



Ashland School District
inspiring learning for life



JULY - SEPTEMBER 2022

QUARTERLY SUMMARY

Program Updates

JULY

July marked one of the busiest months to date for the bond projects. AMS was on the last push for completion with TRAILS close behind. The High School ADA Commons upgrade was well underway with the much needed ADA upgrades starting to take shape. Helman Elementary was also on the last push for completion with most of the work focused at the front of the school in the Administration area and Quad C. Walker Elementary continued in construction and was moving along on schedule.



ASHLAND MIDDLE SCHOOL SKYBRIDGE INTERIOR FINISH PROGRESS

AUGUST

August focused on getting things buttoned up so that staff and students could get back into the schools. The High School ADA Commons upgrade was completed, Ashland Middle School finished up and Helman Elementary wrapped up just in time for students to return. At Walker Elementary, finishes are being installed in the renovation area and rough in continues at the new addition. Furthermore, the Walker Gym Seismic project is close to being contracted for work to begin this fall.



TRAILS NEW FRONT ENTRY AND ADMINISTRATION AREA

SEPTEMBER

With school back in session, the summer work wound down but the projects are continuing to gain ground. Ashland Middle School, Ashland High School and Helman Elementary were mainly focusing on punchlist items. TRAILS is getting very near completion and will be wrapping up next month. Walker Elementary began work on the gymnasium seismic project while the remainder of this project is pressing ahead with some finishes being completed and top out at the new addition.



ASHLAND MIDDLE SCHOOL + TRAILS OUTDOOR SCHOOL



CURRENT ACTIVITIES

July:

- Building A, Gym/Locker Rooms – Completion of most interior finishes including paint and flooring. Finish electrical, fire alarms and sound systems are being installed.
- Building A, Kitchen – Rough plumbing and electrical are complete and the new kitchen hood is installed. The new built-up roof and installation of skylights is nearly complete.
- Building B, Administration – Flooring, casework, countertops, and finish details are complete in this area. Finish electrical including lights are also complete. Final cleaning is underway.
- Building C, Special Education – Visual display boards throughout and new appliances are being installed. Bathroom fixtures will be the final work to complete this area.
- Building D, Media Center – Casework, countertops, reception desks and flooring are complete. Visual display boards, sounds panels and floor electrical are in work. Testing and balancing of mechanical systems is underway.
- Building E, 6th Grade Wing – Ceilings are near completion. Bathroom partitions, mirrors and other lavatory accessories are being installed. Installation of appliances and lockers is also under way. Testing and balancing of mechanical systems is underway.
- Building G/H, TRAILS – Interior paint and polished concrete floors are nearly complete. Finish electrical and countertops are being installed. Sinks will be set in the coming week. Bike racks and skateboard lockers are installed.
- Site Work – Flag poles are installed. Various asphalt of parking/traffic ways is complete. Irrigation and landscape are advancing with planting scheduled in two weeks.



POLISHED CONCRETE FLOORS AND CASEWORK



BUILDING C BATHROOM NEARLY COMPLETE



INSTALLED CASEWORK AND FINISH PLUMBING



ASHLAND MIDDLE SCHOOL FRONT ENTRANCE

August:

- Building A, Gym/Locker Rooms – Work in the gym was delayed while resources were allocated to other parts of the school in an effort to push for staff and students to be moved in by the start of the school year. Final electrical, fire alarms and sound systems are nearly complete. Some finish trim, door installation and paint will conclude work in this area near the end of September.
- Building A, Kitchen – The kitchen is complete and fully operable. The first day serving breakfast and lunch on 8/31 was a success.
- Ashland Middle School – The new/renovated school is occupied by staff and students as of 8/30. The push to complete construction in all critical areas has proved to be a worthwhile effort. Staff and students are thoroughly enjoying the new spaces including new fixtures and furniture while project managers and contractors strive to resolve any remaining punch list items to fully accommodate the new occupants.
- Building G/H, TRAILS – Finish paint has concluded, and casework is near completion throughout TRAILS. Finish electrical and plumbing are in work signifying that the readiness for occupancy is near. Finish carpentry, isolated areas of flooring and grid ceiling will commence next providing the final work to be completed. Worth noting is the active progress on the rock-climbing wall which should also conclude this month. The outdoor activity space will prove to be invaluable.

