few remaining punch list items were addressed but the main focus was on the new modular. It arrived onsite and was set in place. Electrical and plumbing were hooked up to it and a new concrete access ramp was poured. Staff is now able to use the two new classrooms. There are a few remaining items to be addressed including the addition of some more cubbies, exterior painting, addition of HVAC to the upstairs and some grading around the modular. This work is scheduled for October.



OVERVIEW OF RESTROOM BUILD OUT, NEW LOCKERS AND SIDEWALKS

ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Some continued punchlist items to include Controls, Grading cubbies and paint.



NEW MODULAR AND CONCRETE ACCESS RAMP

HIGHLIGHTS

- New Modular was completed.

CHALLENGES

- Remaining HVAC Controls work is waiting on components to arrive.

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

