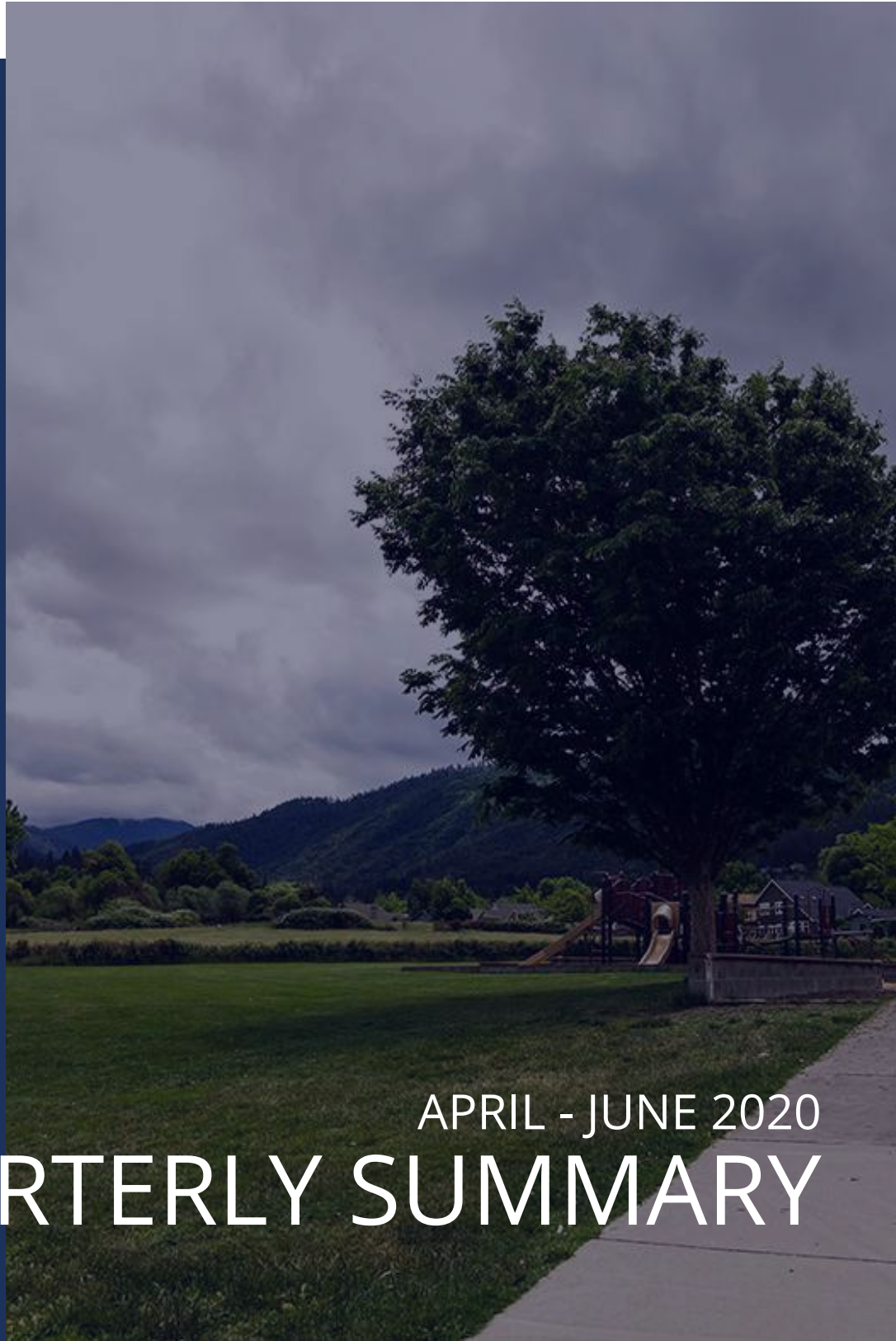




Ashland School District  
*inspiring learning for life*



APRIL - JUNE 2020  
**QUARTERLY SUMMARY**

## Program Updates




Despite the new challenges that were presented with the COVID19 pandemic, all projects underway have continued. The teams leveraged technology and conference calls to continue to advance programming and design meetings at the four major projects.

The project teams, utilizing safe distancing and sanitizing requirements outlined by the CDC, began conducting destructive investigation at all of the schools.

This process allows the design team to fully understand how the buildings were constructed. Additionally, the project design teams began discussion with Brightworks to understand and strategize limiting the embodied carbon used in construction. Utilizing wood framing, limiting use of structural steel and limiting the cement mix were all strategies discussed. Follow-up meetings were scheduled in April and May as the design progressed.