HIGHLIGHTS

- TRAILS is nearly complete and furniture is staged for installation.
- AMS is flourishing in the new spaces.
- Site work is coming to fruition and the campus is aesthetically pleasing.

SEPTEMBER

- Building A, Gym/Locker Rooms – Because the greater gym area was the last portion of the middle school to be completed, there has been considerable effort made to complete remaining tasks. The lighting, fire alarm and sound related electrical installation has been completed, paint has been completed and the vapor barrier is installed in the crawl space leaving only low voltage installation to finish the gym. Lockers are installed and painted in the locker rooms and final cleaning is in process. Flooring in the upstairs wrestling room is underway and will finalize work in this area.



Tongue and Groove Wall Covering at the Admin Area of TRAILS

- Ashland Middle School – With exception to minimal follow up of detailed finish work throughout the middle school, the project is essentially complete from a building function perspective. There are fire sprinkler revisions being updated in isolated areas and commissioning work being finalized but the impact to occupants is insignificant, if even noticeable.



Completed TRAILS Climbing Wall Ready for Install of Climbing Components

- Building G/H, TRAILS – Finish plumbing and electrical work is nearly complete throughout the building. Grid ceilings are being installed and finish details are happening throughout the building. Completion of fire sprinklers and acoustical ceiling tile installation will commence next allowing lighting to be installed. HVAC commissioning will finalize work in these areas.

- Site Work – lighting, landscaping and irrigation are in final stages of completion throughout the site.



TRAILS Classroom in Final Stages of Completion

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Furniture installation at TRAILS, final testing and balancing of the HVAC system, complete irrigation/landscaping, system training and owner turnover progressions.

HELMAN ELEMENTARY SCHOOL



JULY

In July, site work continued at the new front entry area. This includes the excavation and construction of an additional covered bike canopy, installation of underground hydronic lines, excavation of and beginning of construction on the new ADA entry ramp and pour back of the replaced east parking lot subgrade and asphalt. In the administration area the new layout has painting completed, doors and windows installed, and the team is working through trim out of the plumbing and electrical. The exterior perimeter fencing and landscape irrigation are being installed.



FRONT ENTRY WAY ADA RAMP BEING FORMED



RELOCATED/SALVAGED MURAL INSTALLED



AUGUST

In August, the focus was on wrapping up the renovation area in preparation for school to begin. Landscaping was one of the major focuses. Irrigation was completed, topsoil was imported, and the new plants were placed. The electricians worked to finalize the lighting, access control and building controls. The casework and finishes were completed in the administration area and the school was able to occupy the building. Fencing was installed and the overall site was cleaned up. There are some remaining punch list items and the hydroseeding of the major grass area will be completed in October when the weather is more conducive. Overall, this project is complete aside from some minor items.

SEPTEMBER

September certainly saw a slowdown in the activities onsite as students and staff are now back in the buildings. There were some continued landscaping details still underway. Currently the project team is working through commissioning of the HVAC, mechanical, electrical and controls. This will be an ongoing item that will likely take another month to fully complete. The hydroseeding is slated to begin next month.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- Continued Commissioning
- Hydroseeding the grass landscape areas



RENOVATED FRONT ENTRY



HIGHLIGHTS

- The project is wrapped up aside from a few minor items.

ASHLAND HIGH SCHOOL

The background image shows an outdoor courtyard area of a school. In the foreground, there are several wooden picnic tables with metal frames arranged on a light-colored concrete patio. Behind the tables is a low concrete wall topped with a black metal fence. In the background, a large, light-colored building with a dark roof is visible. The sky is clear and blue, and some trees are visible in the distance.

CURRENT ACTIVITIES

JULY

July at AHS marked a lot of progress on the demo and flat work on this project. The Siskiyou ramp was graded, formed, poured and is now awaiting guard rails. The sunken plaza had the storm water system installed and was backfilled and poured with concrete. Demo has started on the parking lot on the west side of the science building.



