



Ashland School District
inspiring learning for life

JULY - SEPTEMBER 2020
QUARTERLY SUMMARY

Program Updates



IN THE MONTH OF JULY,

the Bond Team began work onsite at Ashland Middle School in preparation for temporary classrooms and facilities. Additionally, the design team completed permit documents and submitted to the City of Ashland. Lincoln School also received upgrades to finishes, and John Muir Outdoor School received HVAC and Technology upgrades.

The design at Ashland High School, Helman Elementary School and Walker Elementary Schools continued throughout the month with Core Team Meetings.



IN THE MONTH OF SEPTEMBER,

Ashland Middle School + John Muir Outdoor School and Helman Elementary School projects bids were due to Adroit Constrution. The team opened bids and began vetting and reviewing the bids, in preparation for GMPs.

The design at Ashland High School and Walker Elementary Schools continued throughout the month with Core Team Meetings.



Bid Day



ASHLAND MIDDLE SCHOOL + JOHN MUIR OUTDOOR SCHOOL



CURRENT ACTIVITIES

- Soderstrom Architects submitted the permit set of documents to the City of Ashland.
- Adroit and subcontractors began working on the temporary facilities for Ashland Middle School students. The District's Facilities team began renovating Lincoln School for John Muir Outdoor School Students.
- Adroit Construction Company coordinated four on-site Pre-bid Walks with Subcontractors and vendors to initiate a clearer understanding of specific scopes of work and the Project as a whole.
- As a result, questions arose, and four addenda have been issued for clarity on the Construction Documents. September 24th was Bid day. All sealed sub-contractor bids were due at 2:00pm.
- Modular punch lists have been complete. Commons area and the Administration Trailer is complete, and staff has moved in.
- An FFE Furniture Fair was held at AMS the week of the 28th. This gave staff of all ASD an opportunity to review furniture options. Consideration will then be given to make the decision regarding procurement of Furniture.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- GMP is set to be delivered to HMK on October 6th with GMP review with the Owner, Architect, and Contractor October 7th.
- Mobilization to the site along with temporary facilities including Fencing, Job Trailers, Equipment, and Utilities will begin.



Temporary Counseling Office

HIGHLIGHTS

- Great turn-out for the Pre-Bid Walks. This is a good sign that this is a desirable project and contractors are excited to be a part of it.

CHALLENGES

- Early in the month, just after the temporary restrooms were installed, one was broken into and vandalized. Additionally, the vandals ruined several locksets trying to get into the other buildings.
- After teachers moved into the modular classrooms new issues were uncovered as HVAC units had not been adjusted, resulting in some pretty high temperatures.



Temporary Trailers

SOLUTIONS

- Modern Building Systems stepped right in and sent 2 technicians down to repair the vandalized restrooms, replace locksets, and addressed all of the HVAC units.
- HMK and Adroit have been working closely with the teachers programming thermostats, adjusting doors and replacing ceiling tiles.



Bid Walk

HELMAN ELEMENTARY SCHOOL



IN JULY,

In July, the Construction Document (CD) phase continued. BBT continued to meet biweekly with the consultant team to ensure that questions are answered, and progress continues. The conditional use permit was approved at the planning commission meeting as well. There was a site visit with Ashland School District, BBT Architects, Walker Structural Engineering, Conley Engineering, Powell Engineering, KenCairn Landscape Architects and Adroit Construction. An early work package is being developed to allow for more flexibility in the schedule for the project.

The Ashland School District, HMK, BBT and MRC Recreation has completed the design of the playground. It will work well with the new classroom building and also allow more inclusion by incorporating some ADA features in the new fixtures.



IN SEPTEMBER,

the Construction Document (CD) phase was completed. The early site work package was sent out to bid. Part of the bid process included a pre-bid site walk. The building package was also completed and Adroit and Construction Focus are developing a final estimate. Bid opening will be on October 1st. A design was finalized for the new playground. The permit package for early site work was submitted to the city of Ashland. The planning commission approved the land use findings for the project. A diesel tank was removed from the site in preparation for early site work.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- 95 % CD building package estimate due
- Building Package out to bid.
- Recommendation to Award to District for early site work

HIGHLIGHTS

- Early Site Work Package Out to Bid
- Building Package Completed
- Submitted for Permit