## IN APRIL, THE PROJECT TEAMS CONTINUED TO FURTHER THE PROJECTS

with Ashland Middle School + John Muir Outdoor School and Helman Elementary School pushing into the final phase of design. Ashland Middle School + John Muir Outdoor School reached the 50% Construction Documents milestone which triggers the constructability review. This review ensures the various aspects of the design are integrated and can be built without conflicts.

Additionally, the team began discussing phasing with the CMGC and the school administrators. The team also began working on a temporary location plan for students and staff during the construction period.

The District and HMK also continue work with a security consultant to create standards for access control and security. This will be applied to all of the projects in the district.



## THE MONTH OF MAY WAS BUSY,

with Ashland Middle School and John Muir Outdoor School's design coming to a completion. The team created a temporary moving plan for AMS students to be located in temporary modular, in the north field, and JMOS located at Lincoln School. District and school staff began packing classroom materials and equipment, in preparation for the relocation.

Additionally, the District's facility staff began renovations at Lincoln. Helman Elementary School entered the Construction Document phase, with District page turn meetings and Adroit and an independent estimator prepared the second estimate for the project. With Board approval on Walker Elementary School's premium allocation, the Project Team began Schematic Design. The school's Core Team will continue design meetings during the summer.

Ashland High School was awarded a nearly \$2.5M Seismic Grant for the Humanities building. This grant provides additional funding, which allow more work to be accomplished at the school. The school's Core Team will begin meeting in July.

The District and HMK have completed the first design standard for Safety and Security. This standard will be applied to the remaining schools during the Bond Program.

Ameresco has nearly completed their comprehensive energy audit of the District's buildings. This report will be provided to the District in June and will kick-off the planning and implementation of the District-Wide HVAC Projects. This report will detail the existing conditions, energy usage, establish a life-cycle analysis and provide recommendations, with cost, on replacing equipment.







# ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL



## CURRENT ACTIVITIES

- Soderstrom Architects are on schedule for the 75% Construction Documents interim milestone.
- Value Engineering (VE) and Budget Reconciliation refinements are being incorporated into the plans and specifications.
- Underground utilities mapping, and additional geotechnical and hazardous materials investigation was completed. Existing building condition investigation by the Construction Manager, Adroit Construction, was completed to assist the architects and engineers in making critical design decisions.
- Design and planning for the temporary modular classrooms.
- Planning for the preparation work for relocation of John Muir Outdoor School to Lincoln School Elementary School.
- Implementing CEAP sustainability features into the final design.

Preliminary construction activities for the project commenced in June with the removal of the obsolete underground diesel fuel storage tank laying in the future central courtyard area. The work by Western States Environmental Services, LLC, a local contractor, is being performed according to strict safety and environmental requirements.





## ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Ongoing discussions with Brightworks to incorporate sustainability and environmentally friendly material and practices.
- Constructability review of design.
- Complete design and submit permit application for the temporary modular classrooms.
- Preparation of Lincoln School Elementary School for relocation of John Muir Outdoor School.
- Review interior finished and materials with school Core Teams.

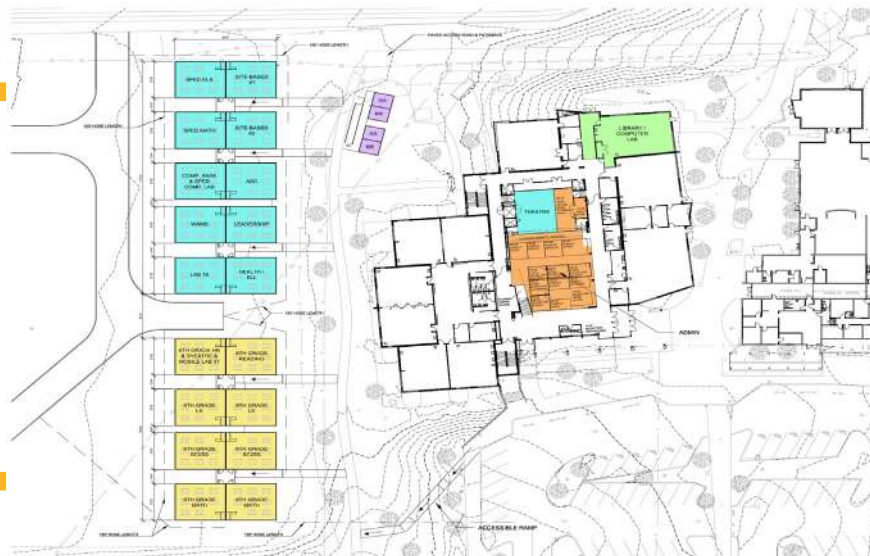


## HIGHLIGHTS

- Value Engineering refinements were incorporated, and Budget Reconciliation completed.
- Design continued on schedule.
- Planning for relocation of students during

## CHALLENGES

- Continue to progress the design and field investigations during the current restrictions and challenges of the pandemic.
- Approve and implement solution for temporary relocation of students and staff during construction.