SUNKEN PLAZA FILLED IN AND GETTING CONCRETE FINISHED

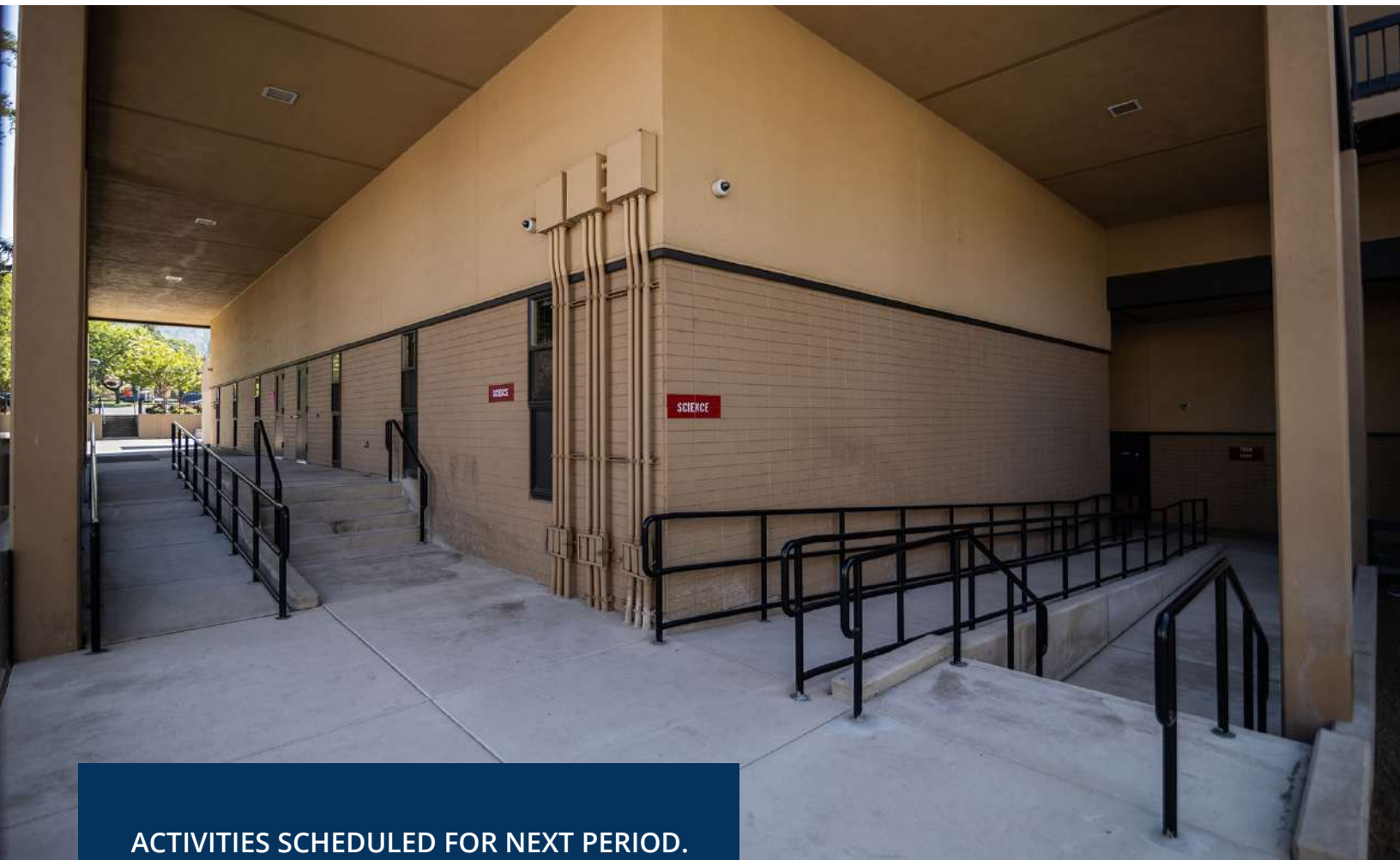


AUGUST

August was the final stretch to project completion. Many activities were finalized, including repaving parking-lot F, application of rails to the west portion of the Science building ramp and concrete stairs, and installation of rails at the Siskiyou ramp. Additionally, the placement of concrete ramps, stairs, and railing in several locations including east of the Science building and the alley between the English and Humanities building, as well as placement of concrete sidewalks and stairs south of the Humanities building and concrete ramp landings at the English courtyard were completed. Lastly, repaving a portion of parking-lot E and installation of landscaping and irrigation across the campus rounded out the completion of work. The remaining tasks left are final punch list walk, demobilization of Adroit's trailer and final clean up.