Diesel Tank Removal

ASHLAND HIGH SCHOOL



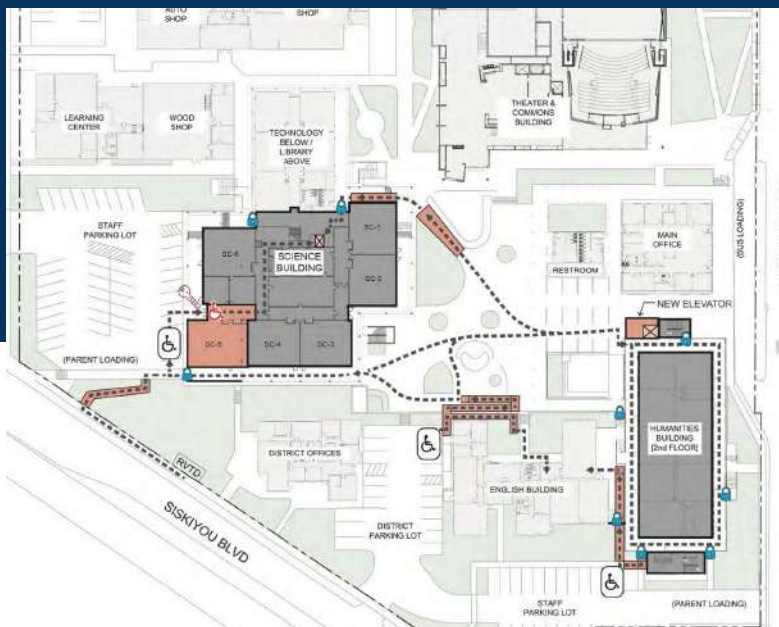
CURRENT ACTIVITIES

- The Core Team met several times in July to discuss programming and use of spaces.
- Two students were identified and added to the school Core team.
- Identify and review existing grades to determine ADA accessible pathways throughout the campus.
- arkitek/KSW have been working hard to finish up the Schematic Design (SD) by early October.
- That process has been supported by Core Team and Focus Group meetings in which the design team had the opportunity to receive direction and input from school staff and students. HMK released the Request for Proposals (RFP) to prospective Construction Manager/General Contractors (CM/GCs) early in September, held a mandatory pre-proposal meeting, and had a walkthrough with potential contractors.
- Proposals were turned in on September 30th with an encouraging amount of interest.



ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- In October, HMK will work with the school district to assemble a scoring committee to review the CM/GC proposals. If there are several contractors that receive high scores, the scoring committee will hold a series of interviews to select the contractor they feel fits the project best. The design team will move forward into the Design Development (DD) phase of the project while meeting with various consultants to help further refine details.



HIGHLIGHTS

- Releasing of RFP and receiving several proposals

WALKER ELEMENTARY SCHOOL





New Addition and Renovation

IN JULY,

the Ashland School District, BBT Architects, Walker Structural Engineering, Conley Engineering, Powell Engineering, ZCS Engineering, KenCairn Landscape Architects and Adroit Construction all visited the site to review the existing conditions and how they will be impacted by the design as it progresses.

HIGHLIGHTS

- Completion of the Schematic Design phase.

IN SEPTEMBER,

the Schematic Design (SD) was completed. With the SD packet completed, Adroit and Construction Focus completed a preliminary estimate for the project. Concrete GPR was selected to perform some scanning and destructive testing of the existing building conditions to aid in the structural design. The district, HMK, BBT and MRC Recreation met to begin the design of a new playground to replace the existing one. There was a meeting with the school's nutrition coordinator to begin fine tuning the design and renovation of the kitchen area. Certa Building Solutions was selected as the building envelop consultant to help oversee the design. HMK hosted a district-wide furniture fair for the school staff to come see the furniture offerings available.

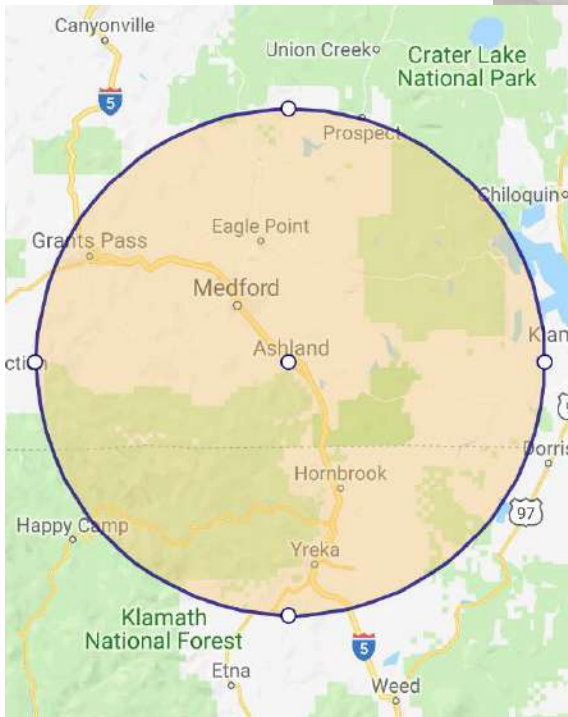
ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- An estimate will be prepared by Adroit and Construction focus based on the SD package. The Design Development process will begin. MRC will be preparing a design for the new playground. BBT and HMK will be meeting with the school's nutrition coordinator to discuss needed improvements in the kitchen.



Furniture Fair





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 CONTRACTORS

- Adroit Construction Co.
- Infinity Electric
- Van Row Mechanical
- Dobrin Consruction
- Cascade Communications
- Quality Fence