Proposed Layout of Modular Classrooms in North Field

## SOLUTIONS

- Temporary relocation during construction: John Muir Outdoor School to Lincoln Elementary
- School and Middle School 6th grade and other effected programs to a Modular Classroom Complex on site.
- Video conferencing for meetings and working remotely leveraging electronic communication technologies.
- Social distancing and wearing masks.

The background image is a photograph of the exterior of Helman Elementary School. It shows a modern building with a dark roof and large windows. In the foreground, there is a concrete planter box containing a young tree and some shrubs. A black metal post stands next to the planter. In the background, there are more trees, some with yellow autumn leaves, and a mural on the school wall. The sky is overcast.

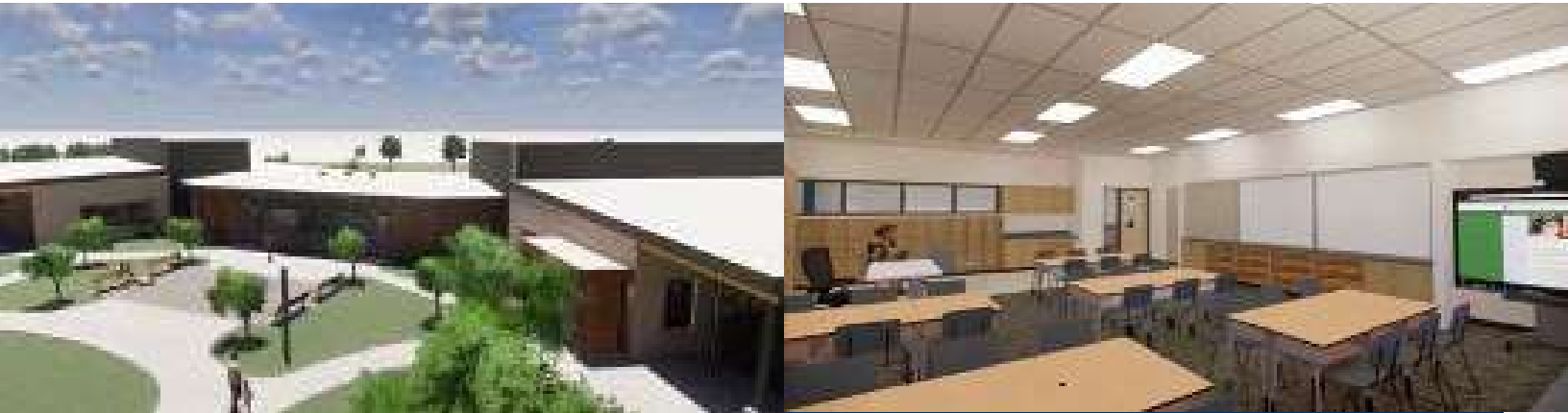
# HELMAN ELEMENTARY SCHOOL



## IN APRIL, THE DESIGN DEVELOPMENT (DD) PHASE

was completed, and the drawing set and specifications were sent to Adroit and Construction Focus to begin developing an estimate for the project. One meeting for DD took place in April. While at the meeting, the BBT team presented a flyover video of the new building addition. This gave the design group a more concrete look at their hard work over several months of design meetings. BBT, HMK and Brightworks met to discuss the energy modeling that was performed on the design.

Rogue Planning and Development was contracted to assist in drafting the findings for the permit application. BBT, ASD, HMK, MFIA, Conley Engineering, Walker Engineering and KenCairn Landscape met twice in April to review the details of the design and how those pertain to function.



## IN MAY,

HMK and the Ashland School District performed a page turn review of the Design Development documents. The purpose of the review was to provide the Design Team with comments and questions regarding the design. Adroit and Construction Focus presented estimates based on the Design Development drawings and specifications. It is important to periodically conduct estimates during the design phases to ensure the project is within the established parameters. During the month, the Design Team met once to check in and update the Core Team on the status of the project. From this point, the project will advance into the Construction Document phase that will be used throughout the construction of the project. Rogue Planning and Development worked on developing findings to be presented to the City with the zoning permit application in June. BBT, HMK, Adroit and Brightworks met to discuss potential opportunities to reduce embodied carbon in the concrete during construction.

**ACTIVITIES SCHEDULED FOR NEXT PERIOD**

- The Design Development (DD) phase is completed and Adroit and Construction Focus is working on an estimate and reconciliation.
- The Construction Document phase will begin. The zoning permit application will be filed with the City.