SEPTEMBER

The ADA Commons project achieved substantial completion 09/01/22. Stair remediation has been scheduled for the summer months of 2023, with the same builder. We have received a schedule and quote for the material. We await design and engineering quotes for the stair columns.

**ACTIVITIES SCHEDULED FOR NEXT PERIOD.**

- The remaining tasks left are outstanding punch list items; the addition of rails at the Humanities building and the placement of a concrete curb at Lot E adjacent to the Humanities building.

HIGHLIGHTS

- Substantial Completion

WALKER ELEMENTARY SCHOOL





JULY

Service yard footings were poured, outlining some of the block wall locations directly opposing the new addition and adjacent to the playground. This work, coupled with sheathing of Sector A walls, brought definition to the grand size of the courtyard. Window openings were framed in allowing for final dimensions to be relayed to the window manufacturer, which was an exciting step in the process of getting a watertight building well before fall weather. Delivery of the air handler units was on the shortterm schedule which will allow for completion of the basement and entry way at the North end of the building. Interior paint was being applied in some of the more completed areas alongside ceiling installation/painting. HVAC systems are on site and being installed in corridors and classrooms.



COMPLETION OF SHEETROCK INSTALLATION AT CAFETERIA AND KITCHEN AREAS

AUGUST

Site work progress included Hunter Ct. sidewalk and roadway renovations and parking lot / courtyard footings and grade work. Window openings area ready for window installation and delivery was expected in the following weeks. Roof work was under way with anticipated completion by the end of the month. Installation of windows and completion of weather barrier and roofing will ensure no weather delays this fall/winter. Installation and testing of the HVAC systems was continuing to progress.

Finish paint and installation of casework are showing signs of completion in the renovated areas. Installation of sheetrock in the cafeteria and kitchen areas provides definition of these areas and the final magnitude of the rooms.



EXTERIOR ELEVATION VIEWS OF ADDITION DEPICTING COMPLETION OF FRAMING/SHEATHING AND FOUNDATION INSULATION

SEPTEMBER

The new main entrance has been defined with completion of structural work. Several of the classrooms in the existing building are near completion. Delayed availability of glass for windows has presented a challenge, but work has progressed effectively with preparation of openings and installation of frames. Electrical and sheetrock are a major focus for this period to ensure no delays on subsequent tasks. Site work is progressing rapidly around the parking lot, Hunter Ct and the courtyard which is providing a pleasing visual presentation of the overall development. Gymnasium seismic upgrade work is under way with an effective initial effort. HVAC system progression is ongoing at an encouraging pace. Roof work is progressing at a rate that should provide a protective building envelope and prove to eliminate concern for fall/winter weather challenges.

ACTIVITIES SCHEDULED FOR NEXT PERIOD.

- Tile work throughout.
- Paving of parking lot and Hunter Ct.
- Installation of window glass and subsequent window testing.
- Completion of sheetrock installation and electrical rough-in.



***THE NEW MAIN ENTRANCE IS FULLY DEFINED,
HINTING AT THE FINAL APPEARANCE***

SITE WORK DEVELOPMENT**HIGHLIGHTS**

- Commencing of Phase 3 gym seismic renovation work.
- Development of sitework including form and pour of curbs and sidewalks, and grading for asphalt.
- Installation of sheet metal and frames at window openings.
- Demo of existing playground and preparation for installation of new structure.

CHALLENGES

- Window glass has been further delayed, but the schedule of window opening preparation and post installation testing has been consolidated to compensate for the impact.

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
- Welburn Electric