**HIGHLIGHTS**

- Estimate Reconciliation
- Construction Document phase has started

As part of the changes being made at the school, the playground will be renovated. HMK, BBT Architects and the Ashland School District are working with MRC Recreation to renovate the new playground. New structures and equipment will be carefully selected and laid out to influence imaginative play opportunities and also act as dual function recreation and physical education.





# ASHLAND HIGH SCHOOL



## CURRENT ACTIVITIES



- arkitek:design&architecture/ kistler+small+white designers are analyzing the programming information and input from design charrettes with the high school Core Team in order to complete the pre-design/programming documentation. This is a critical process that forms the basis for developing schematic design options.
- Hazardous Materials investigation and Geotechnical investigation.
- Ashland High School was awarded a nearly \$2.5M Seismic Grant for the Humanities building. This grant provides additional funding, which allow more work to be accomplished at the school.

### ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Schematic Design will commence with additional design charrettes with the high school Core Team and site visits to evaluate existing classrooms and building conditions.
- Completion of Hazardous Materials and Geotechnical investigation.
- Survey of existing mechanical and electrical systems by design engineers.

## HIGHLIGHTS

- Hazardous materials investigation was completed, and geotechnical investigation started.
- Pre-design continued on schedule. school Core Team.

## CHALLENGES

- An application for Oregon State grant funding for seismic upgrade of the Humanities Building will be considered for award next month.
- Continue to safely progress the work in the COVID-19 environment.



# WALKER ELEMENTARY SCHOOL





## IN APRIL,

BBT Architects and the core team completed the programming for Walker. This is a crucial phase and significantly kicks off the design process. There were three responses for Request for Proposals by the CMGC firms. Scoring took place and two firms received invitations to interview for next month, Adroit Construction and Ausland Construction.

### **HIGHLIGHTS**

- Interviews were performed to select the CM|GC, Adroit Construction was selected
- GRI performed a Geotechnical investigation

### **CHALLENGES**

- Remote meetings.

## IN MAY,

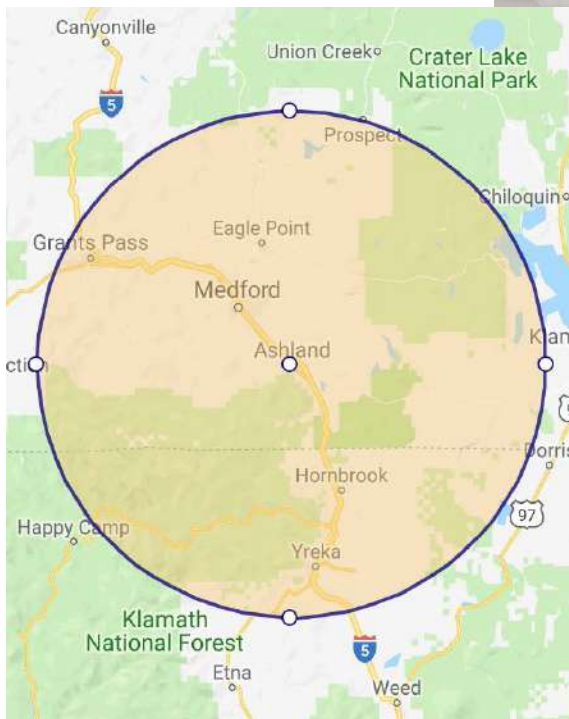
In May, HMK facilitated interviews with two construction firms that proposed on the Construction Manager General Contractor (CM|GC) Request for Proposals (RFP). Adroit Construction was selected as the winning proposer and the Board accepted the Recommendation to Award Adroit Construction the CM|GC contract. Geotechnical Resources Inc. (GRI) also was onsite in May performing borings for a Geotechnical analysis of the site.

### **ACTIVITIES SCHEDULED FOR NEXT PERIOD.**

- In June, the Core Team began the Schematic Design process. During this process the CM|GC joins the Core Team to assist with the design process.







The following list of local vendors and contractors who are currently working on the projects.

#### ASHLAND AREA VENDORS (DEFINED AS ROGUE VALLEY)

- Arkitek:design&architecture
- Ciota Engineering
- Covey Pardee Landscape Architecture
- Douglas Engineering Pacific
- HMK Company
- KenCairn Landscape Architecture
- Kistler+Small+White Architects
- Pacific 3D Reality Capture
- Pariani Land Surveying
- Powell Engineering
- ZCS Engineering & Architecture

#### ASHLAND AREA VENDORS (DEFINED AS ROGUE VALLEY)

- Adroit Construction Co.
- Dobrin Construction

